



## Appendix E

Phase I Environmental Site Assessment Report 150 Harley Knox

Partner Engineering and Science, Inc

March 15, 2022



## **PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT**

### **150 Harley Knox**

150 Harley Knox Boulevard  
Perris, California 92571

Report Date: March 15, 2022  
Partner Project No. 20-299613.2



Prepared for:

**CRG – LCI HARLEY KNOX, LLC c/o Lake Creek Industrial LLC**  
1302 Brittany Cross Road  
Santa Ana, California 92705

March 15, 2022

Mr. Michael Johnson  
CRG – LCI HARLEY KNOX, LLC  
c/o Lake Creek Industrial LLC  
1302 Brittany Cross Road  
Santa Ana, California 92705

Subject: Phase I Environmental Site Assessment  
150 Harley Knox  
150 Harley Knox Boulevard  
Perris, California 92571  
Partner Project No. 20-299613.2

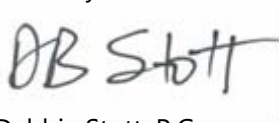
Dear Mr. Johnson:

Partner Engineering and Science, Inc. (Partner) is pleased to provide the results of the *Phase I Environmental Site Assessment* (Phase I ESA) report of the abovementioned address (the "subject property"). This assessment was performed in conformance with the scope and limitations as detailed in the ASTM Practice E1527-13 and E1527-21 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

The Phase I Environmental Site Assessment is designed to provide you with an assessment concerning environmental conditions (limited to those issues identified in the report) as they exist at the subject property. This assessment included a site reconnaissance as well as research and interviews with representatives of the public, property ownership, site manager, and regulatory agencies. An assessment was made, conclusions stated, and recommendations outlined.

We appreciate the opportunity to provide environmental services to you. If you have any questions concerning this report, or if we can assist you in any other matter, please contact me at (310) 622-8855.

Sincerely,



Debbie Stott, P.G.  
Principal

## EXECUTIVE SUMMARY

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Partner Engineering and Science, Inc. (Partner) has performed a Phase I Environmental Site Assessment (ESA) in accordance with the scope of work and limitations of ASTM Standard Practice E1527-13 and E1527-21, the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (AAI) (40 CFR Part 312) for the property located at 150 Harley Knox Boulevard in the Cities of Perris and Moreno Valley, Riverside County, California (the "subject property"). The Phase I Environmental Site Assessment is designed to provide Lake Creek Industrial with an assessment concerning environmental conditions (limited to those issues identified in the report) as they exist at the subject property.

### Property Description

The subject property is located on the north side of Harley Knox Boulevard, east of North Perris Boulevard, within a generally commercial, light industrial and rural residential area of Riverside County. Please refer to the table below for further description of the subject property:

#### ***Subject Property Data***

<b>Address:</b>	150 Harley Knox Boulevard, Perris, California 92571 No other assigned address found
<b>Property Use:</b>	Vacant land
<b>Land Acreage (Ac):</b>	8.93 Ac Total: 7.87 Ac (302-100-002) and 1.06 (302-100-007)
<b>Number of Buildings:</b>	0
<b>Assessor's Parcel Number (APN):</b>	302-100-002 (City of Perris) and -007 (City of Moreno Valley)
<b>Current Tenants:</b>	Vacant
<b>Zoning:</b>	Light Industrial
<b>Site Assessment Performed By:</b>	Heather Hodgetts of Partner
<b>Site Assessment Conducted On:</b>	February 17, 2022

The subject property consists of two parcels of vacant land covered with low-lying vegetation. The southern parcel, APN 302-100-002, is located in City of Perris and the northern parcel, APN 302-100-007, is located in the City of Moreno Valley. A few tires, wood pallets, and minor debris were observed on the northeastern and southeastern portions of the property. No other evidence of illegal dumping of solid waste was observed on the subject property during the Partner site reconnaissance. No solid waste is currently generated at the subject property.

No evidence of aboveground storage tanks (ASTs) or underground storage tanks (USTs) such as fill ports, piping, or vent pipes was observed or reported onsite.

Based on the historical research and interviews, the subject property was agriculturally developed or vacant land from 1901 to present. By 2009, a small structure or concrete pad appeared to be located on the west central boundary of the property.

The agency database report obtained from February 17, 2022 did not identify the subject property.

During the vicinity reconnaissance, Partner observed the following land use on properties in the immediate vicinity of the subject property:



### ***Immediately Surrounding Properties***

- North:** Perris Valley Storm Drain, followed by Ross Stores Distribution Center (17800 North Perris Boulevard).
- South:** Harley Knox Boulevard, followed by a vacant land and a residence (225 Nance Street).
- East:** Jason Court, followed by a residence (225 Jason Court) and a residence/unidentified Trucking Business (250 Jason Court), followed by vacant land.
- West:** Nursery & Rock Supply (4765 North Perris Boulevard) and vacant land, followed by North Perris Boulevard.

No environmental concerns associated with adjacent properties were identified based on visual observation from publicly accessible rights-of-way.

No potential vapor intrusion concerns were identified onsite nor from offsite facilities.

According to information obtained from the California State Water Resource Control Board online database, GeoTracker, for a nearby property (Case Number T060652454 – Shell Perris #121222 at 4039 North Perris Boulevard) and topographic map interpretation, groundwater in the vicinity of the subject property is present at a depth of 80 feet below ground surface (bgs) and flows toward the south.

### ***Findings and Opinions***

#### **Recognized Environmental Condition**

A *recognized environmental condition (REC)* refers to the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment. The following was identified during the course of this assessment:

- Partner did not identify any RECs during the course of this assessment.

#### **Controlled Recognized Environmental Condition**

A *controlled recognized environmental condition (CREC)* refers to a REC affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to implementation of required controls (for example, activity and use limitations or other property use limitations). The following was identified during the course of this assessment:

- Partner did not identify any CRECs during the course of this assessment.

#### **Historical Recognized Environmental Condition**

A *historical recognized environmental condition (HREC)* refers to a previous release of hazardous substances or petroleum products affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by the applicable regulatory authority or authorities without subjecting the subject property

to any controls (for example, activity and use limitations or other property use limitations). The following was identified during the course of this assessment:

- Partner did not identify any HRECs during the course of this assessment.

### **Business Environmental Risk**

A *Business Environmental Risks (BER)* is a risk which can have a material environmental or environmentally driven impact on the business associated with the current or planned use of commercial real estate, not necessarily related to those environmental issues required to be investigated in this practice. The following was identified during the course of this assessment:

- Partner did not identify any BERs during the course of this assessment.

### **Significant Data Gaps**

No significant data gaps affecting the ability of the Environmental Professional to identify a REC were encountered during this assessment.

### **Conclusions and Recommendations**

Partner has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 and E1527-21 of the property at 150 Harley Knox Boulevard in the Cities of Perris and Moreno Valley, Riverside County, California (the "subject property"). Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report.

This assessment has revealed no evidence of RECs, CRECs, HRECs, or BERs in connection with the subject property. Based on the conclusions of this assessment, Partner recommends no further investigation of the subject property at this time.

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## 1.0 INTRODUCTION

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Partner Engineering and Science, Inc. (Partner) has performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Standard Practice E1527-13 and the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (AAI) (40 CFR Part 312) for the property at 150 Harley Knox Boulevard in the Cities of Perris and Moreno Valley, Riverside County, California (the "subject property"). Any exceptions to, or deletions from, this scope of work are described in the report.

### 1.1 Purpose

The purpose of this ESA is to identify existing or potential Recognized Environmental Conditions (as defined by ASTM Standard E1527-13) affecting the subject property that: 1) constitute or result in a material violation or a potential material violation of any applicable environmental law; 2) impose any material constraints on the operation of the subject property or require a material change in the use thereof; 3) require clean-up, remedial action or other response with respect to Hazardous Substances or Petroleum Products on or affecting the subject property under any applicable environmental law; 4) may affect the value of the subject property; and 5) may require specific actions to be performed with regard to such conditions and circumstances. The information contained in the ESA Report will be used by Client to: 1) evaluate its legal and financial liabilities for transactions related to foreclosure, purchase, sale, loan origination, loan workout or seller financing; 2) evaluate the subject property's overall development potential, the associated market value and the impact of applicable laws that restrict financial and other types of assistance for the future development of the subject property; and/or 3) determine whether specific actions are required to be performed prior to the foreclosure, purchase, sale, loan origination, loan workout or seller financing of the subject property.

This ESA was performed to permit the *User* to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) liability (hereinafter, the "*landowner liability protections*," or "*LLPs*"). ASTM Standard E1527-13 constitutes "*all appropriate inquiry* into the previous ownership and uses of the *property* consistent with good commercial or customary practice" as defined at 42 U.S.C. §9601(35)(B).

### 1.2 Scope of Work

The scope of work for this ESA is in accordance with the requirements of ASTM Standard E1527-13. This assessment included: 1) a property and adjacent site reconnaissance; 2) interviews with key personnel; 3) a review of historical sources; 4) a review of regulatory agency records; and 5) a review of a regulatory database report provided by a third-party vendor. Partner contacted local agencies, such as environmental health departments, fire departments and building departments in order to determine any current and/or former hazardous substances usage, storage and/or releases of hazardous substances on the subject property. Additionally, Partner researched information on the presence of activity and use limitations (AULs) at these agencies. As defined by ASTM E1527-13, AULs are the legal or physical restrictions or limitations on the use of, or access to, a site or facility: 1) to reduce or eliminate potential

exposure to hazardous substances or petroleum products in the soil or groundwater on the subject property; or 2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment. These legal or physical restrictions, which may include institutional and/or engineering controls (IC/ECs), are intended to prevent adverse impacts to individuals or populations that may be exposed to hazardous substances and petroleum products in the soil or groundwater on the property.

If requested by Client, this report may also include the identification, discussion of, and/or limited sampling of asbestos-containing materials (ACMs), lead-based paint (LBP), mold, and/or radon.

### **1.3 Limitations**

Partner warrants that the findings and conclusions contained herein were accomplished in accordance with the methodologies set forth in the Scope of Work. These methodologies are described as representing good commercial and customary practice for conducting an ESA of a property for the purpose of identifying recognized environmental conditions. There is a possibility that even with the proper application of these methodologies there may exist on the subject property conditions that could not be identified within the scope of the assessment or which were not reasonably identifiable from the available information. Partner believes that the information obtained from the record review and the interviews concerning the subject property is reliable. However, Partner cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete. The conclusions and findings set forth in this report are strictly limited in time and scope to the date of the evaluations. The conclusions presented in the report are based solely on the services described therein, and not on scientific tasks or procedures beyond the scope of agreed-upon services or the time and budgeting restraints imposed by the Client. No other warranties are implied or expressed.

Some of the information provided in this report is based upon personal interviews, and research of available documents, records, and maps held by the appropriate government and private agencies. This report is subject to the limitations of historical documentation, availability, and accuracy of pertinent records, and the personal recollections of those persons contacted.

This practice does not address requirements of any state or local laws or of any federal laws other than the all appropriate inquiry provisions of the LLPs. Further, this report does not intend to address all of the safety concerns, if any, associated with the subject property.

Environmental concerns, which are beyond the scope of a Phase I ESA as defined by ASTM include the following: ACMs, LBP, radon, and lead in drinking water. These issues may affect environmental risk at the subject property and may warrant discussion and/or assessment; however, are considered non-scope issues. If specifically requested by the Client, these non-scope issues are discussed in Section 6.3.

## **1.4 User Reliance**

Lake Creek Industrial engaged Partner to perform this assessment in accordance with an agreement governing the nature, scope and purpose of the work as well as other matters critical to the engagement. All reports, both verbal and written, are for the sole use and benefit of Lake Creek Industrial and its entities. Either verbally or in writing, third parties may come into possession of this report or all or part of the information generated as a result of this work. In the absence of a written agreement with Partner granting such rights, no third parties shall have rights of recourse or recovery whatsoever under any course of action against Partner, its officers, employees, vendors, successors or assigns. Any such unauthorized user shall be responsible to protect, indemnify and hold Partner, Client and their respective officers, employees, vendors, successors and assigns harmless from any and all claims, damages, losses, liabilities, expenses (including reasonable attorneys' fees) and costs attributable to such Use. Unauthorized use of this report shall constitute acceptance of and commitment to these responsibilities, which shall be irrevocable and shall apply regardless of the cause of action or legal theory pled or asserted. Additional legal penalties may apply.

This report has been completed under specific Terms and Conditions relating to scope, relying parties, limitations of liability, indemnification, dispute resolution, and other factors relevant to any reliance on this report. Any parties relying on this report do so having accepted Partner's standard Terms and Conditions, a copy of which can be found at <http://www.partneresi.com/terms-and-conditions.php>.

## **1.5 Limiting Conditions**

The findings and conclusions contain all of the limitations inherent in these methodologies that are referred to in ASTM E1527-13.

Specific limitations and exceptions to this ESA are more specifically set forth below:

- Interviews with past or current owners, operators and occupants were not reasonably ascertainable and thus constitute a data gap.
- An environmental cleanup lien search was not performed. However, it is Partner's opinion that the lack of the lien search does not represent a significant data gap, in that it does not impact Partner's ability to identify recognized environmental conditions at the subject property and therefore it does not alter the conclusions of this report. A preliminary title report provided by Lake Creek Industrial did not indicate environmental liens filed against the property. According to the EDR Report, NPL (Superfund) and other environmental liens are not associated with the subject property. Based on available information, no environmental liens appear to be associated with the subject property.
- Partner submitted Freedom of Information Act (FOIA) a request to Riverside County Health Department of Environmental Health (RCDEH) for information pertaining to hazardous substances, underground storage tanks, releases, inspection records, etc. for the subject property and/or adjoining properties. As of this writing, this agency has not responded to Partner's

request. These records should be obtained and reviewed in order to rule out potential environmental concern to the subject property.



## 2.0 SITE DESCRIPTION

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### 2.1 Site Location and Legal Description

The subject property is located at 150 Harley Knox Boulevard on the north side of Harley Knox Boulevard, east of Perris Boulevard. The subject property was inspected by Heather Hodgetts of Partner on February 17, 2022. The weather at the time of the site visit was sunny and in the mid-60s (degrees Fahrenheit). According to the Riverside County Assessor, is identified by Assessor's Parcel Numbers 302-100-002 and -007, and ownership has been vested in Trust of the Tai V. Trang (aka Davis Tai Trang) and Helen T. Trang Trust since 1985.

Please refer to Figure 1: Site Location Map, Figure 2: Site Plan, Figure 3: Topographic Map, and Appendix A: Site Photographs for the location and site characteristics of the subject property.

### 2.2 Current Property Use

The subject property consists of two parcels of vacant land covered with low-lying vegetation. The southern parcel, APN 302-100-002, is located in City of Perris and the northern parcel, APN 302-100-007, is located in the City of Moreno Valley. A few tires, wood pallets, and minor debris were observed on the northeastern and southeastern portions of the property.

### 2.3 Current Use of Adjacent Properties

During the vicinity reconnaissance, Partner observed the following land use on properties in the immediate vicinity of the subject property:

#### ***Immediately Surrounding Properties***

**North:** Perris Valley Storm Drain, followed by Ross Stores Distribution Center (17800 North Perris Boulevard).

**South:** Harley Knox Boulevard, followed by a vacant land and a residence (225 Nance Street).

**East:** Jason Court, followed by a residence (225 Jason Court) and a residence/unidentified Trucking Business (250 Jason Court), followed by vacant land.

