

Phase I Environmental Site Assessment Report

Proposed New Shopping Center
APN # 318-140-007, 21419 & 21425 Cajalco Road
Perris, CA 92570



Prepared by
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Prepared for
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November 16, 2018
Project # MGC-2018-064

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1.0 GENERAL INFORMATION

Project Information:

Proposed New Shopping Center

Project Number:

MGC-2018-064

Consultant Information:

Mesopotamia Geotechnical Consultants

10346 Samoa Ave

Tujunga, CA 91042

Phone: 818-399-9807

Fax:

E-mail Address: alrayesnidham@gmail.com

Inspection Date: 10/22/2018

Report Date: 11/30/2018

Site Information:

Proposed New Shopping Center

APN # 318-140-007, 21419 & 21425 Cajalco Road

Perris, CA 92570

County: RIVERSIDE

Latitude, Longitude: 33.836657, -117.289165

Site Access Contact: Sameh Ibrahim Abdelmalek

Client Information:

Sameh Ibrahim Abdelmalek

Sameh Ibrahim Abdelmalek

3343 Deputy Evans Drive

Norco, CA 92860

Site Assessor



Nidham Alrayes
President

Senior Reviewer



Nidham Alrayes
President

Certification:

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 40 CFR Part 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Nidham Alrayes - President

2.0 EXECUTIVE SUMMARY

2.1 Subject Property Description

Mesopotamia Geotechnical Consultants(MGC) was retained by Mr. Sameh Abdelmalek (hereafter referred to as Client), to perform a Phase I Environmental Site Assessment (ESA) of the property known as Cajalco Gas Station located at APN # 318-140-007, 21419 & 21425 Cajalco Road in Perris, Riverside County, CA (subject property). MGC performed the ESA in conformance with the Scope of Work and the provisions of the American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process E 1527-13, thereby satisfying United States Environmental Protection Agency's (U. S. EPA) "Standards and Practices for All Appropriate Inquiries (AAI); Final Rule" (40 Code of Federal Regulations Part 312) Federal Register Vol. 70, No. 210, November 1, 2005. Any exceptions to, or deletions from, this practice are described within this report.

At the present time, the Property is undeveloped. In our research, MGC has not found any evidence that the majority of the property has every been developed or had any permanent structures built on it. Only a small portion of the front of the on Cajalco Road was used as a post office in the past for a relatively short period.

At the present time, the Property is not part of a larger development park, and is completely vacant.

According to the City of Perris Building Inspection Department, the Property is zoned Mixed-Use. The occupancy at the time of the site reconnaissance was reported to be 0% percent.

2.2 Data Gaps

No data Gaps were detected.

2.3 Environmental Report Summary

The target property was not listed in any of the databases searched by EDR.

No mapped sites were found in search of available, reasonably ascertainable, government records either on the target property or within the search radius around the target property for the following databases:

- 1- Federal National Priority List (NPL) Site List.
- 2- Federal Delisted NPL site list.
- 3- Federal Facility Information Listing.
- 4- Superfund Enterprise Management System Archive.
- 5- Federal RCRA CORRACTS facilities list (Corrective Action Report).
- 6- Federal RCRA non-CORRACTS TSD facilities list.
- 7- Federal RCRA generators list.
- 8- Federal institutional controls / engineering controls registries.
- 9- Federal Emergency Response Notification System (ERNS) list.
- 11- State- and tribal - equivalent NPL.
- 10- State and tribal landfill and/or solid waste disposal site lists.
- 12- State and tribal leaking storage tank lists.
- 13- State and tribal registered storage tank lists.
- 14- State and tribal voluntary cleanup sites.
- 15- State and tribal Brownfields sites.
- 16- Local Brownfield lists.
- 17- Local Lists of Landfill / Solid Waste Disposal Sites.
- 18- Local Lists of Hazardous waste / Contaminated Sites.
- 19- Local Lists of Registered Storage Tanks.
- 20- Local Land Records.
- 21- Records of Emergency Release Reports.

