



November 13, 2015
Project FE 15-1119

Vantage One Real Estate Investments, LLC.
4 Corporate Plaza, Suite 210
Newport Beach, California 92660

Subject: Phase I Environmental Assessment
120 and 200 West Redlands Boulevard
Redlands, California

References: See Appendix A

Dear Gentleman/Madam:

Force Environmental is pleased to submit this Phase I Environmental Assessment Report for the above referenced property located in the city of Redlands, California. Our assessment included review of information provided in the accompanying EDR database information, a site reconnaissance and other available data and literature, maps, and historic photographs. This report was prepared in general accordance with American Society for Testing and Materials (ASTM) *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*.

The opportunity to be of service is sincerely appreciated. If you have any questions or if we can be of further assistance, please call.

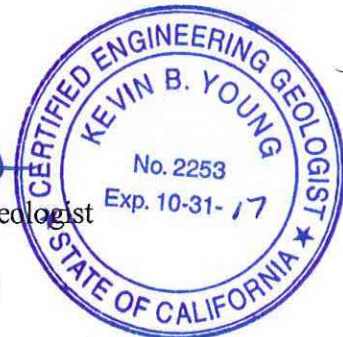
Very truly yours,

FORCE ENVIRONMENTAL

Mohan B. Upasani
Principal Geotechnical Engineer
RGE 2301
(Exp. March 31, 2017)



Kevin B. Young
Principal Engineering Geologist
CEG 2253
(Exp. October 31, 2017)



MBU/KBY/fdg

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1. SUMMARY

- a) The assessment was completed in general keeping with ASTM Designation E1527-13 *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*.
- b) The 1.6-acre rectangular shaped property is located northeast of the intersection of Redlands Boulevard and Eureka Street in the city of Redlands, California. A 51,000±-square foot tilt-up type and concrete block exterior building primarily occupies the project site.
- c) The building is currently being utilized as an antique and consignment store (200 West Redlands Boulevard) and a mattress store (120 West Redlands Boulevard).
- d) The project site is underlain by a thick sequence of Recent-aged alluvial deposits consisting primarily of SAND, Silty SAND and Sandy SILT. The ground water in the past has fluctuated between 112 to 219 feet below the existing grade. The project site is situated within a 100-year flood zone.
- e) The past site uses included McEwens Furniture, Redlands Mattress, Froogles Corporation furniture store and Redlands Estates Sales Consignment.
- f) The subject property was identified on the HAZNET, FINDS and San Bernardino County Hazardous Materials Permits database listings. No site violations were found to exist on any of the database listings. The site is not included on any of the NPL, CERCLIS, RESPONSE or ENVIROSTOR database listings. One CORRACTS and three ENVIROSTOR sites were identified within the search radius of the subject property however are not believed to pose an environmental threat to the project site.
- g) Several Leaking Underground Storage Tank (LUST) sites were identified to be located within a 1/2-mile radius of the project site. Based on our review of the EDR database report and the *GeoTracker* website maintained by the California Regional Water Quality Control Board (CRWQCB), the statuses of 14 of the listed 16 sites are stated to be *Completed-Case Closed*. One site (*Redlands Battery*, located 0.49-mile up-gradient of the project site) is undergoing Pollution Characterization. Other site (*Stop N Go*, located 0.35-mile down-gradient of the project site) is undergoing preliminary site assessment and a work plan has been submitted.
- h) High risk sites, such as auto service/gas stations, cleaners or manufactured gas plants were not found to exist on the property or adjacent to the property boundaries.
- i) No odors, staining or other visual evidence of hydrocarbon contamination was noted or observed during our recent site reconnaissance.

- j) There is a likelihood that asbestos containing materials (ACM) and lead based paint (LBP) exist within the commercial structure. It is therefore recommended that an ACM/LBP sampling and analysis program be conducted prior to any planned renovations within or demolition of the structure.
- k) This Phase 1 Environmental Assessment has revealed no other evidence of recognized environmental conditions in connection with the property. With the exception of the ACM/LBP survey, FORCE Environmental recommends no further environmental investigation at this time.

2. INTRODUCTION

2.1 Purpose

- a) The objective of this Phase I Environmental Site Assessment (ESA) was to examine the subject property conditions, to the extent feasible, in order to recognize and evaluate environmental conditions in connection with the property through field reconnaissance, historical records review and review of commercially available governmental database records. The evaluation was focused on past and present use of the property and sites in the adjacent area.
- b) The purpose of the ESA was to identify apparent and potential sources of contamination that, by their association or proximity to the property area, could represent an environmental concern. It was not the purpose of this study to determine the degree or extent of contamination, if any, but rather the potential for contamination or environmental concern.