**West:** Nursery & Rock Supply (4765 North Perris Boulevard) and vacant land, followed by North Perris Boulevard.

No environmental concerns associated with adjacent properties were identified based on visual observation from publicly accessible rights-of-way.

### 2.4 Physical Setting Sources

#### 2.4.1 Topography

The United States Geological Survey (USGS) *Perris, California* Quadrangle 7.5-minute series topographic map was reviewed for this ESA. According to the contour lines on the topographic map, the subject property is located at approximately 1,462 feet above mean sea level (MSL). The contour lines in the area of the subject property indicate the area is sloping toward the south.

A copy of the most recent topographic map is included as Figure 3 of this report.

### **2.4.2 Hydrology**

According to information obtained from the California State Water Resource Control Board online database, GeoTracker, for a nearby property (Case Number T060652454 – Shell Perris #121222 at 4039 North Perris Boulevard) and topographic map interpretation, groundwater in the vicinity of the subject property is present at a depth of 80 feet below ground surface (bgs) and flows toward the south.

No settling ponds, lagoons, surface impoundments, wetlands or natural catch basins were observed on the subject property during this assessment. The nearest surface water is the Perris Valley Storm Drain (Southern Storm Drain) located adjacent to the north of the subject property.

### **2.4.3 Geology/Soils**

The site is located in the Peninsular Ranges geomorphic province. The Peninsular Ranges are a northwest-southwest oriented complex of blocks separated by similarly trending faults. They extend from the Transverse Ranges and the Los Angeles Basin south to the Mexican border and beyond to the tip of Baja California and are bounded on the east by the Colorado Desert and the Gulf of California. The Peninsular Ranges contain minor Jurassic and extensive Cretaceous igneous rocks associated with the Nevadan plutonism. Marine Cretaceous sedimentary rocks are well represented and post-Cretaceous rocks form a restricted veneer of volcanic, marine, and nonmarine sediments.

Based on information obtained from the USDA Natural Resources Conservation Service Web Soil Survey online database, the subject property is mapped as Traver loamy fine sand, Traver fine sandy loam, saline-alkali, and Grangeville sandy loam, drained, saline-alkali. These series consists of moderately well drained alluvium derived from granite. Slopes range from 0 to 5 percent.

### **2.4.4 Flood Zone Information**

Partner performed a review of the Flood Insurance Rate Map, published by the Federal Emergency Management Agency. According to Community Panel Number 06065C1430H, dated August 18, 2014, the subject property appears to be located in Zone X, an area of minimal flood risk.

### 3.0 HISTORICAL INFORMATION

Partner obtained historical use information about the subject property from a variety of sources. Information regarding past land use was obtained by a review of historical aerial photographs, historical Sanborn Fire Insurance maps, city directories, historical topographic maps, and previous reports of the subject property and surrounding area obtained from ERIS Environmental Risk Information Services (ERIS). Copies of the historical resources are included in Appendix B. A chronological listing of the historical data found is summarized in the table below.

Date	Scale or Address	Source	Summary
1901	1:62,500	Topographic Map	Various improved roads and railroad lines are shown throughout the surrounding area.
1938, 1949, 1953, 1959, 1961, 1967, 1978, 1985, 1989	1"=500'	Aerial Photograph	The subject property and surrounding properties are depicted as agriculturally developed land. Dirt roads are located adjacent to the north (former Oleander Avenue) and further west (North Perris Boulevard). By 1949, a dirt road is located adjacent to the south. A water reservoir is located to the southwest, adjacent to North Perris Boulevard. Scattered farms are visible in the site vicinity. By 1959, a storm drain channel (Perris Valley Storm Drain) is located adjacent to the north, replacing the dirt road. A residence and associated farming structures are located to the west. In 1967, two dirt paths are visible property, but gone by 1978. By 1978, the adjacent storm drain has been expanded and lined in concrete. By 1985, residences/farm land are located to the east and southeast.
1942, 1943, 1953	1:62,500; 1:24,000	Topographic Map	The subject property is depicted as vacant land. Dirt roads are shown adjacent to the north and south of the property. Surrounding properties consist of undeveloped or vacant land to the north, west, east, and south. A water reservoir is depicted further to the southwest. Scattered residences are shown in the site vicinity. By 1953, a creek is depicted adjacent to the north, the dirt road (Oleander Avenue) is no longer present. A U.S. Military Reserve are located to the west of Perris Boulevard.
1967, 1973, 1979, 1980	1:24,000	Topographic Map	The subject property is depicted as vacant land. A driveway is shown on the southern boundary of the property. A lateral to the Perris Valley Storm Drain, located further to the east, is depicted adjacent to the north of the subject property. March Air Force Base/U.S. Military Reserve are located to the west of

Date	Scale or Address	Source	Summary
			Perris Boulevard. Surrounding properties consist of undeveloped or vacant land to the north, west, east, and south. A water reservoir is depicted further to the southwest.
1997, 2002, 2006, 2009, 2012, 2016	1"=500'	Aerial Photograph	The subject property is agriculturally developed land. Surrounding properties consist of a storm drain channel followed by agriculturally developed land; and agriculturally developed land with and farm residences and associated structures to the west, east, and south. By 2006, a commercial building is located to the north of the storm drain channel. By 2009, a small structure or concrete pad appears to be located on the west central boundary of the property. A trucking business and two residences are located to the east; a residence and agriculturally/vacant land to the west, south, and southeast. By 2016, Harley Knox Boulevard is located adjacent to the south.
2006-2008	17800 North Perris Boulevard	City Directories	Adjoining Property: Kajima Construction Services
2006-2021	17800 North Perris Boulevard	City Directories	Adjoining Property: Ross Dress For Less, Ross Distribution Center
2012-2016	17800 North Perris Boulevard	City Directories	Adjoining Property: H&M Co.
2012	1:24,000	Topographic Map	The subject property is depicted as vacant land. Las Palmas and Jason Court are located to the east and East Nance Street is located further south.
2021-present		Site Visit	The subject property was observed to be vacant land with some remnants of concrete pad on the west central boundary of the property.

Based on the historical research and interviews, the subject property was agriculturally developed or vacant land from 1901 to present. By 2009, a small structure or concrete pad appeared to be located on the west central boundary of the property.

Common agricultural practices can result in residual concentrations of fertilizers, pesticides or herbicides in near-surface soil, though not generally at concentrations that pose a significant health risk. It is Partner's opinion that, the property has been graded, and remaining pesticide or herbicide residues, if any, are likely to

have been dispersed and therefore are unlikely to impact human health or the environment. Accordingly, no further investigation is recommended regarding potential residual pesticides.

## 4.0 REGULATORY RECORDS REVIEW

### 4.1 Regulatory Agencies

#### 4.1.1 Health Department

##### *Regulatory Agency Data*

<b>Name of Agency:</b>	Riverside County Health Department of Environmental Health (RCDEH)
<b>Point of Contact:</b>	Records Coordinator
<b>Agency Address:</b>	4065 County Circle Drive, Room 104
<b>Agency Phone Number:</b>	(951) 358-7018
<b>Date of Contact:</b>	February 10, 2022
<b>Method of Communication:</b>	Email
<b>Summary of Communication:</b>	As of the date of this report, Partner has not received a response from the RCDEH for inclusion in this report. In 2021, RCDEH had no records for the subject property.

#### 4.1.2 Air Pollution Control Agency

##### *Regulatory Agency Data*

<b>Name of Agency:</b>	South Coast Air Quality Management District (SCAQMD)
<b>Point of Contact:</b>	<a href="http://www.aqmd.gov/nav/FIND/facility-information-detail">http://www.aqmd.gov/nav/FIND/facility-information-detail</a>
<b>Agency Address:</b>	21865 Copley Drive, Diamond Bar, California 91765
<b>Agency Phone Number:</b>	(909) 396-2000
<b>Date of Contact:</b>	February 10, 2022
<b>Method of Communication:</b>	Online
<b>Summary of Communication:</b>	No Permits to Operate (PTO), Notices of Violation (NOV), or Notices to Comply (NTC) or the presence of AULs, dry cleaning machines, or USTs were on file for the subject property with the SCAQMD.

#### 4.1.3 Regional Water Quality Agency

##### *Regulatory Agency Data*

<b>Name of Agency:</b>	Regional Water Quality Control Board (RWQCB)
<b>Point of Contact:</b>	<a href="http://geotracker.waterboards.ca.gov/">http://geotracker.waterboards.ca.gov/</a>
<b>Agency Address:</b>	3737 Main St Ste 500, Riverside, CA 92501
<b>Agency Phone Number:</b>	(951) 782-4130
<b>Date of Contact:</b>	February 10, 2022
<b>Method of Communication:</b>	Online database
<b>Summary of Communication:</b>	The subject property was not identified on the GeoTracker database.

#### 4.1.4 Department of Toxic Substances Control

##### *Regulatory Agency Data*

<b>Name of Agency:</b>	California Department of Toxic Substances Control (DTSC)
<b>Agency Address:</b>	<a href="http://www.envirostor.dtsc.ca.gov/public/">http://www.envirostor.dtsc.ca.gov/public/</a> <a href="http://www.hwts.dtsc.ca.gov/">http://www.hwts.dtsc.ca.gov/</a>
<b>Agency Phone Number:</b>	(714) 484-5400

#### **Regulatory Agency Data**

**Date of Contact:** February 10, 2022  
**Method of Communication:** Online  
**Summary of Communication:** The subject property was not identified in the online DTSC EnviroStor and Hazardous Waste Tracking System databases.

The subject property address was not identified in the online DTSC EnviroStor System database. As discussed in Section 4.2.2, Meade Valley Elementary School Addition (ERIS No. 1) at 21-100 Oleander Avenue is incorrectly mapped at the subject property. This school site is located approximately 4-miles west of the subject property.

According to a review of available DTSC Hazardous Waste Tracking System records, the following records were found for the subject property addresses:

ID Number	Facility Name/Address	Status	Inactive Date	Waste
CAC003163927	CRG-LCI Harley Knox/150 Harley Knox Boulevard	Active (Expires 5/30/22)	NA	No hazardous wastes were listed.
CAC003163928	CRG-LCI Harley Knox/150 Harley Knox Boulevard	Active (Expires 5/30/22)	NA	No hazardous wastes were listed.

#### **4.1.5 Building Department**

##### **Regulatory Agency Data**

**Name of Agency:** City of Perris Building & Safety (PBS)  
**Point of Contact:** <https://www.cityofperris.org/departments/development-services/building-department>  
**Agency Address:** 101 North D Street, Perris, CA 92570  
**Agency Phone Number:** (951) 943-6100  
**Date of Contact:** February 10, 2022  
**Method of Communication:** Online  
**Summary of Communication:** Records were not identified in the PBS online database for subject property parcel (APN 302-100-002).

#### **4.1.6 Planning Department**

##### **Regulatory Agency Data**

**Name of Agency:** City of Perris Planning Department  
**Point of Contact:** <https://www.cityofperris.org/departments/development-services/zoning>  
**Agency Address:** 101 North D Street, Perris, CA 92570  
**Agency Phone Number:** (951) 943-6100  
**Date of Contact:** February 10, 2022

#### **Regulatory Agency Data**

**Method of Communication:** Online  
**Summary of Communication:** According to records reviewed, the subject property (APN 302-100-002) is zoned for industrial development (Perris Valley Commerce Center Specific Plan - PVCC SP) by the City of Perris.

#### **4.1.7 Building Department**

#### **Regulatory Agency Data**

**Name of Agency:** Moreno Valley Building Department (MVBD)  
**Point of Contact:** <http://www.moval.org/cdd/departments/divisions-building-safety.html>  
**Agency Address:** 14177 Frederick St, Moreno Valley, CA 92553  
**Agency Phone Number:** (951) 413-3350  
**Date of Contact:** February 10, 2022  
**Method of Communication:** Online  
**Summary of Communication:** Records were not identified in the PBS online database for subject property parcel (APN 302-100-007).

#### **4.1.8 Planning Department**

#### **Regulatory Agency Data**

**Name of Agency:** Moreno Valley Planning Department (MVPD)  
**Point of Contact:** <http://www.moval.org/cdd/departments/divisions--planning.html>  
**Agency Address:** 14177 Frederick St, Moreno Valley, CA 92553  
**Agency Phone Number:** (951) 413-3206  
**Date of Contact:** February 10, 2022  
**Method of Communication:** Online  
**Summary of Communication:** According to records reviewed, the subject property (APN 302-100-007) is zoned for Industrial/Business Park with a residential buffer by the City of Moreno Valley.

#### **4.1.9 Oil & Gas Exploration**

#### **Regulatory Agency Data**

**Name of Agency:** California Division of Oil, Gas and Geothermal Resources (CalGem)  
**Point of Contact:** <http://maps.conservation.ca.gov/doms/doms-app.html>  
**Agency Address:** 801 K Street, MS 24-01, Sacramento, California 95814  
**Agency Phone Number:** (916) 322-1080  
**Date of Contact:** February 10, 2022  
**Method of Communication:** Online  
**Summary of Communication:** According to CalGem, no oil or gas wells are located on or adjacent to the subject property.



#### 4.1.10 Assessor's Office

##### **Regulatory Agency Data**

<b>Name of Agency:</b>	Riverside County Assessor (RCA)
<b>Point of Contact:</b>	<a href="https://ca-riverside-acr.publicaccessnow.com/">https://ca-riverside-acr.publicaccessnow.com/</a>
<b>Agency Address:</b>	4080 Lemon St, 1st Floor Riverside, CA 92501
<b>Agency Phone Number:</b>	(951) 955-9553
<b>Date of Contact:</b>	February 10, 2022
<b>Method of Communication:</b>	Online
<b>Summary of Communication:</b>	According to records reviewed, the subject property is identified by Assessor Parcel Numbers (APNs) 302-100-002 and -007.

Copies of pertinent documents obtained by Partner from the above-referenced agencies are included in Appendix B.

## 4.2 Mapped Database Records Search

The regulatory database report provided by Environmental Risk Information Services (ERIS) documents the listing of sites identified on federal, state, county, city, and tribal (when applicable) standard source environmental databases within the approximate minimum search distance (AMSD) specified by ASTM E1527-13 and E1527-21. The data from these sources are updated as these data are released and integrated into one database. The information contained in this report was compiled from publicly available sources.

The environmental database information is used to identify environmental concerns in connection with the subject property. The listings also serve to identify the known indications of the storage, use, generation, disposal, or release of hazardous substance at the subject property and the potential for contaminants to migrate onto the subject property from off-site sources in groundwater or soil in the form of liquids or vapor.

Using the ASTM definition of migration, Partner considers the migration of hazardous substances or petroleum products in any form onto the subject property during the evaluation of each site listed on the radius report, which includes solid, liquid, and vapor.

### 4.2.1 Regulatory Database Summary

The following table lists the number of sites as categorized by the regulatory database within the prescribed AMSD. The locations of the sites are plotted utilizing a geographic information system, which geocodes the site addresses. The accuracy of the geocoded locations is approximately +/-300 feet.