Report Section		No Further Action	REC	HREC	CREC	Issue/Further Investigation	Comments
4.4	Current Use of Property	X					vacant

2.3 Environmental Report Summary (continued)

Report Section		No Further Action	REC	HREC	CREC	Issue/Further Investigation	Comments
4.6	Adjoining Property Information	X					
6.1	Standard Environmental Records Sources	X					
6.4.1	Historical Summary	X					
6.4.7	Other Environmental Reports	X					
7.3.1	Hazardous Substances	X					
7.3.2	Petroleum Products	X					
7.3.3	USTs	X					
7.3.4	ASTs	X					
7.3.5	Other Suspect Containers	X					
7.3.6	Equipment Likely to Contain PCBs	X					
7.3.7	Interior Staining/Corrosion	X					
7.3.8	Discharge Features	X					
7.3.9	Pits, Ponds, And Lagoons	X					
7.3.10	Solid Waste Dumping/Landfills	X					
7.3.11	Stained Soil/Stressed Vegetation	X					
7.3.12	Wells						
	Asbestos-Containing Materials						
	Lead-Based Paint						
	Radon						
	Wetlands						
	Microbial Contamination (Mold)						
	Client-Specific Items	X					

2.4 Recommendations

Our review of regulatory and historical records, a visual inspection of the site and surrounding area and interviews with individuals familiar with recent history of the property, has not identified any recognized environmental conditions, historical recognized environmental conditions or controlled recognized environmental conditions in connection with the Property or which are likely to impact the subject property. Accordingly, it is our professional opinion, from an environmental standpoint, that the subject proposed development is feasible.

3.0 INTRODUCTION

3.1 Purpose

The purpose of the Phase I Environmental Site Assessment (ESA) was to evaluate the current and historical conditions of the Subject Property in an effort to identify recognized environmental conditions in connection with the Subject Property.

A recognized environmental condition is defined by ASTM as:

Recognized Environmental Condition - The presence or likely presence of any hazardous substances or petroleum products in, on, or at a property due to release to the environment; under conditions indicative of a release to the environment; or conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions.

The identification of recognized environmental conditions in connection with the subject property may impose an environmental liability on owners or operators of the site, reduce the value of the site, or restrict the use or marketability of the site, and therefore, further investigation may be warranted to evaluate the scope and extent of potential environmental liabilities.

3.2 Scope of Work

The Phase I ESA conducted at the Subject Property was in general accordance with ASTM Standard E 1527-13 and included the following:

- Review of previous environmental site assessments; if any available;
- Records review of pertinent documents available in electronic public domain;
- Interviews with individuals associated with the subject and adjoining properties;
- A site visit; and
- Evaluation of information and preparation of the report provided herein.

Typically, a Phase I ESA does not include sampling or testing of air, soil, groundwater, surface water, or building materials. These activities would be carried out in a Phase II ESA, if required. For this Phase I ESA, no additions to the ASTM E 1527-13 standard were made with the exception of the following: None.

3.3 Significant Assumptions

The information in this report is furnished in good faith and was obtained from sources and databases considered to be reliable; however, nothing in this report should be construed as a promise or guarantee that the subject property is free of environmental hazards. In many instances, this report relies on regulatory database information provided by federal, state and local governmental agencies. Although the database information used in this report consists of records that are updated on a regular basis, it may not reflect the actual current status of the case.

3.4 Limitations and Exceptions

Along with all of the limitations set forth in various sections of the ASTM E 1527-13 protocol, the accuracy and completeness of this report may be limited by the following:

Access Limitations - None

Physical Obstructions to Observations - None

Outstanding Information Requests - None

Historical Data Source Failure - None

Other - None

It should be noted that this assessment did not include a review or audit of operational environmental compliance issues, or of any environmental management systems (EMS) that may exist on the property. Where required, the documents listed in Appendices A and E were used as reference material for the completion of the Phase I ESA. Some of the information presented in this report was provided through existing documents and interviews. Although attempts were made, whenever possible, to obtain a minimum of two confirmatory sources of information, MGCin certain instances has been required to assume that the information provided is accurate.

3.4 Limitations and Exceptions (continued)

The information and conclusions contained in this report are based upon work undertaken by trained professional and technical staff in accordance with generally accepted engineering and scientific practices current at the time the work was performed. The conclusions and recommendations presented represent the best judgment of MGC based on the data obtained from the work. Due to the nature of investigation and the limited data available, MGC cannot warrant against undiscovered environmental liabilities. Conclusions and recommendations presented in this report should not be construed as legal advice.

Should additional information become available which differs significantly from our understanding of conditions presented in this report, we request that this information be brought to our attention so that we may reassess the conclusions provided herein.