2.2 Scope

The scope of work for this project included:

- a) Review of available published information to describe the general geology and hydrogeology at the property;
- b) Review of available historical information;
- c) Review of commercially available regulatory database records regarding possible hazardous material handling, spills, storage or production, at the property, or in the vicinity of the property;
- d) Conducting a property and property area reconnaissance by our representative;

- e) Development of conclusions and recommendations;
- f) Preparation of a report presenting the results, findings and recommendations.

2.3 Significant Assumptions

This evaluation was performed in general accordance with American Society for Testing and Materials (ASTM) Standard E1527-13. This evaluation was also performed with the intent to bring the owner within safe harbor from Superfund liability and to preserve the *innocent landowner* defense. The report discusses potential environmental impacts due to past and current activities on or adjacent to the property and the presence of any hazardous materials on the property.

2.4 Limitations and Exceptions

All of the investigative requirements as stated in ASTM E1527-13 have been satisfied by this assessment.

2.5 Special Terms and Conditions

- a) This report has been prepared in accordance with generally accepted practices in environmental sciences, geology, and hydrogeology. No other warranty, either expressed or implied, is made. This report should not be regarded as a guarantee that the potential for contamination beyond that which could be identified within the scope of this investigation is present at the property.
- b) The conclusions and recommendations presented in this report are based on the agreed upon scope of work outlined above. Force Environmental makes no warranties or guarantees as to the accuracy or completeness of information provided or compiled by others. It is possible that information exists beyond the scope of this investigation. It is not possible to absolutely confirm that no hazardous materials and/or substances exist at the property. If none are identified as part of a limited scope of work, such a conclusion should not be construed as a guaranteed absence of such materials, but merely the results of the evaluation. In addition, events may occur after the property visit that may result in contamination of the subject property.
- c) Additional information, which was not found or available to FORCE Environmental at the time of report preparation, may result in a modification of the conclusions and recommendations presented.

3. PROPERTY DESCRIPTION

3.1 Property Location and Legal Description

- a) The 1.6-acre rectangular shaped property is located northeast of the intersection of Redlands Boulevard and Eureka Street in the city of Redlands, California.
- b) The Assessor Parcel Number (APN) designating the subject property is 0169-281-30. The legal description is not a part of this report.
- c) The approximate site location is shown on the *Location Map, Figure 1*.

3.2 Site and Vicinity General Characteristics

The property is generally located in an area of commercial developments.

3.3 Current Use of the Property

The building is currently being utilized as an antique and consignment store (200 West Redlands Boulevard) and a mattress store (120 West Redlands Boulevard).

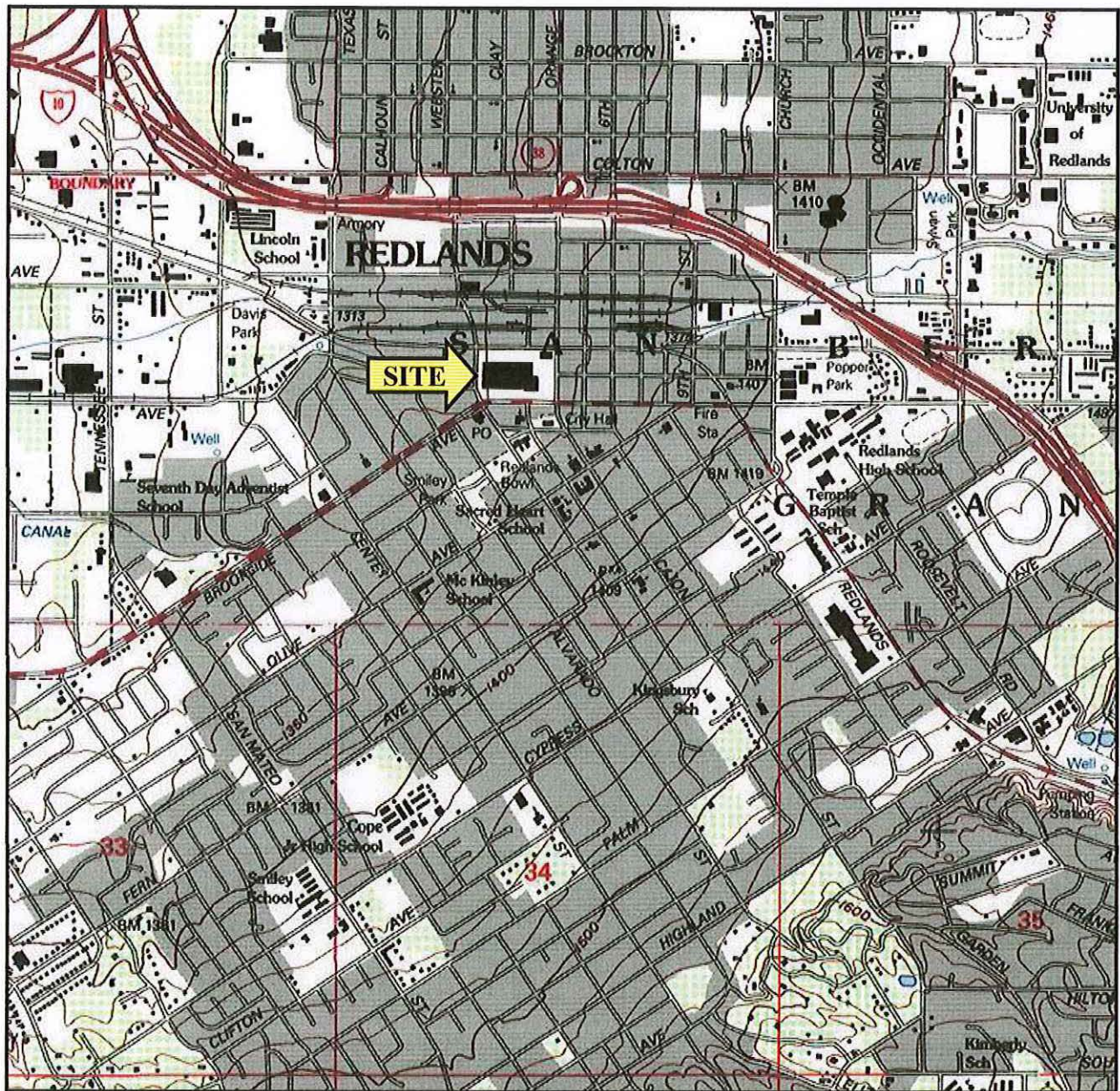
3.4 Description of Structures, Roads and Other Improvements