##### **Radius Report Data**

Database	AMSD Radius (mile)	Listings Identified		Surrounding Area Sites of Concern
		Subject Property	Adjoining Properties	
Federal NPL	1.00	N	N	Y
Delisted NPL Site	0.50	N	N	N
Federal SEMS Site	0.50	N	N	N
Federal SEMS-ARCHIVE	0.50	N	N	N

## Radius Report Data

Database	AMSD Radius (mile)	Listings Identified		Surrounding Area Sites of Concern
		Subject Property	Adjoining Properties	
Federal RCRA CORRACTS Facility	1.00	N	N	N
Federal RCRA TSDF Facility	0.50	N	N	N
Federal RCRA Generators Site (LQG, SQG, VSQG, CESQG, NonGen)	Subject and Adjoining	N	Y	N/A
Federal IC/EC Registries	Subject Property	N	N/A	N/A
Federal ERNS Site	Subject Property	N	N/A	N/A
State/Tribal Equivalent NPL	1.00	N	N	N
State/Tribal Equivalent CERCLIS	1.00	N	N	N
State/Tribal Landfill/Solid Waste Disposal Site	0.50	N	N	N
State/Tribal Leaking Storage Tank Site (LUST/LPST)	0.50	N	N	N
State/Tribal Registered Storage Tank Sites (UST/AST)	Subject and Adjoining	N	N	N/A
State/Tribal IC/EC Registries	Subject and Adjoining	N	N	N/A
State/Tribal Voluntary Cleanup Sites (VCP)	0.50	N	N	N
State/Tribal Spills	0.50	N	N	N
Federal Brownfield Sites	0.50	N	N	N
State Brownfield Sites	0.50	N	N	N
Riverside County CUPA, CERS Tanks, FINDS/FRS	Subject and Adjoining	N	Y	

### 4.2.2 Subject Property Listings

The subject property is not identified in the regulatory database report.

It should be noted that the ERIS Database Report mapped Meade Valley Elementary School Addition (ERIS No. 1) at 21-100 Oleander Avenue as mapped at the subject property. This school site is plotted incorrectly in the database report and is located approximately 4-miles west of the subject property.

### 4.2.3 Adjoining Property Listings

The following adjoining properties are identified in the regulatory database report, as discussed below:

- **TPM 13182 Storm Drain Facilities (ERIS Map ID: 2)**, no address provided, is located adjoining to the north and hydrologically up-gradient of the subject property. This facility is identified on the FINDS/FRS database. No further information was listed. Based on the regulatory status, this listing is not considered to have created an environmental concern to the subject property.
- **Ross Stores, Inc., Ross Distribution Center (ERIS Map ID: 3)**, listed at 17800 Perris Boulevard, located adjoining to the north, beyond the Perris Valley Storm Drain, and hydrologically up-gradient of the subject property. This facility is identified on the RCRA NonGen, RCRA SQG, HZH

Riverside, HWG Riverside, and CERS Tanks databases. No RCRA violations were listed. The facility is listed as having an aboveground petroleum tank. This facility was last inspected in May 2018 by the Riverside County Department of Environmental Health and a violation was listed for failing annually review and electronically certify that the business plan. The facility returned to compliance on January 17, 2019. Based on the regulatory status, it is Partner's opinion that these listings do not represent an environmental concern to the subject property.

Based on the findings, vapor migration is not expected to represent a significant environmental concern at this time.

#### **4.2.4 Surrounding Area Listings of Concern to Subject Property**

- The following site of concern was identified: The subject property is situated downgradient of known groundwater contamination, identified as the March Air Reserve Base (ARB) Superfund site, Former Fire Training Area (FT007). ARB is located approximately 1.7-miles to the northwest. According to information obtained from the regulatory database report and the GeoTracker and the EnviroStor online databases, numerous releases have been discovered throughout the March ARB property since the late-1980s. Contaminated groundwater is known to have migrated off March ARB property to the southeast and is mapped beneath the subject property. Groundwater in the vicinity of the base has reportedly been impacted with by numerous hazardous substances, including volatile organic compounds (VOCs), specifically trichloroethylene (TCE), tetrachloroethylene (PCE), carbon tetrachloride (CTCL), as well as Perfluorooctane Sulfonic acid (PFOS), and Perfluorooctanoic acid (PFAS). VOC contamination in groundwater beneath and adjacent to Site FT007 was first investigated and remediated under Operable Unit 1 (OU1). A groundwater extraction and treatment system (GETS) was installed in 1991, to operate as an interim remedy to prevent further migration of TCE and PCE plumes at the base boundary.

According the Final (Revised) Expanded Inspection Report (ESI) for Perfluorooctane Sulfonic Acid and Perfluorooctanoic Acid for the former March Air Force Base dated December 2020, FT007 is a former fire-fighting training area for which previous investigations have confirmed the presence of PFOS and PFOA in groundwater at concentrations above the U.S. Environmental Protection Agency (USEPA) Lifetime Health Advisories (LHAs). The United States Air Force is currently focused on protecting human health primarily through the investigation of drinking water.

As a part of the field investigation, groundwater samples were collected from existing and newly installed groundwater monitoring wells. Twelve new groundwater monitoring wells were installed as nested wells within five separate boreholes strategically located to determine the horizontal and vertical extent of PFOS and PFOA in groundwater above the LHA. Currently, there are no legally enforceable federal or State of California criteria for PFAS. In October 2019, the DoD issued a memorandum identifying risk-based screening levels calculated using the USEPA Regional Screening Level (RSL) calculator for PFOA, PFOS, and PFBS in groundwater and soil.

In April 2021, the USEPA released an updated toxicity assessment for PFBS only, which resulted in revised screening levels for PFBS (USEPA, 2021). The most current USEPA RSLs for PFOS, PFOA,

and PFBS, using the conservative residential scenario, will be used as screening levels. These screening values will be used to determine if further investigation is needed or if a site can proceed to closeout. The current residential screening levels for PFOS, PFOA, and PFBS, assuming a hazard quotient (HQ) of 0.1, are: for soil - 130 micrograms per kilogram (ug/kg); 130 ug/kg; and 1900 ug/kg; and for residential tap water – 40 nanograms per liter (ng/L); 40 ng/L; and 602 ng/L.

Attached figures indicated the subject property is depicted within the FT007 Study Area Boundary. Attached figures indicated the PFOS+PFOA plume in the upper aquifer is mapped below the site and site vicinity in nearby wells. PFOS and PFOA compounds are non-volatile, and therefore do not represent a vapor intrusion risk. Contaminated groundwater is actively being remediated at March AFB, and groundwater is not utilized at the subject property as source of drinking water. Based on regulatory oversight, the identification of a responsible party, and municipal water supply, the groundwater contamination associated with the nearby March ARB does not represent a significant environmental concern for the subject property.

Based on the findings, vapor migration is not expected to represent a significant environmental concern at this time.

#### **4.2.5 Unplottable Listings**

No unplottable listings are identified in the regulatory database report.

A copy of the regulatory database report is included in Appendix C of this report.

## 5.0 USER PROVIDED INFORMATION AND INTERVIEWS

In order to qualify for one of the *Landowner Liability Protections (LLPs)* offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the *Brownfields Amendments*), the *User* must conduct the following inquiries required by 40 CFR 312.25, 312.28, 312.29, 312.30, and 312.31. The *User* should provide the following information to the *environmental professional*. Failure to provide this information could result in a determination that *all appropriate inquiries* is not complete. The *User* is asked to provide information or knowledge of the following:

- Review Title and Judicial Records for Environmental Liens and AULs
- Specialized Knowledge or Experience of the User
- Actual Knowledge of the User
- Reason for Significantly Lower Purchase Price
- Commonly Known or *Reasonably Ascertainable* information
- Degree of Obviousness
- Reason for Preparation of this Phase I ESA

Fulfillment of these user responsibilities is key to qualification for the identified defenses to CERCLA liability. Partner requested our Client to provide information to satisfy User Responsibilities as identified in Section 6 of the ASTM guidance.

Pursuant to ASTM E1527-13 and E1527-21, Partner requested the following site information from Lake Creek Industrial (User of this report).

### ***User Responsibilities***

<b>Item</b>	<b>Provided By User</b>	<b>Not Provided By User</b>
AAI User Questionnaire	<b>X</b>	
Title Records, Environmental Liens, and AULs	<b>X</b>	
Specialized Knowledge	<b>X</b>	
Actual Knowledge	<b>X</b>	
Valuation Reduction for Environmental Issues	<b>X</b>	
Identification of Key Site Manager	<b>X</b>	
Reason for Performing Phase I ESA	<b>X</b>	
Prior Environmental Reports	<b>X</b>	
Other		<b>X</b>

## 5.1 Interviews

### 5.1.1 Interview with Owner

The owner of the subject property since 1985 was identified as Tai V. Trang (aka Davis Tai Trang) and Helen T. Trang, Trustees of the Tai V. Trang and Helen T. Trang Revocable Trust Dated January 17, 1997. Mr. Davis Tai Trang a representative of the owner, completed an Environmental Site Assessment Questionnaire for the subject property. Mr. Trang was not aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the subject property;

any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the subject property; or any notices from a governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.

According to Mr. Trang, the subject property was acquired in 1985 and consisted of vacant land. Mr. Trang stated that there are no USTs, ASTs, clarifiers, oil/water separators, groundwater monitoring wells, or hazardous substance use/storage/generation on the subject property to the best of his knowledge. A copy of the questionnaire is provided in Appendix B.

### **5.1.2 Interview with Report User**

Please refer to Section 5.2 below for information requested from the Report User. The information requested was not received prior to the issuance of this report. Because the Report User (Client) is a lender or potential purchaser, it is understood that the Report User would not have knowledge of the property that would significantly impact our ability to satisfy the objectives of this assessment. The lack of this information is not considered to represent a significant data gap.

### **5.1.3 Interview with Key Site Manager**

See Section 5.1.1.

### **5.1.4 Interviews with Past Owners, Operators and Occupants**

Interviews with past owners, operators and occupants were not conducted since information regarding the potential for contamination at the subject property was obtained from other sources.

### **5.1.5 Interview with Others**

As the subject property is not an abandoned property as defined in ASTM 1527-13, interview with others were not performed.

## **5.2 User Provided Information**

### **5.2.1 Title Records, Environmental Liens, and AULs**

Partner was provided by Lake Creek Industrial with a Preliminary Title Report issued by Ticor Title and dated February 25, 2022 for the subject property parcels. According to the Commitment for Title Insurance, the title to the subject property is currently vested in Tai V. Trang (aka Davis Tai Trang) and Helen T. Trang, Trustees of the Tai V. Trang and Helen T. Trang Revocable Trust Dated January 17, 1997. No apparent environmental liens or AULs were identified for the subject property based on the review of the Preliminary Title Report.

A copy is included in Appendix B.

### **5.2.2 Specialized Knowledge**

No specialized knowledge of environmental conditions associated with the subject property was provided by the User at the time of the assessment.

### **5.2.3 Actual Knowledge of the User**

No actual knowledge of any environmental lien or AULs encumbering the subject property or in connection with the subject property was provided by the User at the time of the assessment.

### **5.2.4 Valuation Reduction for Environmental Issues**

No knowledge of valuation reductions associated with the subject property was provided by the User at the time of the assessment.

### **5.2.5 Commonly Known or Reasonably Ascertainable Information**

The User did not provide information that is commonly known or *reasonably ascertainable* within the local community about the subject property at the time of the assessment. .

### **5.2.6 Previous Reports and Other Provided Documentation**

The following information was provided to Partner for review during the course of this assessment:

Phase I Environmental Site Assessment, 150 Harley Knox, 150 Harley Knox Boulevard, Perris, California 92571, Partner Engineering and Science, Inc. (April 30, 2021)

Partner Engineering and Science, Inc. (Partner) prepared this report on behalf of Lake Creek Industrial LLC. The assessment stated it was performed in accordance with ASTM Standard E1527-13. The assessment consisted of a site reconnaissance, interviews with knowledgeable personnel, review of historical information, a review of federal, state and local regulatory databases. Pertinent information contained in this report is summarized below:

- At the time of the 2021 assessment, the subject property consisted of two parcels of vacant land covered with low-lying vegetation as seen today. A few tires and minor debris were observed on the northeastern portion of the property.
- According to the Partner report, the subject property was agriculturally developed or vacant land from 1901 to present. Due to the historical agricultural use, water wells may be located at the subject property. If encountered, the water wells should be abandoned under local requirements

Partner identified no RECs and recommended no further investigation.

Copies of pertinent pages reviewed are included in Appendix B of this report.

## 6.0 SITE RECONNAISSANCE

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The weather at the time of the site visit was sunny and clear. Refer to Section 1.5 for limitations encountered during the field reconnaissance and Sections 2.1 and 2.2 for subject property operations. The table below provides the site assessment details:

### ***Site Assessment Data***

**Site Assessment Performed By:** Heather Hodgetts

**Site Assessment Conducted On:** February 17, 2022

Partner was unaccompanied during the field reconnaissance activities.

No potential environmental concerns were identified during the onsite reconnaissance.

### **6.1 General Site Characteristics**

#### ***6.1.1 Solid Waste Disposal***

No solid waste is currently generated at the subject property. A few tires, wood pallets, and minor debris were observed on the northeastern portion of the property.

An approximately 5-gallon open, unlabeled container with oily water was observed on the southeast corner of the subject property. LCI contracted with American Integrated Services (AIS) to properly remove the container. A temporary EPA ID number, CAC003163928, was issued to CRG-LCI Harley Knox. On March 2, 2022, AIS documented the removal of the container.

No other evidence of illegal dumping of solid waste was observed on the subject property during the Partner site reconnaissance.

#### ***6.1.2 Sewage Discharge and Disposal***

The municipal sanitary sewer system operated by the City of Perris services the subject property vicinity.

Sanitary discharges are not generated at the subject property. No wastewater treatment facilities are located on the subject property.

#### ***6.1.3 Surface Water Drainage***

Storm water is removed from the subject property primarily by percolation to unpaved ground surfaces on the subject property.

The subject property does not appear to be a designated wetland area, based on information obtained from the United States Fish & Wildlife Service; however, a comprehensive wetlands survey would be required in order to formally determine actual wetlands on the subject property. No surface impoundments, wetlands, natural catch basins, settling ponds, or lagoons are located on the subject property. No drywells were identified on the subject property.

#### ***6.1.4 Source of Heating and Cooling***

Electricity and natural gas are provided to the vicinity by Southern California Edison (SCE) and the Southern California Gas Company.



### **6.1.5 Wells and Cisterns**

No aboveground evidence of wells or cisterns was observed during the site reconnaissance.

Water wells may be located at the subject property due to the historical agricultural use. If encountered, the water wells should be abandoned under local requirements.

### **6.1.6 Wastewater**

Domestic wastewater is not generated at the subject property.

### **6.1.7 Septic Systems**

No septic systems were observed or reported on the subject property. Septic systems serving former residences/farm buildings may be present.

### **6.1.8 Additional Site Observations**

No other additional general site characteristics were observed during the site reconnaissance.

## **6.2 Potential Environmental Hazards**

### **6.2.1 Hazardous Substances and Petroleum Products Used or Stored at the Site**

No hazardous substances or petroleum products were observed on the subject property during the site reconnaissance, except for the container discussed in Section 6.1.1.

### **6.2.2 Aboveground & Underground Hazardous Substance or Petroleum Product Storage Tanks (ASTs/USTs)**

No evidence of ASTs or USTs such as fill ports, piping, or vent pipes was observed or reported onsite.

### **6.2.3 Evidence of Releases**

No spills, stains or other indications that a surficial release has occurred at the subject property were observed.

### **6.2.4 Polychlorinated Biphenyls (PCBs)**

No potential PCB-containing equipment (transformers, oil-filled switches, hoists, lifts, dock levelers, hydraulic elevators, etc.) was observed on the subject property during Partner's reconnaissance.

### **6.2.5 Strong, Pungent or Noxious Odors**

No strong, pungent or noxious odors were evident during the site reconnaissance.

### **6.2.6 Pools of Liquid**

No pools of liquid were observed on the subject property during the site reconnaissance.