3.5 Deviations

This report was prepared in conformance to meet or exceed the scope and practice as set forth by the American Society for Testing & Materials (ASTM) Standard Practice E 1527-13, "Standard Practice of Environmental Site Assessments: Phase I Environmental Site Assessment Process." No significant deviations, deletions, or client-imposed constraints were made from this practice.

3.6 Special Terms and Conditions

Authorization to perform this assessment was given by the client on October 22, 2018. Instructions as to the location of the property, access, and an explanation of the property and facilities to be assessed were provided by Mr. Sameh Abdelmalek.

No special terms or conditions have been incorporated into the preparation of this report. There were also no limiting physical conditions such as rain or lack of electrical power that had a limiting effect on the site inspection.

3.7 Reliance

This report is prepared for the express use of the client, or the client's designee, and its contents are considered to be privileged and confidential. Acceptance of this report constitutes an agreement by the client to assume full liability for information contained herein. This report is for the sole use and interpretation of the client and it is not be reproduced or distributed to outside parties. The report may not be relied upon by any other person or entity without the express written consent of the client.

4.0 SITE DESCRIPTION

4.1 Location and Legal Description

The subject property is known as Cajalco Gas Station and is located south of Cajalco Road at some 200 feet west of the intersection of Cajalco Road and Clark Street, and is addressed 21419 & 21425 Cajalco Road, Perris, CA 92570. Information obtained from the Riverside County Assessor's Office indicated that the tax assessment parcel number for the subject property is 318-140-007, 318-140-028 & 318-140-029.

4.2 Activity/Use Limitations

MGC has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 of the property located at APN # 318-140-007, 21419 & 21425 Cajalco Road, Perris, CA 92570. Any exceptions to, or deletions, from this practice are described in Section 2.5 of this report. This assessment has revealed no evidence of Recognized Environmental Conditions in connection with the property.

4.3 Site and Vicinity Description

The Subject Property consists of approximately 1 acre and is relatively flat and vacant. The ground surface at the site slopes westward mildly. Groundcover consists primarily of some trees and brushes. The subject property can be accessed from Cajalco Road north of the property.

The site is zoned Mixed-Use (MU). The area surrounding the site is mixed: from the east the property is bound by vacant land, from the south the property is bound by residential property, from the west the property is bound by a church, and from the north the property is bound by Cajalco Road.

4.4 Current Use of Property

At the present time, the Property is undeveloped. In our research, MGC has not found any evidence that the property has ever been developed or had any permanent structures built on it, with the exception of a small post office at the front of the property.

According to the City of Perris Building Inspection Department, the Property is zoned Mixed-Use (MU). The occupancy at the time of the site reconnaissance was reported to be 0% percent.

4.5 Description of Structures and Other Improvements

The site was completely vacant on October 22, 2018 during MGC's site visit.

The City of Perris or County of Riverside supplies drinking water to the Subject Property from the municipal distribution system. Sanitary discharges on the subject site are discharged into the municipal sanitary sewer system. The subject site area is serviced by the City of Perris.

Electricity is provided to the Subject Property by Southern California Edison. Natural gas is provided by The Gas Company.

4.6 Adjoining Property Information

During the vicinity reconnaissance, MGC observed the following land use on properties in the immediate vicinity of the Property:

- 1- On the east, the property is bound by vacant land
- 2- On the south the property is bound by a single-family residential property
- 3- from the west the property is bound by a one-story church
- 4- On the north the property is bound by Cajalco Road.

5.0 USER PROVIDED INFORMATION

5.1 Specialized Knowledge

MGC has no specialized knowledge of the Subject Property outside of the research which was conducted and reported as part of this report.

The property ownership and tenants as well as all individuals who were interviewed as part of this investigation, have not reported any specialized knowledge of this Subject Property outside of what is contained in this report.

5.2 Valuation Reduction for Environmental Issues

MGC has not been provided with an appraisal for the subject property. However, this property is to be refinanced rather than sold, therefore a selling price to value comparison is not available without a selling price.

No environmental issues were identified by the user/client that could result in property value reduction.

5.3 Owner, Property Manager, and Occupant Information

No written or verbal communication with the property owner, manager and tenants revealed any information which suggested that there are currently or historically any recognized environmental conditions associated with the subject property.