Asphalt concrete paved driveway/parking areas exist at the west and east ends of the property.

3.5 Current Uses of the Adjoining Properties

- a) The subject property is bounded on the north side by a movie theater (Krikorian Theatres). A tire retail and auto repair facility (*Firestone*) is present across Eureka Street to the west of the subject property. A shopping mall (*Redlands Mall*) is present across Redlands Boulevard to the south of the project site. A *Sizzler* restaurant is located to the east of the subject property.
- b) No visual evidence contamination from the properties adjacent to the subject site was observed during our recent field reconnaissance.

LOCATION MAP



BASE MAP: USGS 7.5-Minute Topographic Map,
Redlands Quadrangle, 1973



120 and 200 West Redlands Boulevard
Redlands, California

Date: November 2015

Figure No:

Project No.: FE 15-1119

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4. **USER PROVIDED INFORMATION**

4.1 **Title Records**

A *Preliminary Report*, prepared by Fidelity National Title Company, for 120 West Redlands Boulevard was provided for our review.

4.2 **Environmental Liens or Activity and Use Limitations**

No environmental liens or use limitations were reported by the client.

4.3 **Specialized Knowledge**

The client reported no specialized knowledge of recognized environmental concerns (REC) or other potential environmental concerns in connection with the property.

4.4 **Commonly Known or Reasonably Ascertainable Information**

Force Environmental was not provided with any commonly known or reasonably ascertainable information about the property that is material to recognized environmental conditions in connection with the property.

4.5 **Valuation Reduction for Environmental Issues**

The client did not indicate any valuation reduction due to environmental issues for the subject parcel.

5. **RECORDS REVIEW**

5.1 **General**

- a) The purpose of the regulatory database or file reviews is to evaluate if the property has been listed on local, county, state or federal government database listings regarding current and/or past potential environmental problems. Sites within standard distances, established by ASTM, were reviewed to identify adjacent and surrounding sites that might potentially impact the soil and ground water conditions beneath the subject property. The regulatory listings are limited and include only those facilities, which are known to the regulatory agencies, at the time of publication, to be contaminated or are in the process of evaluation for potential contamination.

- b) Please note that some facilities are listed in the database with unknown addresses (unmapped or orphan) or other unknown data fields. Such occurrences are the result of limitations in the regulatory database itself, and are beyond our control.
- c) A list of literature and databases reviewed for this assessment is provided in *Appendix A – References*.
- d) The database search was conducted using publicly available regulatory records detailed in the *Environmental Data Resources, Inc. (EDR)* dated October 28, 2015 report. The environmental database was used as a basis for this Phase I ESA. A copy of the report is provided in *Appendix B* and contains a summary of environmentally affected sites (e.g., NPL, LUST, etc.) and other sites that are located within a standard search radius from the property.
- e) The EDR report includes a location map, descriptions of each agency database, site names and addresses, and status, with some repetition existing among the different databases.
- f) The federal and state databases reviewed during this Phase I ESA are provided in the following sections.

5.2 Federal Database Records

The following sections are discussions of the federal databases reviewed for this Phase I ESA.

5.2.1 National Priority List (NPL)

NPL identifies sites for priority cleanup under the Superfund program. The database does not identify any NPL or proposed NPL sites located within a mile radius of the subject property.