### **6.2.7 Drains, Sumps and Clarifiers**

No drains, sumps, or clarifiers were observed on the subject property during the site reconnaissance.

### **6.2.8 Pits, Ponds and Lagoons**

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

### **6.2.9 Stressed Vegetation**

No stressed vegetation was observed on the subject property.

### **6.2.10 Additional Potential Environmental Hazards**

No additional environmental hazards, including landfill activities or radiological hazards, were observed.

## **6.3 Non-ASTM Services**

### **6.3.1 Asbestos-Containing Materials (ACMs)**

Asbestos is the name given to a number of naturally occurring, fibrous silicate minerals mined for their useful properties such as thermal insulation, chemical and thermal stability, and high tensile strength. The Occupational Safety and Health Administration (OSHA) regulation 29 CFR 1926.1101 requires certain construction materials to be *presumed* to contain asbestos, for purposes of this regulation. Construction materials including, but not limited to, thermal system insulation (TSI), surfacing material, and asphalt/vinyl flooring that are present in a building and that have not been appropriately tested may be considered "presumed asbestos-containing material" (PACM).

No buildings or structures are located on the subject property. As such, an asbestos evaluation was not required by the scope of services.

### **6.3.2 Lead-Based Paint (LBP)**

Lead is a highly toxic metal that affects virtually every system of the body. LBP is defined as any paint, varnish, stain, or other applied coating that has 1 mg/cm<sup>2</sup> (or 5,000 ug/g or 0.5% by weight) or more of lead.

No buildings or structures are located on the subject property. As such, a LBP evaluation was not required by the scope of services.

### **6.3.3 Radon**

Radon is a colorless, odorless, naturally occurring, radioactive, inert, gaseous element formed by radioactive decay of radium (Ra) atoms. The US EPA has prepared a map to assist National, State, and local organizations to target their resources and to implement radon-resistant building codes. The map divides the country into three Radon Zones, according to the table below:

<b>EPA Radon Zones</b>		
<b>EPA Zones</b>	<b>Average Predicted Radon Levels</b>	<b>Potential</b>
Zone 1	Exceed 4.0 pCi/L	Highest
Zone 2	Between 2.0 and 4.0 pCi/L	Moderate
Zone 3	Less than 2.0 pCi/L	Low

It is important to note that the EPA has found homes with elevated levels of radon in all three zones, and the US EPA recommends site-specific testing in order to determine radon levels at a specific location.

However, the map does give a valuable indication of the propensity of radon gas accumulation in structures.

Radon sampling was not conducted as part of this assessment. Review of the US EPA Map of Radon Zones places the subject property in Zone 2. Based upon the radon zone classification and proposed commercial use, radon is not considered to be a significant environmental concern.

#### **6.3.4 Lead in Drinking Water**

According to available information, a public water system operated by the Eastern Municipal Water District (EMWD) serves the subject property vicinity. According to EMWD, the sources of public water for are rivers, lakes, streams, ponds, reservoirs, springs, local groundwater wells, surface water imported from Northern California and the Colorado River. According to the EMWD 2020 Water Quality Report, water supplied to the subject property is in compliance with all State and Federal regulations pertaining to drinking water standards, including lead and copper. There are no current water supplies onsite.

#### **6.3.5 Mold**

Molds are microscopic organisms found virtually everywhere, indoors and outdoors. Mold will grow and multiply under the right conditions, needing only sufficient moisture (e.g. in the form of very high humidity, condensation, or water from a leaking pipe, etc.) and organic material (e.g., ceiling tile, drywall, paper, or natural fiber carpet padding).

No buildings or structures are located on the subject property. As such, a mold evaluation was not required by the scope of services.

#### **6.3.6 Wetlands**

The subject property does not appear to be a designated wetland area, based on information obtained from the United States Fish & Wildlife Service; however, a comprehensive wetlands survey would be required in order to formally determine actual wetlands on the subject property. No surface impoundments, wetlands, natural catch basins, settling ponds, or lagoons are located on the subject property.

### **6.4 Adjoining Property Reconnaissance**

The adjoining property reconnaissance consisted of observing the adjoining properties from the subject property premises. No items of environmental concern were identified on the adjoining properties during the site assessment, including hazardous substances, petroleum products, ASTs, USTs, evidence of releases, PCBs, strong or noxious odors, pools of liquids, sumps or clarifiers, pits or lagoons, stressed vegetation, or any other potential environmental hazards.

## 7.0 VAPOR ENCROACHMENT CONDITIONS

Partner conducted a limited non-intrusive vapor screening on the subject property to identify, to the extent feasible, the potential for vapor encroachment conditions (VECs) in connection with the subject property. This included consideration of chemicals of concern (COC) that may migrate as vapors into the subsurface of the subject property as a result of contaminated soil and groundwater on or near the property.

This screening utilized readily available data sources previously discussed in this Phase I ESA that includes:

- the physical setting of the subject property (Section 2.4),
- standard historical sources for the subject property, adjoining, and surrounding area (Section 3.0),
- known or potentially contaminated sites as identified from information from regulatory agencies and sites on Federal, State, tribal and local databases (Section 4.0), and
- information from the site reconnaissance (Section 6.0) of the subject property and observations of the surrounding properties.

The results of our data collection, reconnaissance, and analysis are tabulated below:

<i>Potential for Vapor Encroachment to Impact the Subject Property</i>	
<b>Area of Concern</b>	<b>Likely or Known VEC to Subject Property</b>
Subject Property Existing Operations or Conditions	None identified that impact the subject property.
Historical Uses of the Subject Property	None identified that impact the subject property.
Adjoining Property Operations or Existing Conditions	None identified that impact the subject property.
Historical Uses of Adjoining Properties or Nearby Properties	None identified that impact the subject property.
Regulatory Review of sites identified on Federal, State, tribal and Local Environmental Databases which were located in the AMSD	None identified that impact the subject property.

## 8.0 FINDINGS AND CONCLUSIONS

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### ***Findings and Opinions***

#### **Recognized Environmental Condition**

A *REC* refers to the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment. The following was identified during the course of this assessment:

- Partner did not identify any RECs during the course of this assessment.

#### **Controlled Recognized Environmental Condition**

A *CREC* refers to a REC affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to implementation of required controls (for example, activity and use limitations or other property use limitations). The following was identified during the course of this assessment:

- Partner did not identify any CRECs during the course of this assessment.

#### **Historical Recognized Environmental Condition**

A *HREC* refers to a previous release of hazardous substances or petroleum products affecting the that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by the applicable regulatory authority or authorities without subjecting the subject property to any controls (for example, activity and use limitations or other property use limitations). The following was identified during the course of this assessment:

- Partner did not identify any HRECs during the course of this assessment.

#### **Business Environmental Risk**

A *Business Environmental Risks (BER)* is a risk which can have a material environmental or environmentally driven impact on the business associated with the current or planned use of commercial real estate, not necessarily related to those environmental issues required to be investigated in this practice. The following was identified during the course of this assessment:

- Partner did not identify any BERs during the course of this assessment.

#### **Significant Data Gaps**

No significant data gaps affecting the ability of the Environmental Professional to identify a REC were encountered during this assessment.

## **Conclusions and Recommendations**

Partner has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 and E1527-21 of the property at 150 Harley Knox Boulevard in the Cities of Perris and Moreno Valley, Riverside County, California (the "subject property"). Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report.

This assessment has revealed no evidence of RECs, CRECs, HRECs, or BERs in connection with the subject property. Based on the conclusions of this assessment, Partner recommends no further investigation of the subject property at this time.

## 9.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

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Partner has performed a Phase I Environmental Site Assessment of the property located at 150 Harley Knox Boulevard in the Cities of Perris and Moreno Valley, Riverside County, California in conformance with the scope and limitations of the protocol and the limitations stated earlier in this report. Exceptions to or deletions from this protocol are discussed earlier in this report.

By signing below, Partner declares that, to the best of our professional knowledge and belief, we meet the definition of *Environmental Professional* as defined in §312.10 of 40 CFR §312. Partner has the specific qualifications based on education, training, and experience to assess a *property* of the nature, history, and setting of the subject *property*. Partner has developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Prepared By:



Heather Hodgetts  
Senior Scientist

Reviewed by:



Debbie Stott, P.G.  
Technical Director

## 10.0 REFERENCES

---

### Reference Documents

American Society for Testing and Materials, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM Designation: E1527-13 and E1527-21.

Environmental Risk Information Services (ERIS), Radius Report, February 2022

Federal Emergency Management Agency, Federal Insurance Administration, National Flood Insurance Program, Flood Insurance Map, accessed via internet, February 2022

United States Department of Agriculture, Natural Resources Conservation Service, Web Soil Survey, accessed via the internet, February 2022

United States Environmental Protection Agency, EPA Map of Radon Zones (Document EPA-402-R-93-071), accessed via the internet, February 2022

United States Geological Survey, accessed via the Internet, February 2022

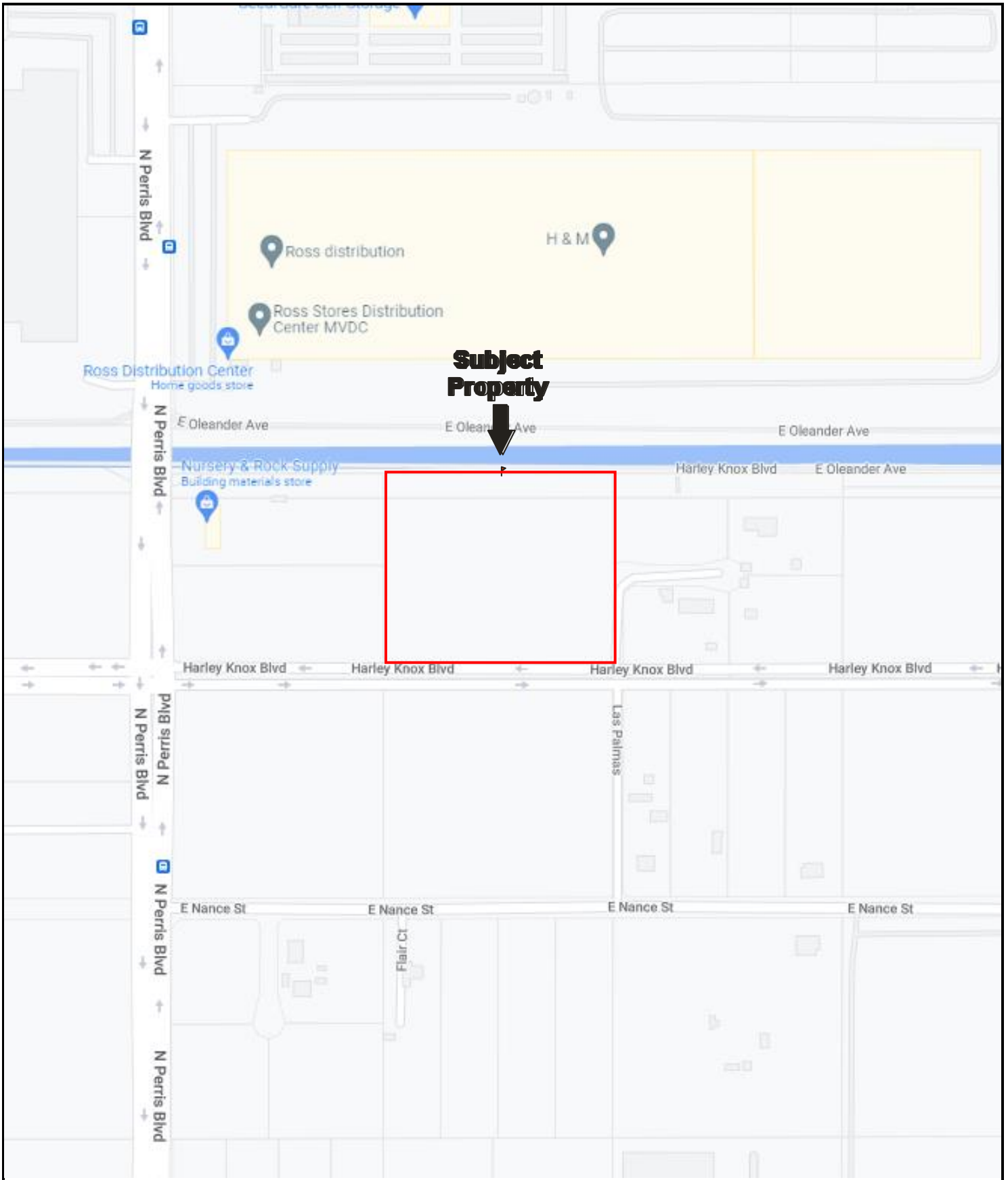
United States Geological Survey Topographic Map, 7.5-minute series, accessed via internet, February 2022



## **FIGURES**

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- 1 SITE LOCATION MAP**
- 2 SITE PLAN**
- 3 TOPOGRAPHIC MAP**



Drawing Not To Scale

KEY:  
Subject Property 

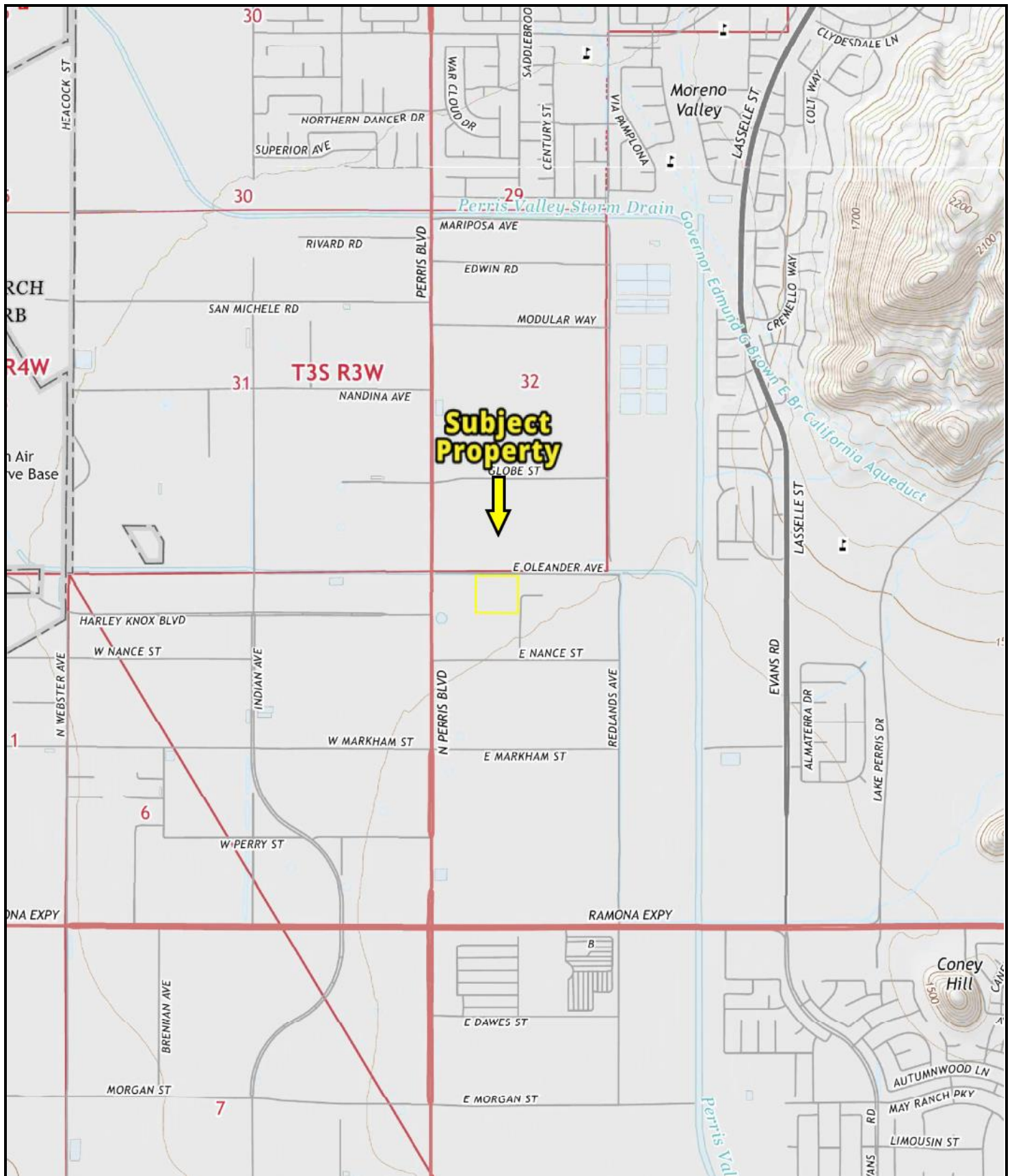
**FIGURE 1: SITE LOCATION MAP**  
Project No. 20-299613.2