5.4 Reason For Performing Phase I ESA

The purpose of this Phase I Environmental Site Assessment (ESA) was to identify existing or potential Recognized Environmental Conditions (as defined by ASTM Standard E 1527-13) in connection with the Subject Property. MGC understands that the findings of this study will be used to evaluate a pending development on the Subject Property.

The Phase I ESA is being conducted as part of environmental due diligence prior to finalizing the development plans.

6.0 RECORDS REVIEW

6.1 Standard Environmental Records Sources

MGC contracted Environmental Data Resources, Inc. (EDR) to conduct a search of Federal and State databases containing known and suspected sites of environmental contamination. The number of listed sites identified within the approximate minimum search distance (AMSD) from the Federal and State environmental records database listings specified in ASTM Standard E 1527-13 are summarized in the following table. Detailed information for sites identified within the AMSDs is provided below, along with an opinion about the significance of the listing to the analysis of recognized environmental conditions in connection with the subject property. Copies of the EDR research data and a description of the databases are included in Appendix D of this report.

6.1.1 Regulatory File Review

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in bold italics are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Federal CERCLIS list

SEMS: SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

A review of the SEMS list, as provided by EDR, and dated 07/17/2018 has revealed that there is 1 SEMS site within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction/Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>PERRIS DRUM SITE</i>	19834 CARROLL STREET	SE 1/4 - 1/2 (0.414 mi.)	5	19

Site ID: 0906086
EPA Id: CAN000906086

State- and tribal - equivalent CERCLIS

ENVIROSTOR: The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifies sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

A review of the ENVIROSTOR list, as provided by EDR, and dated 07/30/2018 has revealed that there is 1 ENVIROSTOR site within approximately 1 mile of the target property.

6.1.1 Regulatory File Review (continued)

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction/Distance</u>	<u>Map ID</u>	<u>Page</u>
SOUTHWEST ELEMENTARY Facility Id: 33010029 Status: No Further Action	21350 RIDER STREET	S 1/4 - 1/2 (0.440 mi.)	6	21

State and tribal leaking storage tank lists

LUST: Leaking Underground Storage Tank (LUST) Sites included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

A review of the LUST list, as provided by EDR, has revealed that there are 2 LUST sites within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction/Distance</u>	<u>Map ID</u>	<u>Page</u>
MOBIL BALDWIN Database: LUST, Date of Government Version: 09/10/2018 Database: RIVERSIDE CO. LUST, Date of Government Version: 10/10/2018 Status: Open - Remediation Facility Id: 200016509 Global Id: T0606599148 Facility Status: 0	21020 CAJALCO RD	W 1/4 - 1/2 (0.390 mi.)	B3	10
MOBIL BALDWIN Database: LUST REG 8, Date of Government Version: 02/14/2005 Facility Status: Leak being confirmed Global ID: T0606599148	21020 CAJALCO RD	W 1/4 - 1/2 (0.390 mi.)	B4	18

6.2 Additional Environmental Record Sources

Other Ascertainable Records

RCRA NonGen / NLR: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 03/01/2018 has revealed that there are 2 RCRA NonGen / NLR sites within approximately 0.25 miles of the target property.

Lower Elevation Address	Direction/Distance	Map ID	Page
GARLAND R WALTER TRU EPA ID:: CAR000207340	21212 ELMWOOD ST WSW 1/8 - 1/4 (0.194 mi.)	A1	8
WALTER TRUCKING AND EPA ID:: CAR000205914	21210 ELMWOOD ST WSW 1/8 - 1/4 (0.194 mi.)	A2	9

6.3 General Site Setting

The APN numbers of the subject property is 318-140-028 & 318-140-029. The legal description of the subject property is Lots/Parcels 1 & 2 of Subdivision PM 10833, Recorded Book/Page 10833 in the Mead Valley Area of the City of Perris, Riverside County, California, which currently encompasses two addresses: 21419 & 21425 Cajalco Road. The subject property is located at some 400 feet west of the intersection of Cajalco Road and Clark Street. The property is bound from the east by vacant land, from the south by what appears to be single family property, from the west 1-story church, while it is bound by, and accessed from, Cajalco Street on the north.

6.3 General Site Setting (continued)

At the time of MGC's field exploration, the subject property was vacant, and covered by brushes and trees as well as remnants of previous developments. The subject property is relatively flat and gently sloping in the southwest direction with an elevation difference of approximately 8 feet between the northeast and southwest corners. The subject property is rectangular in shape with an approximate dimension of 276 feet in the north-south direction and 165 feet dimension in the east-west direction; it has an approximate plan area of a little over one acre.