5.2.2 Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) and No Further Remedial Action Planned Report (NFRAP)

- a) CERCLIS contains information on sites identified by the USEPA as abandoned, inactive or uncontrolled hazardous waste sites, which may require cleanup. The NFRAP database contains information pertaining to sites that have been removed from the CERCLIS database.

- b) The EDR database does not indicate any sites within one-mile of the property on the CERCLIS or NFRAP lists.

5.2.3 Resource Conservation and Recovery Act (RCRA) and Corrective Action (CORRACTS) List

CORRACTS contains information concerning RCRA facilities that have conducted, or are currently conducting corrective action. The property does not appear on the CORRACTS list. There is one site (Teledyne Battery Products) listed on the CORRACTS database located just within the search radius of the property (approximately 0.73-mile northwest of the subject property).

5.2.4 Resource Conservation and Recovery Act (RCRA), Treatment, Storage and/or Disposal Facility (TSD)

As defined by RCRA, the Resource Conservation and Recovery Information System (RCRIS) database includes sites which generate, transport, store, treat, and/or dispose of hazardous waste. The database does not identify any sites, which treat, store, or dispose (RCRIS TSD) or proposed TSD sites

5.2.5 Emergency Response Notification System (ERNS)

ERNS include information on reported releases of oil and hazardous substances. The subject property is not identified on the ERNS database listing.

5.2.6 Toxic Release Inventory System (TRIS)

The TRIS database is the EPA's database on all sites that have or may be prone to toxic material releases. The database was searched for the parcel containing the property. According to the EDR database, the project site is not included on the TRIS listing.

5.2.7 Resource Conservation and Recovery Act (RCRA) Generators List

- a) The RCRA Generators database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste. The database lists three types of sites:
 - i) RCRA-Large Quantity Generator (LQG);
 - ii) RCRA-Small Quantity Generators (SQG);

- iii) RCRA – Conditionally Exempt Small Quantity Generators (CESQG).
- b) The subject property is not identified on the RCRA Generator List. The database does identify one RCRA-LQG Generator site (CVS Pharmacy No. 8894) and eight RCRA-SQG Generator sites located within a 0.25-mile radius of the subject property. No violations were found to exist for any of this site.

5.3 State Database Records

The following sections discuss the state databases reviewed by Force Environmental.

5.3.1 RESPONSE

- a) The RESPONSE is the state equivalent to the federal NPL sites. The property does not appear on the RESPONSE listing.
- b) There are no facilities, located within a 1-mile radius of the property, identified on the RESPONSE listing.

5.3.2 ENVIROSTOR Database

The ENVIROSTOR database is the state equivalent to the federal CERCLIS listing. The property does not appear on the ENVIROSTOR list. There are three ENVIROSTOR sites identified to be located within the 1-mile search radius from the project site. These sites include:

- a) *Edison/Redlands II (Redlands B)* - 501-525 W. Redlands Boulevard (0.17- mile west of the project site);
- b) *Southern California Gas/Redlands I* - State Street at Redlands Boulevard (0.23-mile west of the project site);
- c) *Teledyne Battery Products* - 840 Brockton Avenue (0.73-mile northwest of the project site).

5.3.3 Leaking Underground Storage Tank (LUST) List

- a) The LUST database tracks all of the known leaking underground and above ground storage tanks. The database also provides some information on the status of the remedial action on those sites.

- b) The project site is not listed on the LUST database. A total of sixteen (16) LUST sites are shown to be located within a 1/2-mile radius from the subject property. Some of the sites are shown to have duplicate addresses.
- c) Based on further review of the EDR database profile reports and the current *GeoTracker* website maintained by the California Regional Water Quality Control Board (CRWQRCB), the statuses of 14 of the listed 16 sites are stated to be *Completed-Case Closed*. One site (*Redlands Battery*, located 0.49-mile up-gradient of the project site) is undergoing Pollution Characterization. One site (*Stop N Go*, located 0.35-mile down-gradient of the project site) is undergoing preliminary site assessment and a work plan has been submitted.

5.3.4 Registered Underground (UST) and Above Ground (AST) Storage Tank List

The UST/AST database provides a listing of underground storage tanks and above storage tanks that are registered within the state. The project site is not identified on the listing. Two (2) registered UST sites (*Verizon/Redlands CO and Redlands Shell*) were noted to be located within the 0.25-mile search radius of the property.

5.3.5 Spills, Leaks, Investigation & Cleanup Cost Recovery (SLIC) Listing

The SLIC program is designed to protect and restore water quality from spills, leaks, and similar discharges. Three sites (*Orange Plaza Cleaners, Stater Brothers and Former Redlands Oil*) are identified as SLIC sites located within the 1/2-mile search radius. Further review of the EDR database indicates that the facility status for each site is *Completed-Case Closed*.