**PARTNER**



**FIGURE 2: SITE PLAN**  
Project No. 20-299613.2





USGS 7.5 Minute *Perris and Sunnymead*, California Quadrangles  
Created: 2012

KEY:  
Subject Property 

**FIGURE 3: TOPOGRAPHIC MAP**  
Project No. 20-299613.2

**PARTNER**

## **APPENDIX A: SITE PHOTOGRAPHS**

---





1. Subject property from the southeast corner of the site, view facing west.



2. Subject property from the southeast corner of the site, view facing northwest.



3. Subject property from the southeast corner of the site, view facing north.



4. Adjacent properties to the east, view facing north.



5. Debris on the northeast side of the subject property, view facing northeast.



6. Debris on the northeast corner of the subject property, view facing northeast.





7. Adjacent properties to the northeast, view facing northeast.



8. Adjacent properties to the north, view facing northwest.



9. Subject property from the northeast corner of the site, view facing west.



10. Subject property from the northeast corner of the site, view facing southwest.



11. Subject property from the northeast corner of the site, view facing south.



12. Adjacent properties to the east, view facing southeast.





13. Adjacent properties to the west, view facing southwest.



14. Adjacent properties to the west, view facing northwest.



15. Concrete pad located on the west central boundary of the subject property, view facing north.



16. Concrete pad located on the west central boundary of the subject property, view facing south.



17. Adjacent properties to the west, view facing southwest.





18. Adjacent properties to the west, view facing west.



19. Subject property from the southwest corner of the site, view facing east.



20. Subject property from the southwest corner of the site, view facing northeast.



21. Subject property from the southwest corner of the site, view facing north.



22. Harley Know Boulevard and the adjacent properties to the southwest, view facing southwest.



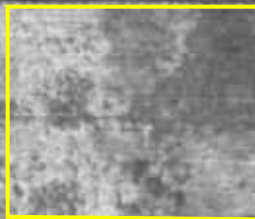
23. Harley Know Boulevard and the adjacent properties to the south, view facing southeast.

## **APPENDIX B: HISTORICAL/REGULATORY DOCUMENTATION**

one inch



**Subject  
Property**



Year: 1938  
Source: ASCS  
Scale: 1" = 500'  
Comment:

Address: 150 Harley Knox Blvd, PERRIS, CA  
Approx Center: -117.22280997,33.8580963

Order No: 22021500212

**PARTNER**



one inch



**Subject  
Property**



Year: 1953  
Source: ASCS  
Scale: 1" = 500'  
Comment:

Address: 150 Harley Knox Blvd, PERRIS, CA  
Approx Center: -117.22280997,33.8580963

Order No: 22021500212

**PARTNER**

one inch



**Subject  
Property**



Year: 1958  
Source: FAIRCHILD  
Scale: 1" = 500'  
Comment:

Address: 150 Harley Knox Blvd, PERRIS, CA  
Approx Center: -117.22280997,33.8580963

Order No: 22021500212

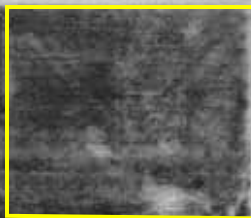
**PARTNER**



one inch



**Subject  
Property**



Year: 1966  
Source: USGS  
Scale: 1" = 500'  
Comment:

Address: 150 Harley Knox Blvd, PERRIS, CA  
Approx Center: -117.22280997,33.8580963

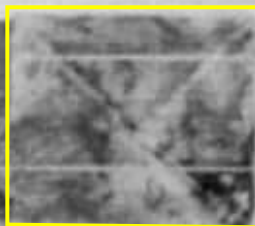
Order No: 22021500212

**PARTNER**

one inch



**Subject  
Property**



Year: 1970  
Source: NASA  
Scale: 1" = 500'  
Comment:

Address: 150 Harley Knox Blvd, PERRIS, CA  
Approx Center: -117.22280997,33.8580963

Order No: 22021500212

**PARTNER**



one inch



**Subject  
Property**



Year: 1976  
Source: USDA  
Scale: 1" = 500'  
Comment:

Address: 150 Harley Knox Blvd, PERRIS, CA  
Approx Center: -117.22280997,33.8580963

Order No: 22021500212

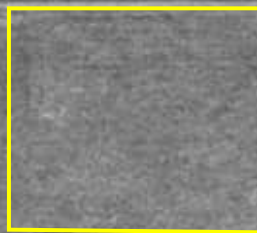
**PARTNER**



one inch



**Subject  
Property**



Year: 1985  
Source: USGS  
Scale: 1" = 500'  
Comment:

Address: 150 Harley Knox Blvd, PERRIS, CA  
Approx Center: -117.22280997,33.8580963

Order No: 22021500212

**PARTNER**

one inch



**Subject  
Property**



Year: 1994  
Source: USGS  
Scale: 1" = 500'  
Comment: Best Copy Available

Address: 150 Harley Knox Blvd, PERRIS, CA  
Approx Center: -117.22280997,33.8580963

Order No: 22021500212

**PARTNER**



one inch



**Subject  
Property**



Year: 1997  
Source: USGS  
Scale: 1" = 500'  
Comment:

Address: 150 Harley Knox Blvd, PERRIS, CA  
Approx Center: -117.22280997,33.8580963

Order No: 22021500212

**PARTNER**



one inch



**Subject  
Property**



Year: 2002  
Source: USGS  
Scale: 1" = 500'  
Comment:

Address: 150 Harley Knox Blvd, PERRIS, CA  
Approx Center: -117.22280997,33.8580963

Order No: 22021500212

**PARTNER**





**Subject  
Property**



Year: 2004  
Source: USDA  
Scale: 1" = 500'  
Comment:

Address: 150 Harley Knox Blvd, PERRIS, CA  
Approx Center: -117.22280997,33.8580963

Order No: 22021500212

**PARTNER**



one inch



**Subject  
Property**



Year: 2006  
Source: USDA  
Scale: 1" = 500'  
Comment:

Address: 150 Harley Knox Blvd, PERRIS, CA  
Approx Center: -117.22280997,33.8580963

Order No: 22021500212

**PARTNER**



one inch



**Subject  
Property**



Year: 2010  
Source: USDA  
Scale: 1" = 500'  
Comment:

Address: 150 Harley Knox Blvd, PERRIS, CA  
Approx Center: -117.22280997,33.8580963

Order No: 22021500212

**PARTNER**

one inch



**Subject  
Property**



Year: 2012  
Source: USDA  
Scale: 1" = 500'  
Comment:

Address: 150 Harley Knox Blvd, PERRIS, CA  
Approx Center: -117.22280997,33.8580963

Order No: 22021500212

**PARTNER**



one inch

**Subject  
Property**



Year: 2014  
Source: USDA  
Scale: 1" = 500'  
Comment:

Address: 150 Harley Knox Blvd, PERRIS, CA  
Approx Center: -117.22280997,33.8580963

Order No: 22021500212

**PARTNER**



one inch



**Subject  
Property**



Year: 2016  
Source: USDA  
Scale: 1" = 500'  
Comment:

Address: 150 Harley Knox Blvd, PERRIS, CA  
Approx Center: -117.22280997,33.8580963

Order No: 22021500212

**PARTNER**



one inch



**Subject  
Property**



Year: 2018  
Source: USDA  
Scale: 1" = 500'  
Comment:

Address: 150 Harley Knox Blvd, PERRIS, CA  
Approx Center: -117.22280997,33.8580963

Order No: 22021500212

**PARTNER**



one inch



**Subject  
Property**



Year: 2020  
Source: USDA  
Scale: 1" = 500'  
Comment:

Address: 150 Harley Knox Blvd, PERRIS, CA  
Approx Center: -117.22280997,33.8580963

Order No: 22021500212

**PARTNER**



# FIRE INSURANCE MAPS

**Project Property:** 150 Harley Knox  
150 Harley Knox Blvd  
PERRIS CA 92571

**Project No:** 20-299613.2

**Requested By:** Partner Engineering and Science, Inc.

**Order No:** 22021500212

**Date Completed:** February 15, 2022

---

**Please note that no information was found for your site or adjacent properties.**



---

# CITY DIRECTORY

**Project Property:** 150 Harley Knox  
150 Harley Knox Blvd  
Moreno Valley, CA 92551

**Project No:** 20-299613.2

**Requested By:** Partner Engineering and Science, Inc.

**Order No:** 22021500212

**Date Completed:** February 17, 2022



February 17, 2022  
RE: CITY DIRECTORY RESEARCH  
150 Harley Knox  
150 Harley Knox Blvd Moreno Valley, CA

Thank you for contacting ERIS for an City Directory Search for the site described above. Our staff has conducted a reverse listing City Directory search to determine prior occupants of the subject site and adjacent properties. We have provided the nearest addresses(s) when adjacent addresses are not listed. If we have searched a range of addresses, all addresses in that range found in the Directory are included.

Note: Reverse Listing Directories generally are focused on more highly developed areas. Newly developed areas may be covered in the more recent years, but the older directories will tend to cover only the "central" parts of the city. To complete the search, we have either utilized the ACPL, Library of Congress, State Archives, and/or a regional library or history center as well as multiple digitized directories. These do not claim to be a complete collection of all reverse listing city directories produced.

ERIS has made every effort to provide accurate and complete information but shall not be held liable for missing, incomplete or inaccurate information. To complete this search we used the general range(s) below to search for relevant findings. If you believe there are additional addresses or streets that require searching please contact us at 866-517-5204.

**Search Criteria:**

150 of Harley Knox Blvd  
17800 of N Perris Blvd

**Search Results Summary**

Date	Source	Comment
2020	DIGITAL BUSINESS DIRECTORY	
2016	DIGITAL BUSINESS DIRECTORY	
2012	DIGITAL BUSINESS DIRECTORY	
2008	DIGITAL BUSINESS DIRECTORY	
2006-2007	HAINES	
2006	HAINES	
2001	HAINES	
1996	HAINES	
1991	HAINES	
1986	HAINES	
1971	HAINES	

**Environmental Risk Information Services**

*A division of Glacier Media Inc.*

1.866.517.5204 | [info@erisinfo.com](mailto:info@erisinfo.com) | [erisinfo.com](http://erisinfo.com)

400 NATIONAL RETAIL TRANSPORTATION...*Transportation*  
 420 PROSPER PROPERTIES...*Offices Of Real Estate Agents & Brokers*  
 440 KOYO COOLING SYSTEMS...*Air Conditioning Contractors & Systems*  
 440 KOYO COOLING SYSTEMS INC...*Automobile Radiator-manufacturers*  
 460 ACUMEN ELECTRONICS INC...*Electronic Equipment & Supplies-retail*  
 460 TRIAD MAGNETICS...*Transformers-retail*  
 460 TRIAD MAGNETICS...*Nonclassified Establishments*  
 1090 GLOBAL MODULAR...*Modular Products-manufacturers*  
 1090 IMPACT CONSTRUCTION...*Modular Homes-dealers*  
 1090 IMPACT CONSTRUCTION SVC INC...*Modular Products-manufacturers*  
 1090 IMPACT CONSTRUCTION SVC INC...*Construction Companies*  
 1133 HIGH SEASON-PERRIS...*Nonclassified Establishments*  
 1153 BILL DAVE'S LANDSCAPE MNTNC...*Landscape Contractors*  
 1153 CANNA CLOUD...*Nonclassified Establishments*  
 1153 CRAZY CURBS...*Landscape Contractors*  
 1190 UNITED INSTALLATION SVC...*Services Nec*  
 1190 UNITED MATERIAL HANDLING INC...*Material Handling Equipment (whls)*  
 1450 QUALITY DRIVE AWAY...*Automobile Transporters & Drive-away Co*  
 1450 QUALITY DRIVE AWAY...*Movers*  
 22780 IHERB...*Grocers-health Foods*

17800 MJO STAFFING-MV...*Employment Agencies & Opportunities*  
 17800 ROSS DRESS FOR LESS...*Department Stores*  
 17800 ROSS DRESS FOR LESS...*Department Stores*  
 17800 ROSS STORES DISTRIBUTION CTR...*Distribution Centers (whls)*



400 PROFICIENCY PERRIS LLC...Nonclassified Establishments  
420 PROSPER PROPERTIES...Offices Of Real Estate Agents & Brokers  
420 R & M SUPPLY INC...Garden & Lawn Equipment & Supls-mfrs  
420 R & M SUPPLY INC...Greenhouse Equipment & Supplies (whls)  
440 KOYO COOLING SYSTEMS...Air Conditioning Contractors & Systems  
460 TRIAD MAGNETICS...Nonclassified Establishments  
480 CORIX WATER PRODUCTS INC...General Merchandise-retail  
1073 YUCAIPA TOWING INC...Wrecker Service  
1090 IMPACT CONSTRUCTION SVC INC...Modular Products-manufacturers  
1090 IMPACT CONSTRUCTION SVC INC...Construction Companies  
1153 CRAZY CURBS...Landscape Contractors  
1153 CRAZY CURBS...Concrete Blocks & Shapes (whls)  
1173 AMERICAN BUILDING SUPPLIES...Hardware-retail  
1190 UNITED MATERIAL HANDLING INC...Material Handling Equipment (whls)  
1190 UNITED MATERIAL HANDLING LLC...Racks (whls)  
1190 UNITED MATERIAL HANDLING LLC...Material Handling Equipment (whls)  
1450 QUALITY DRIVE AWAY...Automobile Transporters & Drive-away Co

17800 H & M CO...Nonclassified Establishments  
17800 MJO STAFFING-MV...Employment Agencies & Opportunities  
17800 ROSS STORES DISTRIBUTION CTR...Clothing-retail  
17800 ROSS STORES DISTRIBUTION CTR...Distribution Centers (whls)

- 1093 APEX INSULTAION...Insulation Contractors-cold & Heat
- 1093 MDI INTERIORS...Dry Wall Contractors
- 1153 BILL & DAVE'S LANDSCAPE MAINTENANCE...Landscape Contractors
- 1153 CRAZY CURBS...Landscape Contractors
- 1173 AMERICAN BUILDING SUPPLIES...Building Materials
- 1173 MIKE SCHEINKER MASONRY...Masonry Contractors
- 1190 CHAMP...Buildings-metal

- 17800 H & M CO...Nonclassified Establishments
- 17800 MJO STAFFING-MV...Employment Agencies & Opportunities
- 17800 ROSS STORES DISTRIBUTION CTR...Distribution Centers (whls)

NO LISTING FOUND...