6.3.1 Topography

Based on a review of the 2012 USGS topographic map for the site area, groundwater is inferred to flow to the northwest toward Lake Mathews west of the subject property.

6.3.2 Surface Water Bodies

The nearest surface water in the vicinity of the Property is Lake Mathews located approximately 6 miles to the west of the Property. No surface water is located on the Property.

6.3.3 Geology and Hydrology

Based on the soil survey maps published by the USDA Soil Conservation Service (2015), the Property is mapped as MONSERATE, which is made up of sandy loam; Class C - Slow infiltration rates.

Based upon information in the 19XX U.S. Department of Agriculture Soil Survey of Riverside County County, CA; [DISCUSS AQUIFERS AND RESERVIORS IN THE AREA AND PRIMARY SOURCES OF LOCAL DRINKING WATER]. [BRIEF DESCRIPTION OF MAJOR BODIES OF WATER IN THE COUNTY AREA].

The depth to water is estimated to be greater than 50 feet below the surface of the soil. Water generally flows toward the northwest from the Property. No on-site water wells or springs were observed during the Property reconnaissance. The nearest surface water in the vicinity of the Property is Lake Mathews that is located some 6.0 miles west of the property. No settling ponds, lagoons, surface impoundments, wetlands or natural catch basins were observed at the Property during this investigation.

6.4 Historical Use

6.4.1 Historical Summary

Historical information identifying the past site use was obtained from a variety of sources as detailed in Appendix E of this report and included: [City Directories, Aerial Photographs, Sanborn Fire Insurance Maps, and/or Topographic Maps].

Source Reviewed	Date(s)	Source Details
USEPA Enforcement Compliance History Online	June 2007	http://www.epa.gov/echo/
USEPA Envirofacts Data Warehouse Multi-System Report	June 2007	http://www.epa.gov/enviro/html/multisystem_query_java.html
County Appraiser Website	June 2007	http://dor.myflorida.com/dor/property/appraisers.html
EDR Radius Map Report (Inquiry Number 6398513.2S) Ship Date: March 10th, 2021		EDR, 6 Armstrong Road, Shelton, CT 06484, (800) 352-0050.
EDR Aerial Photo Decade Package (Inquiry Number 5458161.11S) Ship Date: October 19th, 2018	1938, 1949, 1953, 1959, 1961, 1967, 1978, 1985, 1990, 1994, 2006, 2009, 2012, 2016	EDR, 6 Armstrong Road, Shelton, CT 06484, (800) 352-0050.
EDR City Directory Abstract (Inquiry Number 5458161.5S) Ship Date: October 19th, 2018	1975, 1980, 1985, 1992, 1995, 2000, 2005, 2010, 2014	EDR, 6 Armstrong Road, Shelton, CT 06484, (800) 352-0050.
EDR Historical Topo Map (Inquiry Number 5458161.4S) Ship Date: October 18th, 2018	1901, 1942, 1947, 1953, 1967, 1973, 1978, 2012	EDR, 6 Armstrong Road, Shelton, CT 06484, (800) 352-0050.
EDR Sanborn Map Search/Print (Inquiry Number 5458161.3S) Ship Date: October 18th, 2018		EDR, 6 Armstrong Road, Shelton, CT 06484, (800) 352-0050.
EDR Radius Map Report (Inquiry Number) Ship Date: December 31st, 1969		EDR, 6 Armstrong Road, Shelton, CT 06484, (800) 352-0050.

6.4.2 Title Records

No Title Records were provided by the owner to MGC.

6.4.3 City Directories

MGC reviewed city directories for the subject and adjoining properties, provided by EDR, that covered the years 1975 through 2014. The Subject Property address was first listed in 1975 as Wileys Locksmith. other Occupants included: Turners MMRL CHPL in 1980, ACME Funeral Home/Wileys Gift Shop in 1985, Cajalco Funeral Home/Wileys Gift Shop in 1992, Hattie M White/Cajalco Funeral Home/Wileys Gift Shop in 1995, Don Turner/Turners Books & Gifts/Pitchford & Sons Family M in 2000, Unites States Postal Service in 2005, and Donnie O Turner in 2010,

Summary

Date(s)	Property Comments	Surrounding Area Comments
1975	Target	
1980	Target	
1985	Target	
1992	Target	
1995	Target	
2000	Target	
2005	Target	
2010	Target	
2014	Target	

6.4.4 Aerial Photos

Available aerial photographs dated 1938, 1949, 1953, 1959, 1961, 1967, 1978, 1985, 1990, 1994, 2006, 2009, 2012, & 2016 from EDR were reviewed for this Environmental Site Assessment. Copies of selected photographs are included in Appendix C of this report.