5.3.6 Solid Waste Landfills (SWF/LF)

The SWLF database provides a listing of solid waste landfills, incinerators, and transfer stations. According to the database, there are no known SWLF sites located within the search radius.

5.3.7 California Division of Oil and Gas

Based on our review of the California Division of Oil and Gas (CDOG) online mapping system, there are no oil/gas wells within a 1-mile radius of the subject property.

5.4 Additional Environmental Records

5.4.1 Dry Cleaners

A review of drycleaners list has revealed that there is one drycleaner site approximately 0.208 miles of the target property. Based on the distance and status, the site is not considered a recognized environmental condition for the subject property

5.4.2 HIST CORTESE

A review of HIST CORTESE list has revealed that there are five HIST CORTESE sites within approximately 0.5 miles of the target property.

5.4.3 EDR US Historical Auto Stat Cleaners

A review of EDR US Historical Auto Stat list has revealed that there are twelve EDR US Hist Auto Stat sites within approximately 0.25 miles of the target property.

5.4.4 EDR US Historical Cleaners

A review of EDR US Historical Auto Stat list has revealed that there are four EDR US Historical Cleaners sites within approximately 0.25 miles of the target property.

5.5 Physical Setting Sources

5.5.1 Topography

- a) The project site is located within the Redlands, California, 7.5-Minute Series Topographic Map Quadrangle.
- b) Based upon review of the referenced topographic maps, the subject property lies at a natural elevation 1345 feet above Mean Sea Level (MSL). The local natural topography generally slopes to the west at an approximate gradient of 1.5 to 2 percent.

5.5.2 Regional Geologic Setting

The subject property is located at the eastern end of the San Bernardino Valley, which forms a part of the Peninsular Ranges Geomorphic Province of California. The Peninsular Ranges consist of a series of mountain ranges separated by longitudinal valleys. The ranges trend northwest-southeast and are sub parallel to faults branching from the San Andreas Fault. The Peninsular Ranges are bounded by the Transverse Ranges province on the north, the Colorado Desert Province on the east and Mexico on the south.

5.5.3 Local Geologic Setting

The project site is situated on the Bunker Hill-San Timoteo Basin, which lies in the rift between the active San Andreas Fault zone on the northeast and the active San Jacinto Fault on the southwest. Locally, the project site is underlain by a thick sequence of Recent-aged alluvial deposits consisting primarily of SAND, Silty SAND and Sandy SILT.

5.5.4 Groundwater

- a) Based on our review of a groundwater contour map enclosed within *California Division of Mines and Geology Special Report 113*, the groundwater level within the site area is reported to be approximately 175 feet below natural ground surface elevations.
- b) We have also obtained ground water level data from the Western Municipal Water District (WMWD). Based on our review of the *Spring 2007 Cooperative Well Measuring Program* data sheet, the closest monitoring wells are located approximately 2,000 to 3,000 feet southwest of the project site. Several measurements were collected from the nearby wells from 1993 to 2007. The measurements indicate that the groundwater levels have generally been fluctuated between 112 feet and 219 feet below ground surface during this time period.
- c) It is regarded that groundwater migrates in the same direction as the regional surface topography, which is generally toward the west.

5.5.5 Seismicity

- a) Seismic risk in Southern California is a well-recognized factor, and is directly related to geologic fault proximity to active or potentially active fault zones, and on the type of geologic structures. In relative terms, seismic damage is generally less intense in consolidated formations, i.e. bedrock, than in unconsolidated materials, such as alluvium. Seismic hazards at these sites are attributed to ground shaking as a result of an earthquake epicentered on an active fault in the region. Under the Alquist-Priolo Earthquake Fault Zoning Act, the State Geologist has delineated *Earthquake Fault Zones* (EFZ) along known active faults in California. Based on our review of EFZ maps prepared by the California Division of Mines and Geology, the subject property is not shown to be located within the limits of an EFZ.
- b) The closest known active fault is the San Jacinto Fault, situated approximately 4 miles southwest of the subject property. Other nearby known active faults include the San Andreas Fault and the North Frontal Fault Zone, located about 5 and 12 miles from the project site, respectively.

5.6 Historical Use Information

From at least 1975 to the present, the project site was used first used as a furniture store, followed by occupancy by the Froogles Corporation furniture store and Redlands Estates Sales Consignment.

5.6.1 City Files

- a) We contacted the City of Redlands Development Services Department to research any historical permits pertaining to the project site address.
- b) The earliest dated document available in the city files is a building record, dated July 30, 1974 for agreement on buying the land from City of Redlands. The owner is identified as *Jim Geissinger*. Grading Permit was issued dated October 10, 1974 to *McEwens Furniture*.
- c) Two electrical permits were issued in 1974 and one electrical permit was issued in 1975. The 1974 dated permits lists the owners as *Jim Geissinger, McEwens Furniture*. The 1975 dated permit identifies the owner as *Redlands Upholstery*.