17800

KHAJIMA CONSTRUCTION SVC...*General Contractors*

17800

ROSS DRESS FOR LESS...*Department Stores*

17800

ROSS STORES INC...*Department Stores*

17800 KAJIMA CONSTRUCTION SERVICES  
17800 ROSS DRESS FOR LESS

STREET NOT LISTED



STREET NOT LISTED

NO LISTINGS IN RANGE

STREET NOT LISTED

NO LISTINGS IN RANGE

STREET NOT LISTED

NO LISTINGS IN RANGE

STREET NOT LISTED

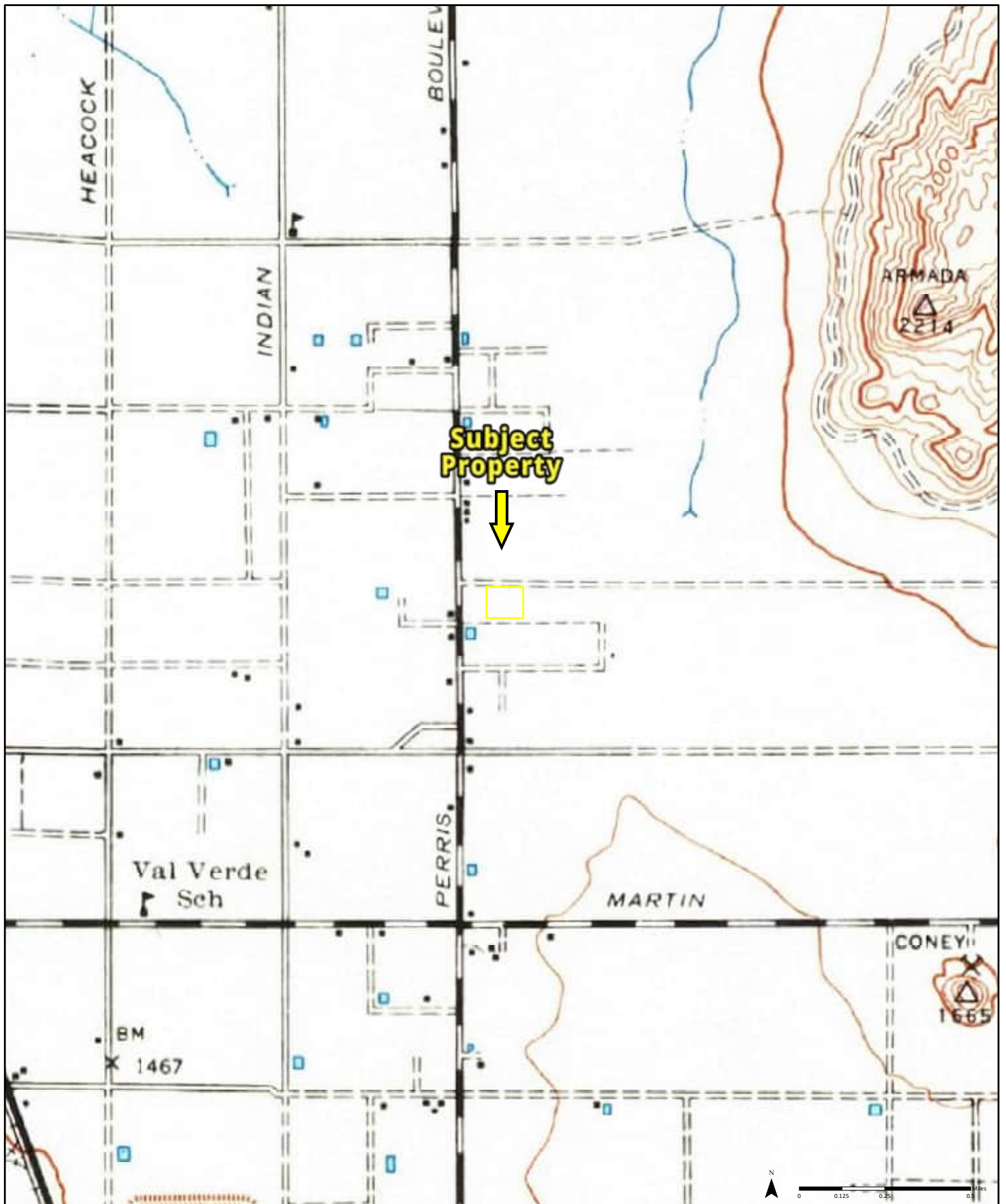
NO LISTINGS IN RANGE



STREET NOT LISTED

NO LISTINGS IN RANGE





**1942** <sup>(1)</sup> Aerial Photo Year: 1939

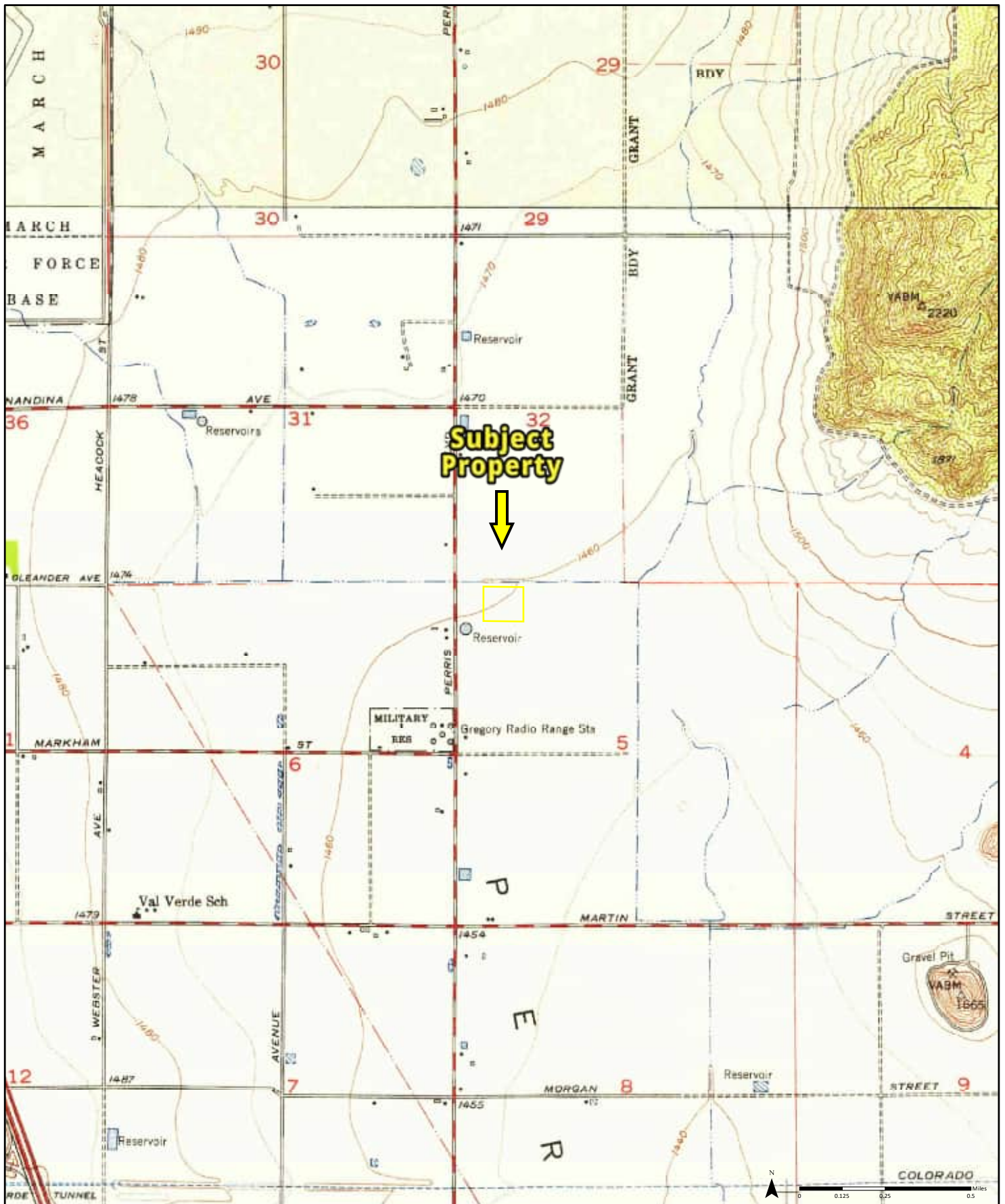
**Quadrangle(s):** Perris, CA<sub>(1)</sub>

Order No. 22021500212

Source: USGS 15 Minute Topographic Map

**PARTNER**





1953

(1) Aerial Photo Year: 1951

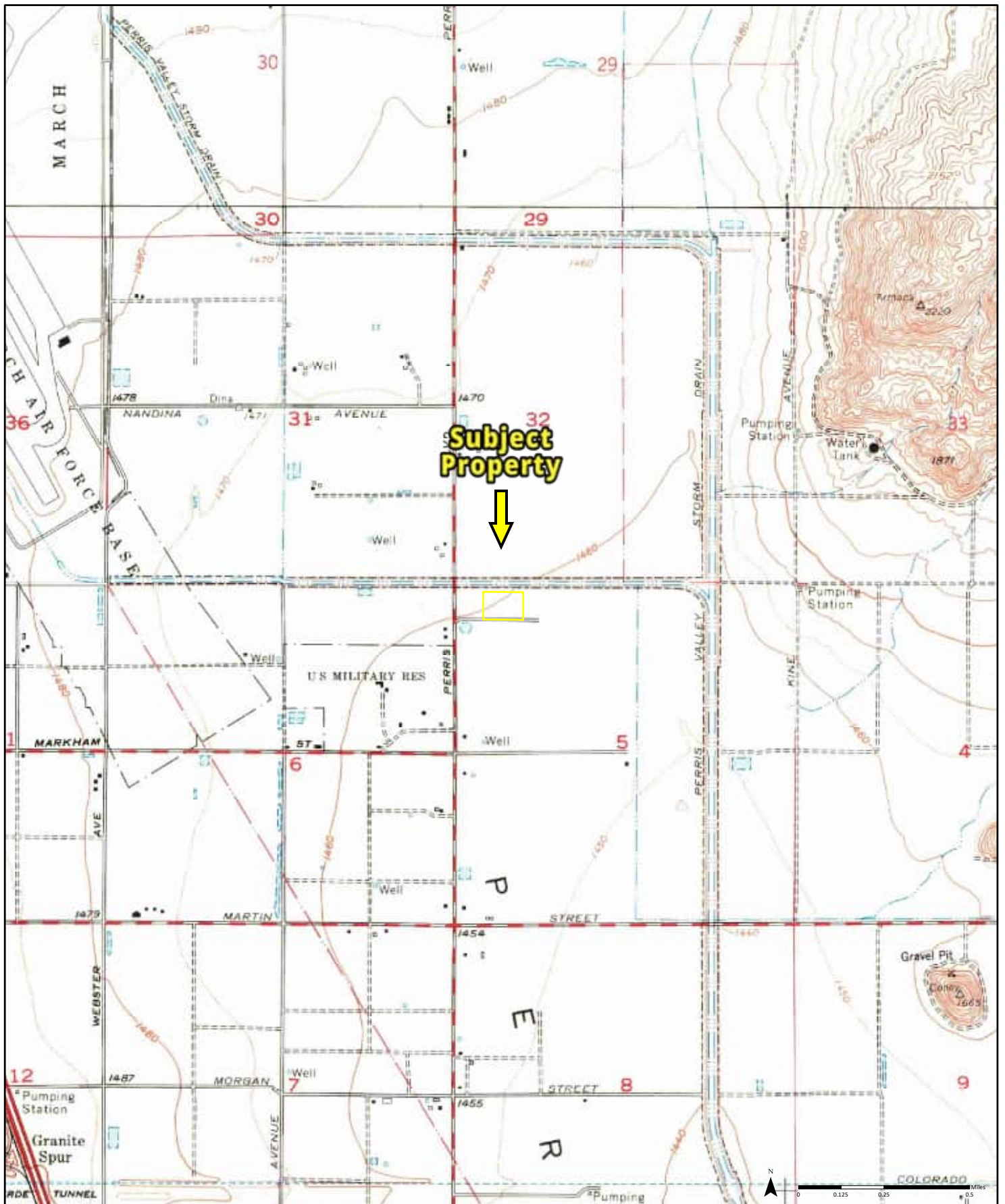
(2) Aerial Photo Year: 1951

Quadrangle(s): Perris, CA<sub>(1)</sub>; Sunnymead, CA<sub>(2)</sub>

Order No. 22021500212

Source: USGS 7.5 Minute Topographic Map

**PARTNER**



1967

(1) Aerial Photo Year: 1966

(2) Aerial Photo Year: 1966

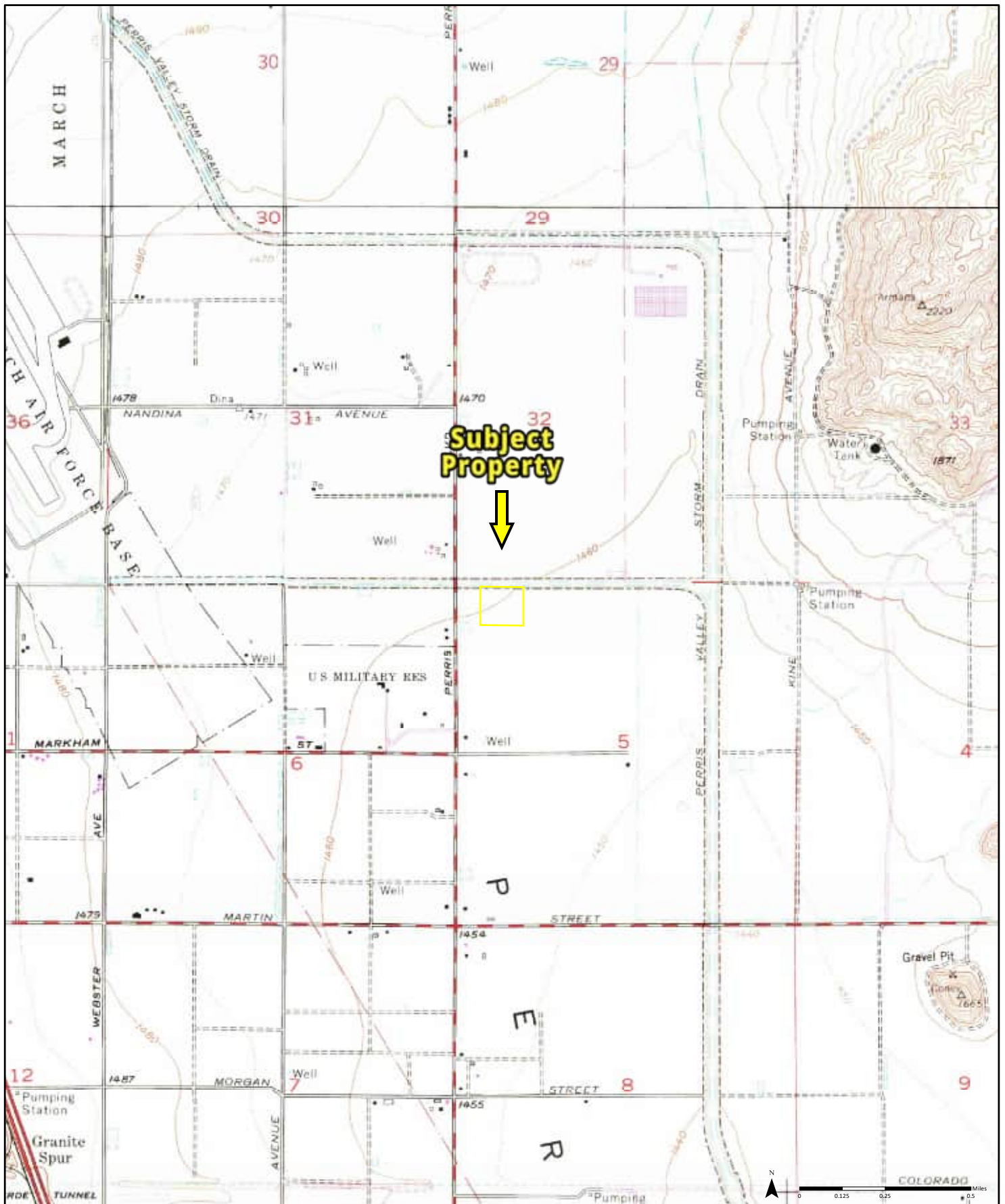
Quadrangle(s): Sunnymead, CA<sup>(1)</sup>; Perris, CA<sup>(2)</sup>