Summary

Date(s)	Property Comments	Surrounding Area Comments
1938	The subject property appears to be vacant. There appears to be a drainage course southwest of the property.	There appears to be some agricultural activity northwest, northeast, & southeast corners of Cajalco Road and Clark Street.
1949	No Changes.	No Changes.
1953	The subject property appears to remain vacant, except for some minor agricultural activity that appears northwest of the property.	No Changes
1959	No Changes	There appears to be some agricultural activity northwest, northeast, & southeast corners of Cajalco Road and Clark Street.
1961	No Changes.	No Changes.
1967	Some scattered structures appear on a northern strip of the property.	Different types of developments are shown on areas surrounding the property.
1978	The property appears to be surrounded by trees on all sides, except the north property line adjacent and parallel to Cajalco Road.	No Changes
1985	No Changes.	No Changes.
1990	No Changes.	No Changes.
1994	No Changes.	No Changes.
2006	No Changes.	No Changes.
2009	No Changes.	No Changes.
2012	No Changes.	No Changes.
2016	No Changes.	No Changes.

6.4.5 Sanborn/Historical Maps

Sanborn Fire Insurance Maps provide information on commercial and industrial properties, based on risk data gathered for the fire insurance companies. The maps show the number of buildings located on the property, and the type of construction. The maps also describe the various businesses located nearby, and show the locations of tanks, boilers, and other potential hazards.

A review of the Sanborn Fire Insurance Map collections from 1867-1970, did not locate any maps for the subject property.

6.4.6 Historical Topographic Maps

Available topographic maps dated 1901, 1942, 1947, 1953, 1967, 1973, 1978 and 2012 from United States Geological Survey (USGS) were reviewed for this Environmental Site Assessment. Copies of selected maps are included in Appendix C of this report.

6.4.7 Other Environmental Reports

No other environmental reports were identified or made available by the client/user during the Phase I ESA.

6.4.8 Building Department Records

Records from Riverside County Building & Safety Department, from 1973 to 2017, and from City Of Perris Development Services, from 2014 to 2018, were reviewed for evidence indicating the developmental history of the Subject Property, and for the presence of documentation relative to underground storage tanks. The records indicate that previous structures on the subject property were damaged by fire, and permits were pulled for demolition in 2004, 2005 & 2006. It appears that a permit for constructing a block wall in 1980, but was canceled. A summary of permitting activity is shown below:

21425 CAJALCO RD

Date: 7/18/2006
Permit Type: DEMO
Description: DEMO GARAGE AND SHED
Permit Description: DEMOLITION PERMIT
Work Class:
Proposed Use:
Permit Number: BDE060116
Status: EXPIRED
Valuation: \$0.00
Contractor Company:
Contractor Name: ACTION ENVIRONMENTAL

Date: 7/12/2005
Permit Type:
Description: FIRE DAMAGE COMMERCIAL BLDG
Permit Description:
Work Class:
Proposed Use:
Permit Number: BHR050378
Status: EXPIRED
Valuation: \$0.00
Contractor Company:
Contractor Name: TURNER DONNIE

Date: 4/14/2004
Permit Type: FIRE
Description: SPECIAL INSPECTION FIRE DAMAGE (COMMERCIAL PROP)
Permit Description: FIRE DAMAGE
Work Class:
Proposed Use:

6.4.8 Building Department Records (continued)

Permit Number: BHR040050
Status: EXPIRED
Valuation: \$0.00
Contractor Company:
Contractor Name: TURNER DONNIE O

Date: 5/6/1980
Permit Type:
Description: BLOCK WALL
Permit Description:
Work Class:
Proposed Use:
Permit Number: BZ394064
Status: CANCELED
Valuation: \$0.00
Contractor Company:
Contractor Name:

6.5 Environmental Liens and Activity/Use Limitations

Based on research of EDR records, no environmental liens or other activity and use limitations were found pertaining the subject property.