- d) Several permits were issued from January 1975 to October 2012 for alterations to the existing building and other improvements installed including re-roofing, sewer/seepage pits, addition of fire sprinklers and addition of mezzanine. The owner is generally identified as *Jim Geissinger, McEwens Furniture*.
- e) Plumbing permits were issued in November 1974 for owner Jim Geissinger. Two permits February 10, 1975 and June 10, 1975 issued for the installation of two plain metal front wall signs list *McEwens Furniture* as the owner/applicant. An August 7, 1975 dated permit issued for the installation of new metal electrical pole sign lists *Redlands Upholstery* as the owner/applicant.
- f) Copies of the City of Redlands Building Department permits/documents are included in *Appendix C*.

5.6.2 City Directory Image Report

- a) The EDR City Directory Image Report includes a search of available city directory data at 5 year intervals.
- b) The businesses listed to have occupied the project site at the 120 and 200 Redlands Avenue address are as follows (in chronological order from earliest to most recent):

<u>Business</u>	<u>Year</u>
Haines Criss-Cross Directory.	1975
Haines Criss-Cross Directory	1980
Haines Criss-Cross Directory	1985
Cole Information Services	1990
Cole Information Services	1992
Cole Information Services	1995
Cole Information Services	1999
Cole Information Services	2003
Cole Information Services	2008
Cole Information Services	2013

- c) The EDR City Directory Image Report is included as *Appendix D*.

5.6.3 Sanborn Maps

- a) Sanborn fire insurance maps of the project site area, dated 1888, 1891, 1892, 1894, 1900, 1908, 1915, 1928, 1949, 1955, were made available for our review.
- b) The 1888 and 1891 dated maps do not provide sufficient information on the subject property. The 1892 map shows one building (Chinese Laundry) at the southern end of the property. The 1894 and 1900 maps show Baptist Church Building on the subject property stretching in north-south direction along with a building placed in the central portion of the subject property. The 1949 and 1955 maps show Oil Storage warehouse along with 5 Metal spray and oil storage tanks with 10,000 gallons capacity placed on concrete slab.
- c) The Sanborn Maps are included in *Appendix E*

5.6.4 Aerial Photographs

- a) Aerial photographs reviewed for this assessment included the years 1938, 1949, 1953, 1959, 1966, 1968, 1975, 1985, 1989, 1994, 2005, 2006, 2009, 2010 and 2012. These photographs were reviewed from U.S. Department of Agriculture, National Agriculture Imagery Program, Digital Ortho-photo Quarter Quads, EDR, and the U.S. Geological Survey (USGS) collections. Observations of aerial photographs and referenced maps reviewed for the subject property are listed below. Specific referenced aerial photographs reviewed are included in *Appendix F*.
- b) No significant changes were noted to appear on the site or adjacent properties on the 1938 to 1949 dated aerial photographs. The Aerial Photograph for years 1953, 1955 and 1959 show a small building towards the southwest corner of the property. Referring the Sanborn Maps, the building appears to be Oil Storage. The same building is not seen on aerial photograph for 1966. A few large citrus groves exist approximately 200 feet west/northwest of the subject property. The citrus groves to the west/northwest disappear and are replaced with residential structures in 1966.
- c) By 1966, the most significant change noted in the photograph is the development of the Interstate 10 Freeway located approximately 450 feet north of the subject property.

- d) The site conditions within the project site and adjoining properties on the 1977 dated aerial photograph are generally similar to the conditions observed on the 1966 photograph.
- e) The commercial structure, which currently exists within the easterly portion of the property, is shown to exist on the 1975 dated photograph. The area surrounding the project site is fairly well developed with numerous commercial- and residential-type structures. A few large citrus groves exist approximately 200 feet west/northwest of the subject property.
- f) A large building appears on the property adjacent to the north of the project site on the 2005 dated aerial photo.
- g) No significant changes at the project site or adjacent properties are shown to appear on the 2006, 2009, 2010 and 2012 dated photographs.

5.6.5 Historical Topographic Maps

U.S. Geological Survey topographic maps covering the project site area, dated 1901, 1943, 1954, 1967, 1973, 1980, 1988 and 1996 were also reviewed. The historical topographic maps reviewed for this assessment are contained in *Appendix G*.

5.7 Historical Use Information on Adjoining Properties

- a) The EDR-City Directory Image Report (*Appendix D*) also shows past activities of sites located within a 660-foot radius of the project site.
- b) Based on our review of the City Directory report and aerial photographs, the properties adjoining the project site have been generally utilized for residential or commercial purposes.

5.8 Significant Historical Data Gaps

No significant gaps in historical data have been identified.