Order No. 22021500212

Source: USGS 7.5 Minute Topographic Map

**PARTNER**





1973

(1) Aerial Photo Year: 1973

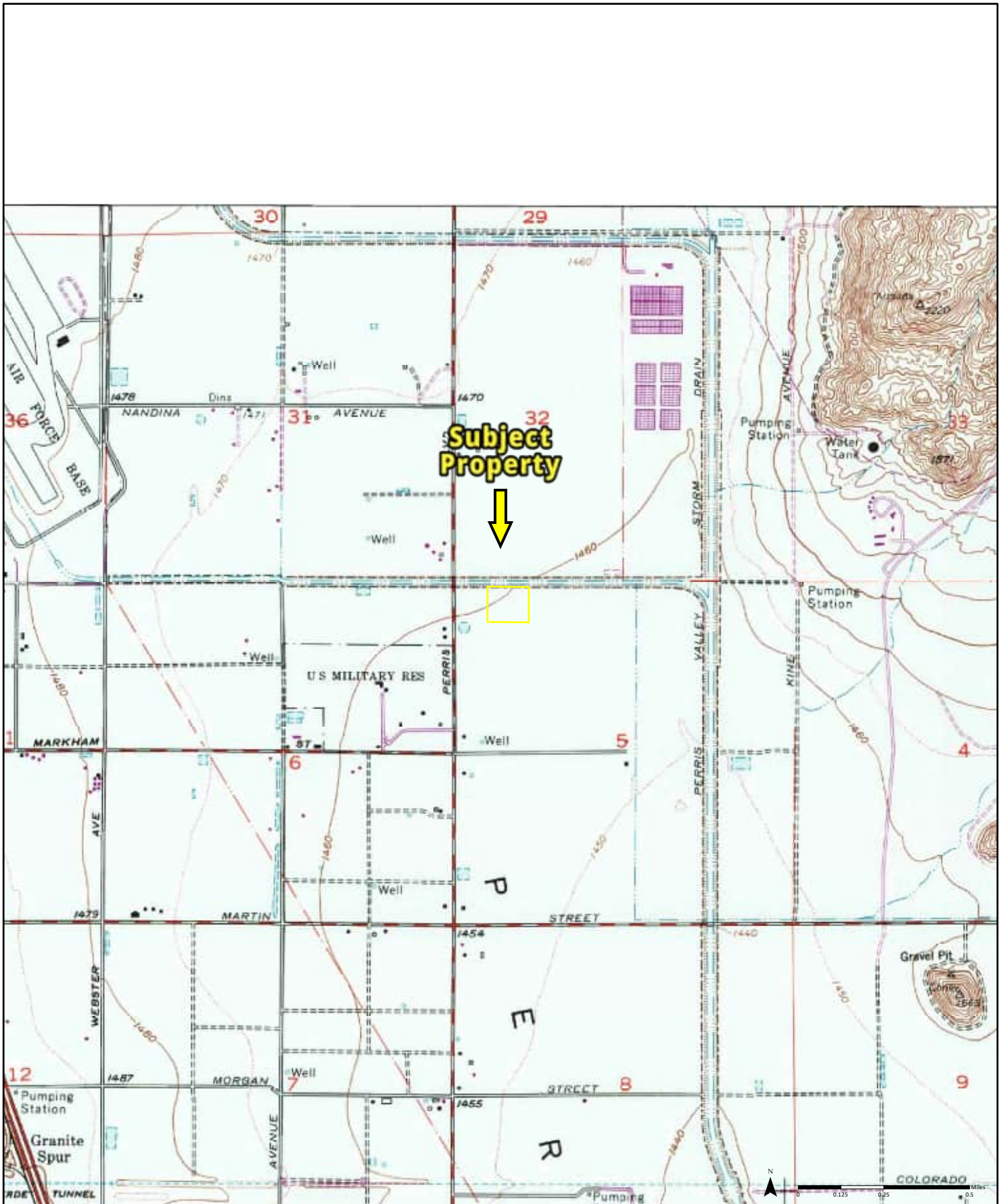
(2) Aerial Photo Year: 1973  
Photo Revision Year: 1973

Quadrangle(s): Sunnymead, CA<sup>(1)</sup>; Perris, CA<sup>(2)</sup>

Order No. 22021500212

Source: USGS 7.5 Minute Topographic Map

**PARTNER**



1979

<sup>(1)</sup> Aerial Photo Year: 1978  
Photo Revision Year: 1979

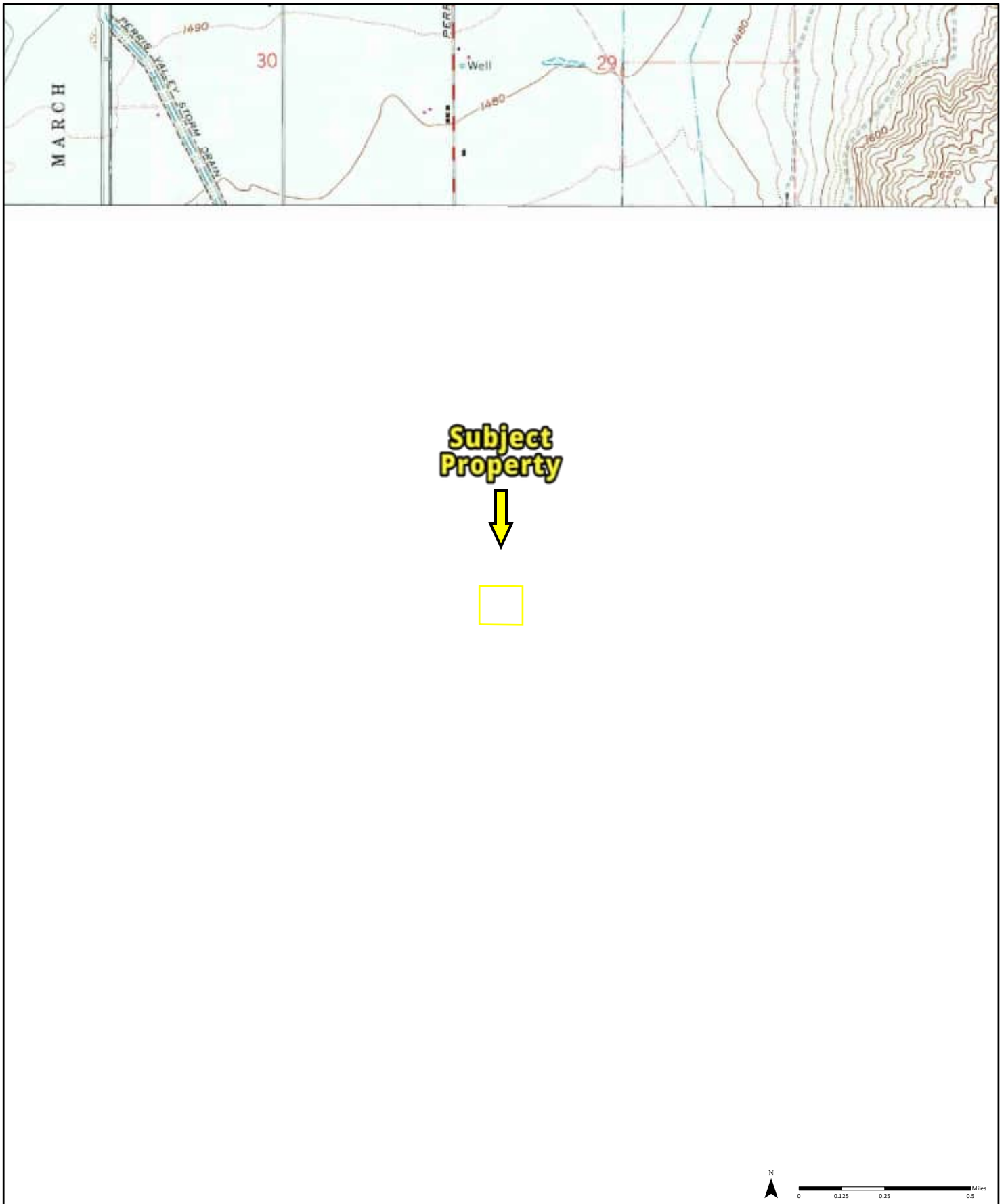
Quadrangle(s): Perris, CA<sub>(1)</sub>

Order No. 22021500212

Source: USGS 7.5 Minute Topographic Map

**PARTNER**





1980

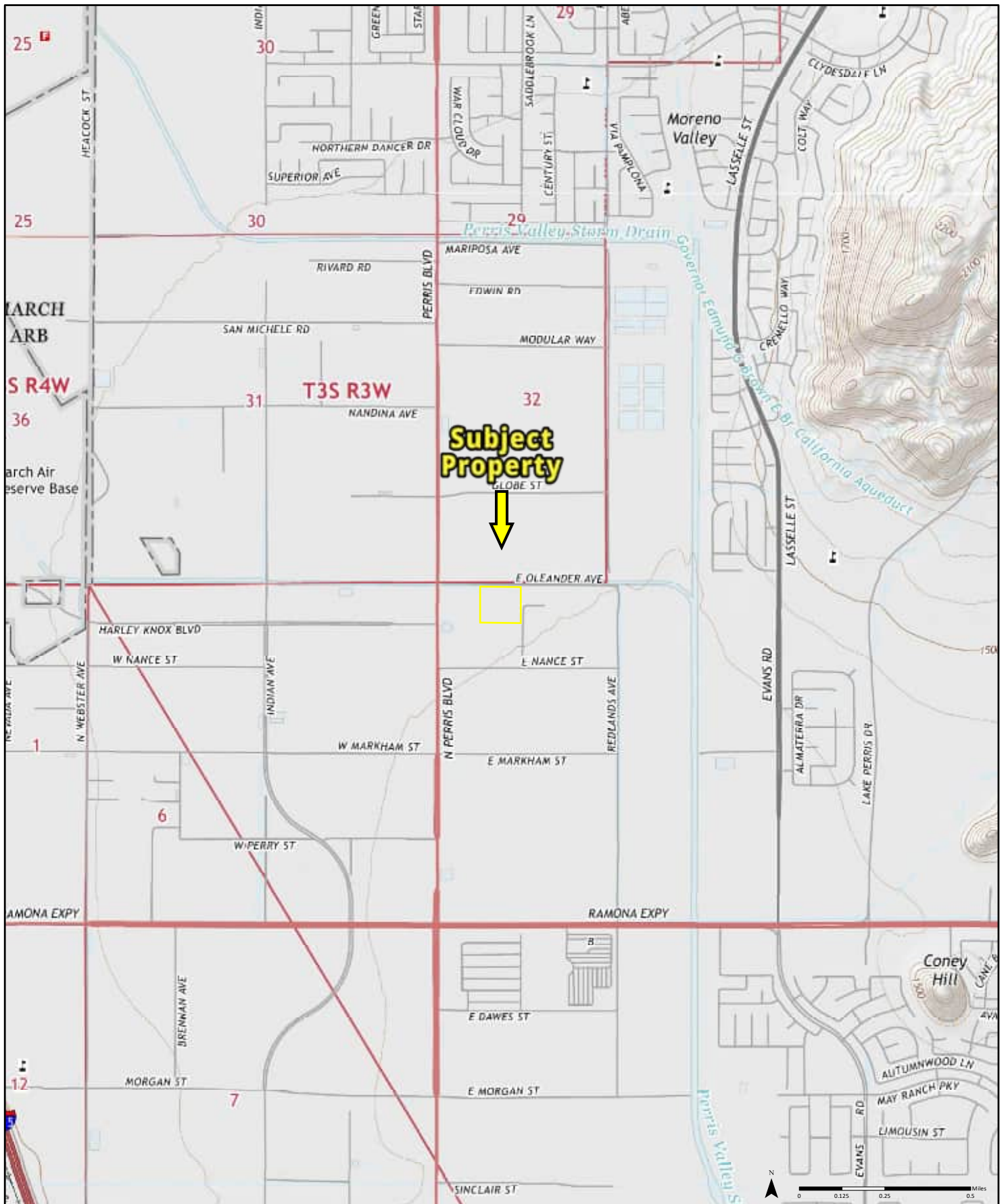
(1)  
Aerial Photo Year: 1978  
Photo Revision Year: 1980

Quadrangle(s): Sunnymead, CA(1)

Order No. 22021500212

Source: USGS 7.5 Minute Topographic Map

**PARTNER**





## County of Riverside DEPARTMENT OF ENVIRONMENTAL HEALTH

---

JEFF JOHNSON, DIRECTOR

**March 16, 2022**

Riverside County Hazardous Materials has reopened to limited in-person services. We will be implementing the best practices to serve our customers in person while preventing the transmission and spread of COVID-19.

Due to the ongoing COVID-19 national state of emergency, and Orders by the Riverside County Health Officer, the Riverside County Department of Environmental Health has continued to request that our employees work remotely to support you.

**Records Request services will continue to be available but please be patient with us and understand that staff is limited.**

Responses will be provided **temporarily via email** and will resume to respond via US Mail once the pandemic has rectified.

During this time records will be provided in five different ways after fees are paid.

- 1) In office appointments for viewing of larger files only
- 2) Email – Only small files **no larger than ¼ inch qualify**
- 3) US Mail – files that are appropriately sized for mailing will qualify – **Additional Copy and Reproduction Fees will apply**
- 4) USPS / FedEx – larger files that are unable to be mailed via US Mail will be shipped at the requestor's expense – **Additional Copy and Reproduction Fees will apply**
- 5) Pick Up – By appointment only – **Additional Copy and Reproduction Fees will apply**

For questions please call (951) 358-5055 or visit our website for information

[www.rivcoeh.org](http://www.rivcoeh.org)

Environmental Protection & Oversight Division  
Hazardous Materials Management Branch  
Attn: Records Management  
P.O. Box 7909  
Riverside, CA 92513-7909  
Ph: (951) 358-5055  
Fax (951) 358-5342

\*additional fees may include costs for appt. cancellation/no show, time per service, scan/fax/mail of documents, cd/dvd

---

2275 S. Main Street, Ste. 204  
Corona, CA 92882  
(951) 273-9143  
(951) 520-8319 Fax

800 S. Sanderson Avenue, Ste. 102  
Hemet, CA 92545  
(951) 766-6524  
(951) 791-1778 Fax

47950 Arabia Street, Ste. A  
Indio, CA 92201  
(760) 863-8976  
(760) 863-8303 Fax

4065 County Circle Dr., Ste. 104  
Riverside, CA 92503  
(951) 358-5055  
(951) 358-5342 Fax

3880 Lemon Street, Ste. 200  
Riverside, CA 92501  
(951) 955-8980  
(951) 955-8988 Fax



County of Riverside  
**DEPARTMENT OF ENVIRONMENTAL HEALTH**

---

JEFF JOHNSON, DIRECTOR

**Records Request Acknowledgement Letter**

March 16, 2022

Request No: **54061**

Request Date: **03/10/2022**

**PARTNER**  
**5454 Caminito Bayo**  
**La Jolla, CA 92037**  
**Attn: Heather Hodgetts**

**Re: 150 Harley Knox Blvd.,**  
**Perris**

We have received your request for records and a search of our files is being processed.