7.0 SITE RECONNAISSANCE

7.1 Methodology and Limiting Conditions

The site reconnaissance was conducted on October 22, 2018 by Nidham Alrayes, President with MGC, accompanied by field crew for geotechnical investigation. Weather conditions at the time of the site reconnaissance were sunny and clear. The visual reconnaissance consisted of observing the boundaries of the property and systematically traversing the site to provide an overlapping field of view, wherever possible. no on-site structure were observed. Photographs of pertinent site features identified during the site reconnaissance are included in Appendix B.

7.2 General Site Setting

The property consists of approximately 1 acre and was vacant at the time of MGC's reconnaissance. The ground surface at the site slopes gently downward to the west. Groundcover consists primarily of sparsely vegetated soil. The subject property is accessed from the north via an entrance from Cajalco Road.

7.3 Site Visit Findings

7.3.1 Hazardous Substances

No hazardous substances were identified on the subject property during the site reconnaissance.

7.3.2 Petroleum Products

No petroleum products were identified on the subject property during the site reconnaissance.

7.3.3 USTs

No readily apparent evidence of underground storage tanks (USTs) was identified on the subject property during the site reconnaissance.

7.3.4 ASTs

No readily apparent evidence of aboveground storage tanks (ASTs) was identified on the subject property during the site reconnaissance.

7.3.5 Other Suspect Containers

No other suspect containers were identified on the subject property during the site reconnaissance.

7.3.6 Equipment Likely to Contain PCBs

No equipment likely to contain polychlorinated biphenyls (PCB)s was observed in the subject building during the site reconnaissance.

7.3.7 Interior Staining/Corrosion

the subject site was vacant during the site reconnaissance.

7.3.8 Discharge Features

No discharge features (floor drains, catch basins, oil/water separators, etc.) were observed on the subject property during the site reconnaissance.

7.3.9 Pits, Ponds, And Lagoons

No pits, ponds or lagoons were observed on the subject property during the site reconnaissance.

7.3.10 Solid Waste Dumping/Landfills

No readily apparent evidence of solid waste dumping, suspect fill material, or landfills was identified on the subject property during the site reconnaissance.

7.3.11 Stained Soil/Stressed Vegetation

No Stained Soil/Stressed Vegetation was observed on the subject property during the site reconnaissance.

7.3.12 Wells

No wells were observed on the subject property during the site reconnaissance.

8.0 INTERVIEWS

The property owner; Mr. Sameh Ibrahim Abdelmalek, said the site is going to be developed for a gas station with affiliated mini-mart and restaurant. Mr. Abdelmalek stated the property was never developed before, and only a small portion of the front of it was used as a post office one time. Mr. Abdelmalek advised to the best of his knowledge, there are no underground storage tanks, wastewater clarifiers, sumps, pits or wells on the property, and he is unaware of any spills or contamination problems at the site.

9.0 OTHER ENVIRONMENTAL CONSIDERATIONS

No other environmental considerations were apparent at the site, which was vacant at the time of MGC's field exploration on October 22, 2018.

Asbestos-Containing Materials

The site was vacant at the time of MGC's field exploration on October 22, 2018; therefore no buildings were there to inspect for asbestos-containing material.

Lead-Based Paint

The site was vacant at the time of MGC's field exploration on October 22, 2018; therefore no buildings were there to inspect for lead-based paint.

Radon

Radon exploration was not part of MGC's scope of work.

Wetlands

No wetlands were visible on the subject site during our field exploration on October 22, 2018.

Microbial Contamination (Mold)

The site was vacant at the time of MGC's field exploration on October 22, 2018; therefore no buildings were there to inspect for mold.

Client-Specific Items

The Client did not inform MGC about specific items of concern to him that he wanted MGC to explore.

OPINIONS

Our review of regulatory and historical records, a visual inspection of the site and surrounding area and interviews with individuals familiar with recent history of the property, has not identified any recognized environmental conditions, historical recognized environmental conditions or controlled recognized environmental conditions in connection with the Property or which are likely to impact the subject property. Accordingly, it is our professional opinion, from an environmental standpoint, that the subject proposed development is feasible.

CONCLUSIONS

it is our professional opinion, from an environmental standpoint, that the subject proposed development is feasible and; therefore, no further environmental assessment is warranted at this time.