6. SITE RECONNAISSANCE

6.1 Methodology and Limiting Conditions

A representative of Force Environmental visited the subject property on October 27, 2015. The site reconnaissance consisted of a physical walk across the project site and the surrounding area. No limiting conditions were encountered. The weather at the time of our visit was sunny and warm.

6.2 Current Site Conditions

- a) A 51,000±-square foot tilt-up type and concrete block exterior building primarily occupies the project site.
- b) The building is currently being utilized as an antique and consignment store (200 West Redlands Boulevard) and a mattress store (120 West Redlands Boulevard).
- c) The floors within the antique store are covered by primarily covered with carpet with some tile and wood. Most of the concrete floor within the mattress store is covered with carpeting. The storage area along the north side of the mattress store exposes concrete slab.
- d) Grass and trees are present along the front (south) side of the building. The western and eastern ends of the property are covered by asphalt concrete pavement.
- e) Surface drainage is controlled by sheet flow runoff of incident rainfall derived within the property and upslope properties. Surface drainage at the site is generally toward the west.
- f) Selected photographs of the property are provided in *Appendix H*.
- g) The following sections further discuss the conditions identified at the subject property observed during our site reconnaissance.

i) Pools of Liquid

No surface pools of liquid were observed on the property.

ii) Drains, Septic Systems, Sumps, Pits, Cisterns, or Cesspools

No surficial evidence of drains, pits, or cisterns was observed at the property location. No surficial evidence of septic systems/cesspools were apparent.

iii) Smells of Chemical Gases, Petroleum Products, or Foul Odors

No chemical, petroleum gases or foul odors were detected at the time of the visit.

iv) Trash, Landfills, Dumps, Burials, or Solid Waste Disposal

No evidence of large-scale landfills, dumps or burials were noted to exist within the site boundaries.

v) Pits, Ponds, or Lagoons

No pits, ponds, or lagoons were observed at the subject property at the time of the field reconnaissance.

vi) Wells

No oil/gas wells were noted to be present within the site boundaries.

vii) Stains or Corrosion Observed on Soil or Pavement

No significant staining or corrosion of the surface soils was observed on the property. A few minor oil stains were observed along the surface of the asphalt concrete pavement.

viii) Areas of Dead, Distressed, Discolored or Stained Vegetation

The existing vegetation was not noted to be distressed, discolored or stained.

ix) Drums and Other Containers

No drums or large containers of hazardous materials were found to be present within the boundaries of the property.

x) Unnatural Fill or Grading

The ground surface throughout the property is relatively level. No evidence of significant grading was found to exist at the project site.

xi) Waste Water

No wastewater discharge was noted on the subject property.

xii) Above Ground Storage Tanks (ASTs)

We did not observe the presence of any ASTs within the project site boundaries.

xiii) Underground Storage Tanks (USTs)

No evidence that would indicate the presence of USTs was discovered during the field reconnaissance of the property.

xiv) Hazardous Substances Use and Storage

Small containers of paints and stains were observed to be stored on shelves in the storage area located north of the mattress store. No other hazardous substances were observed at the property at the time of our field reconnaissance.

xvi) Polychlorinated Biphenyls (PCBs)

Polychlorinated Biphenyl is a chemical compound, which was used within cooling oils for older (pre-1980) electrical transformers. A pad mounted transformer was observed to exist near the northwestern corner of the building. No evidence of leaks was found to appear surrounding the transformer/pad.

6.3 Interviews

We interviewed the owner of the property, Mr. Jim Geissinger during our site visit on October 29, 2015. It is our understanding that the existing structure was built in 1975. The building was originally utilized as a furniture store. Mr. Geissinger has indicated no specialized knowledge of recognized environmental conditions at the property during the last 40 years.

6.4 Additional Services

6.4.1 Radon

San Bernardino County is located in Federal EPA Radon Zone 2 (indoor average radon levels range between 2 pCi/L and 4 pCi/L). Out of 85 sites tested in the 92374 zip code area, no tests resulted greater than 4 pCi/L. Radon is not considered to be a significant risk to the property.

6.4.2 Wetlands

According to our review of the *National Wetland Inventory*, no wetlands were identified within the property boundaries

6.4.3 Flood Zone

The property is included within a Federal Environmental Management Agency (FEMA) 100-year Flood Zone.

7. FINDINGS AND CONCLUSIONS

- a) The subject property was not identified on the HAZNET, FINDS and San Bernardino County Hazardous Materials Permits database listings. The project site is not included on the NPL, CERCLIS, RESPONSE, or ENVIROSTOR databases.
- b) Force Environmental have reviewed the EDR database report, which includes historical records of any high risk sites, such as auto service/gas stations, cleaners or manufactured gas plants, which may have been previously located within the site area. No such sites were found to exist at the property location or adjacent to the property on the High Risk Historical Records database.
- c) One CORRACTS and three ENVIROSTOR sites were identified within the search radius of the subject property.

- d) The CORRACTS site and one of the ENVIROSTOR sites is identified as Teledyne Battery Products (TBP), located at 840 W. Brockton Avenue (approximately 0.697-mile northwest of the subject property). The TBP facility began operations at this location in 1967. TBP manufactures lead-acid storage batteries for aircraft, emergency lighting systems, and vehicles. TBP handled and stored hazardous materials or wastes on several locations at the facility. The results of soil, soil gas, and groundwater investigations conducted at the facility indicated the presence of chemical residues in different areas of the facility. Three areas required soil remediation prior to RCRA closure. The cleanup of the three areas included excavating soil with chemical residues and disposing the excavated soil at a permitted off-site disposal facility. Sampling conducted after the excavations indicated that the levels of lead remaining after the excavation are below health-based levels for unrestricted, residential land use. Under the California Department of Toxic Substances Control (DTSC) supervision, a groundwater investigation was also conducted to assess groundwater conditions at the facility. Based upon the investigation, contamination in the soil did not reach groundwater. Based on the information provided, DTSC considers Teledyne to have taken all necessary actions to remediate the site to unrestricted, residential land use.
- e) The other two nearby ENVIROSTOR sites are Edison/Redlands II and Southern California Gas/Redlands I, both located approximately 1/3-mile southwest of the project site. These two sites were occupied by a former manufacturing gas plant (MGP) operated by the Southern California Gas Company in the early 1900's. A Voluntary Cleanup Agreement between the California Department of Toxic Substances Control (DTSC) and the Southern California Gas Company was executed on December 05, 1996. RP Entered into Voluntary Cleanup Agreement with Department of Toxic Substances Control (DTSC) to prepare Remedial Action Workplan and to implement a removal action under the oversight of DTSC on July 30, 2002. All remedial actions proposed in a Remedial Action Workplan, dated September 11, 2003, and were reportedly satisfactorily implemented at the sites and DTSC approved a Removal Action Completion Report on December 6, 2010.
- f) The above referenced CORRACTS AND ENVIROSTOR sites are not believed to pose an environmental threat to the project site.
- g) Several Leaking Underground Storage Tank (LUST) sites were identified to be located within a 1/2-mile radius of the project site. Based on our review of the EDR database report and the *GeoTracker* website maintained by the California Regional Water Quality Control Board (CRWQCB), the statuses of 14 of the listed 16 sites are stated to be *Completed-Case Closed*. One site (*Redlands Battery*, located 0.49-mile up-gradient of the project site) is undergoing Pollution Characterization. One site (*Stop N Go*, located 0.35-mile down-gradient of the project site) is undergoing preliminary site assessment and a work plan has been submitted.

- h) No odors, significant staining or other visual evidence of hydrocarbon contamination was noted or observed along the ground surface during our recent reconnaissance of the property.
- i) According to Occupational Safety and Health Administration (OSHA) regulations, buildings constructed prior to 1980 are assumed to contain asbestos unless otherwise sampled and analyzed. Based on our review of building permits and inspection records, the commercial structure existing on-site was built in the early 1900's. Three main categories of asbestos containing materials (ACM) include:
 - i) Surfacing materials (sprayed or troweled on) used for decorative, acoustical or fireproofing purposes;
 - ii) Thermal system insulation, including pipe wraps, insulation, gaskets and *muds*;
 - iii) Miscellaneous materials, such as floor tile, sheet flooring, adhesive mastic, ceiling tiles, concrete pipe, and roofing felt.
- j) Lead has long been recognized as a harmful environmental pollutant and old lead based paint (LBP) is a significant source of lead exposure in the U.S. today. Most structures built before 1960 contain heavily leaded paint. Some buildings built as recently as 1978 may also contain lead paint.
- k) Since the existing commercial structure was constructed in 1975, there is a likelihood that asbestos containing materials (ACM) and lead based paint (LBP) exist within the structure. It is therefore recommended that an ACM/LBP sampling and analysis program be conducted prior to any planned renovations to or demolition of the structure.
- l) This Phase 1 Environmental Assessment has revealed no other evidence of recognized environmental conditions in connection with the property. With the exception of the ACM/LBP survey, FORCE Environmental recommends no further environmental investigation at this time.

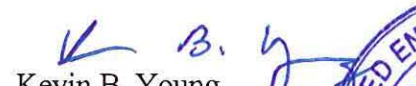
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8. SIGNATURES OF ENVIRONMENTAL PROFESSIONALS



Mohan B. Upasani
Principal Geotechnical Engineer
RGE 2301
(Exp. March 31, 2017)




Kevin B. Young
Principal Engineering Geologist
CEG 2253
(Exp. October 31, 2017)