Once the research is completed, **you will be notified by mail** if records are or are not found.

Note: The files for Hazardous Materials Management Division began in 1986. Records for disclosure information of the cities of Corona 951-736-2220 and Riverside 951-826-5737 need to be directed to the City Fire Department.

Please direct any questions or correspondence to:

Riverside County Department of Environmental Health  
Hazardous Materials Management Division  
4065 County Circle Dr., Rm. 104  
P.O. Box 7909  
Riverside, CA 92513-7909  
*Attention: Records Management*  
Telephone: 951-358-5055 \* Fax: 951-358-5017

You may visit our website at [www.rivcoeh.org](http://www.rivcoeh.org)

---

2275 S. Main Street, Ste. 204  
Corona, CA 92882  
(951) 273-9143  
(951) 520-8319 Fax

800 S. Sanderson Avenue, Ste. 102  
Hemet, CA 92545  
(951) 766-6524  
(951) 791-1778 Fax

47950 Arabia Street, Ste. A  
Indio, CA 92201  
(760) 863-8976  
(760) 863-8303 Fax

4065 County Circle Dr., Ste. 104  
Riverside, CA 92503  
(951) 358-5055  
(951) 358-5342 Fax

3880 Lemon Street, Ste. 200  
Riverside, CA 92501  
(951) 955-8980  
(951) 955-8988 Fax



# 150 Harley Knox

APNs: 302-100-002 & 302-100-007

Harley Knox Blvd

N Perris Blvd

Las Palmas

Redlands Ave

E Nance St

Flair Ct



1000 ft

Google Earth

© 2020 Google



Hodgetts, Heather

---

From: leu Lamyuen JR <ilamyuenjr@americanintegrated.com>  
Sent: Wednesday, March 2, 2022 10:20 AM  
To: Mike Tonkonogy; Joe Sepulveda; Marcella Duran  
Cc: Hodgetts, Heather; John Farmer; Devin Turner; Michael Johnson; Jennifer Awad; Jake Swan; Jake Swan; Geoffrey Harris  
Subject: FW: CRG-LCI

Morning Mike,

Below are pictures from removal today.

Thank you,

JR Lamyuen  
Waste Coordinator  
1502 East Opp Street, Wilmington CA 90744  
Cell# 424.308.4783  
Office# 310.522.1168



---

From: Ben Burgos <bburgos@americanintegrated.com>  
Sent: Wednesday, March 02, 2022 10:06 AM  
To: Joe Sepulveda <jsepulveda@americanintegrated.com>; leu Lamyuen JR <ilamyuenjr@americanintegrated.com>  
Subject: CRG-LCI











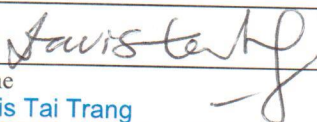
## ENVIRONMENTAL SITE ASSESSMENT QUESTIONNAIRE

Please complete to the best of your knowledge. For those questions that are not applicable, please respond with an "N/A". For those questions that are unknown, please respond with "unknown".

### 1. PROPERTY INFORMATION:

Property Name: <u>Vacant Land</u>		
Property Address: <u>150 Harley Knox Blvd</u>		
City <u>Perris</u>	State <u>California</u>	Zip <u>92571</u>
Assessor's Parcel Number <u>302-100-002 / 302-100-007</u>		
Property Owner & Contact Information: <u>Tai V. Trang (aka Davis Tai Trang) and Helen T. Trang, Trustees of the Tai V. Trang and Helen T. Trang Revocable Trust Dated January 17, 1997</u>		
Date Property Owner Purchased: <u>September 23, 1985</u>		
Key Site Manager & Contact Information: <u>N/A. Contact to: Davis Tai Trang @ helenins@gmail.com</u>		

### 2. COMPLETED BY

Signature 	Date <u>12/10/2020</u>
Printed Name <u>Davis Tai Trang</u>	Relation to Subject Property <u>Owner</u>

### 3. PREVIOUS INVESTIGATIONS

Have any previous environmental investigations been performed at the property, including Phase I ESAs, Phase II Subsurface Investigations, Remediation, Asbestos or Lead-Based Paint surveys? N/A

(If yes, please provide copies)

### 4. PROPERTY DESCRIPTION

Property Size APN:302100002 has 7.87AC per Assessor & APN:300100007 has 1.06AC per Assessor Number of Building(s): N/A

Size of Building(s): N/A

Date of Construction: N/A

Property Type: (please circle)

Multi-Family Hotel Mobile Home Park Retail/Commercial Industrial Office

Other: N/A Vacant Land

Please provide Rent Roll if Applicable.

Historical Use of Property: Unknown

### 5. SURROUNDING PROPERTY USES

DIRECTION	USE
-----------	-----

North	Unknown
South	Unknown
East	Unknown
West	Unknown

Are you aware of any potential environmental concerns associated with surrounding properties?  
 \_\_\_\_\_ YES \_\_\_\_\_ ☒ NO

If yes, please describe:

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## 6. UTILITIES & SERVICES

Please provide the name of the utility or contractor providing the following:

Electric	Unknown
Gas	Unknown
Potable Water	Unknown
Sanitary Sewer	Unknown
Bio-hazardous Waste	Unknown
Elevator Maintenance	Unknown
Used Grease	Unknown
Hazardous Waste	Unknown

## 7. ON SITE OPERATIONS

Are you aware of any of the following conditions, either past or present, on the property?		
Condition	Response	If yes, please describe
1. Stored Chemicals	Yes No <input checked="" type="checkbox"/>	
2. Underground Storage Tanks	Yes No <input checked="" type="checkbox"/>	
3. Aboveground Storage Tanks	Yes No <input checked="" type="checkbox"/>	
4. Spills or Releases	Yes No <input checked="" type="checkbox"/>	
5. Dump Areas/Landfills	Yes No <input checked="" type="checkbox"/>	
6. Waste Treatment Systems	Yes No <input checked="" type="checkbox"/>	
7. Clarifiers/Separators	Yes No <input checked="" type="checkbox"/>	
8. Vents/Odors	Yes No <input checked="" type="checkbox"/>	
9. Floor Drains/Sumps	Yes No <input checked="" type="checkbox"/>	
10. Stained Soil	Yes No <input checked="" type="checkbox"/>	
11. Electrical Transformers	Yes No <input checked="" type="checkbox"/>	
12. Hydraulic Lifts/Elevators	Yes No <input checked="" type="checkbox"/>	



13. Dry Cleaning Operations	Yes	No <input checked="" type="checkbox"/>	
14. Oil/Gas/Water/Monitoring Wells	Yes	No <input checked="" type="checkbox"/>	
15. Environmental Permits	Yes	No <input checked="" type="checkbox"/>	





**GENERATOR INFORMATION REQUEST FORM &  
AUTHORIZATION TO PROFILE & SIGN WASTE MANIFESTS**

**Generator Mailing Information:**

Company/Owner Name: CRG-LCI Harley Knox

Address: 1302 Brittany Cross Rd., Santa Ana, CA 92705

Contact Person: Mike Tonkonogy Phone No.: (949) 300-9243

Federal Tax ID No.: 87-1020407 *(required if AIS is obtaining a Temporary Site EPA ID#)*

*\*Not required for Non-Hazardous waste shipment*

*\*Not required for Bill of Lading waste shipment*

**Generator Site Information:**

Company/Site Name: \_\_\_\_\_

Address: 150 Harley Knox Blvd., Perris, CA 92571

Contact Person: Mike Tonkonogy Phone No.: (949) 300-9243

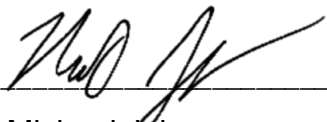
Site EPA ID No.: \_\_\_\_\_ *(if available, otherwise a Temporary Site ID# may need to be obtained)*

*\*Not required for Non-Hazardous waste shipment*

*\*Not required for Bill of Lading waste shipment*

AIS JOB Number: \_\_\_\_\_

**If the foregoing is acceptable to you, this is confirmation that the undersigned is HM-181 certified** and is authorizing American Integrated Services, Inc., to create/revise/sign/submit Waste Profiles (3<sup>rd</sup> Party Authorization) and/or Waste Shipping Manifests or Bill-of-Ladings on behalf of Generator for the project indicated above.

Signature: 

Print Name: Michael Johnson

Date: 2/23/2022

Title: Manager

*Please complete the above and return via e-mail to your AIS representative. Questions, please contact us below.*

P.O. Box 92316, Long Beach, CA 90809-2316 • 1502 E. Opp St., Wilmington, CA 90744-3927

Phone: 310.522.1168 • 888.423.6060 • FAX 310.522.0474

www.americanintegrated.com • Contractor Lic. #757133



DISCLOSE WITH CONFIDENCE™

## Mandatory Commercial Disclosure Report

**PROUDLY MADE IN THE USA**

**SUBJECT PROPERTY:**  
150 HARLEY KNOX BLVD  
PERRIS, CA 92571  
APN: 302-100-002  
RIVERSIDE COUNTY

**PROPERTY I.D. PLAZA, 1001 WILSHIRE BL., LOS ANGELES, CA 90017**

**P: (800) 626-0106 F: (800) 626-3863 • Platinum Services P: (800) 920-5603 F: (800) 920-5605**

**WWW.PROPERTYID.COM**

**IMPORTANT NOTICE** *For the convenience of real estate agents, escrow officers, sellers and buyers, a disclosure receipt is provided herein. It is important that the recipient of the report acknowledge acceptance of the report by signing the receipt. Thereafter each party to the transaction may retain a copy of the receipt for their records.*

*When Printed by Property I.D. Corporation, three original copies of the report are issued for distribution to the parties involved in the transaction.*

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# NATURAL HAZARD DISCLOSURE STATEMENT AND DISCLOSURE REPORT RECEIPT

This statement applies to the following property: 150 HARLEY KNOX BLVD PERRIS, CA 92571; RIVERSIDE COUNTY; APN: 302-100-002 Date: 09/22/2020

This disclosure statement is intended to be a part of the

☐ AIR STANDARD OFFER AGREEMENT AND ESCROW INSTRUCTIONS FOR PURCHASE OF REAL ESTATE or

☐ \_\_\_\_\_ (the "Purchase Agreement") dated \_\_\_\_\_,

wherein \_\_\_\_\_ is the Seller and \_\_\_\_\_ is the Buyer.

Note: This disclosure statement is not designed nor intended to be used in place of the AIR standard Property Information Sheet.

THIS REAL PROPERTY LIES WITHIN THE FOLLOWING HAZARDOUS AREA(S):

**A SPECIAL FLOOD HAZARD AREA** (Any type Zone "A" or "V") designated by the Federal Emergency Management Agency. Refer to Report.

Yes \_\_\_ No X Do not know and information not available from local jurisdiction \_\_\_

**AN AREA OF POTENTIAL FLOODING SHOWN ON A DAM FAILURE INUNDATION MAP** pursuant to Section 8589.5 of the Government Code. Refer to Report.

Yes X No \_\_\_ Do not know and information not available from local jurisdiction \_\_\_

**A VERY HIGH FIRE HAZARD SEVERITY ZONE** pursuant to Section 51178 or 51179 of the Government Code. The owner of this property is subject to the maintenance requirements of Section 51182 of the Government Code. Refer to Report.

Yes \_\_\_ No X

**A WILDLAND AREA THAT MAY CONTAIN SUBSTANTIAL FOREST FIRE RISKS AND HAZARDS** pursuant to Section 4125 of the Public Resources Code. The owner of this property is subject to the maintenance requirements of Section 4291 of the Public Resources Code. Additionally, it is not the state's responsibility to provide fire protection services to any building or structure located within the wildlands unless the Department of Forestry and Fire Protection has entered into a cooperative agreement with a local agency for those purposes pursuant to Section 4142 of the Public Resources Code. Refer to Report.

Yes \_\_\_ No X

**AN EARTHQUAKE FAULT ZONE** pursuant to Section 2622 of the Public Resources Code. Refer to Report.

Yes \_\_\_ No X

**A SEISMIC HAZARD ZONE** pursuant to Section 2696 of the Public Resources Code. Refer to Report.

Yes (Landslide Zone) \_\_\_ Yes (Liquefaction Zone) \_\_\_ No \_\_\_ Map not yet released by state X

The items listed below indicate additional statutory disclosures and legal information that are provided in the report.

- ◆ Additional Reports that are enclosed herein if ordered:  
(A) ENVIRONMENTAL RISK REPORT (Enclosed if ordered)
- ◆ Additional Statutory Disclosures:  
(A) INDUSTRIAL USE ZONE DETERMINATION (where available) (B) MILITARY ORDINANCE FACILITIES pursuant to California Civil Code Sections 1102.15 and 1940.7. (C) MELLO-ROOS & SPECIAL ASSESSMENTS pursuant to Section 53311-53365.7 / 53754 of the California Government Code; Refer to Report.
- ◆ Additional Local Jurisdiction Hazards - May include the following:  
Airports, Airport Influence Area, Avalanche, Coastal Protection, Conservation Areas, Critical Habitats, Dam Failure Inundation, Duct Sealing Requirements, Erosion, Fault Zone, Fire, Groundwater, Sea Level Rise, Landslide, Liquefaction, Methane Gas, Mines, Naturally Occurring Asbestos, Oil and Gas Well Proximity, Petrochemical Contamination, Property Taxes, Radon, Right to Farm, Soil Stability, Tsunami, Williamson Act, Wind Erosion. Refer to Report.
- ◆ General Notices:  
Methamphetamine Contamination, Megan's Law – Sex Offender Database, Mold, Abandoned Wells. Carbon Monoxide Devices, Natural Gas and Hazardous Liquid Pipelines, Water Conserving Plumbing Fixtures, Notice of Supplemental Property Tax Bill, AB 38 Notice, CALFIRE Defensible Space, CALFIRE Low Cost Retrofit List, California Waterway Setback Requirements, SGMA Groundwater Basin Priority, Historical Significance Notice. Refer to Report.
- ◆ Governmental Guides are delivered with printed reports and linked on electronically delivered reports (also available at <https://propertyid.com/downloads>)  
(A) COMMERCIAL PROPERTY OWNER'S GUIDE TO EARTHQUAKE SAFETY pursuant to California Business and Professions Code Section 10147. Refer to Report.

The above disclosure statement, legal, and government information do not substitute any inspections or warranties the principal(s) may wish to obtain. No representation or recommendation is made by any broker as to the legal sufficiency, legal effect, or consequences of this document, or the purchase agreement to which it relates. The representations made in this Natural Hazard Disclosure Statement do not constitute all of the seller's or agent's disclosure obligations in this transaction.

This Report contains the Mandatory Commercial Natural Hazard Disclosure Report. The Environmental Risk Report is only enclosed if it has been ordered. To order the Environmental Risk Report, please contact Property I.D. Customer Service at 800-626-0106.

Signature of Seller(s) \_\_\_\_\_  
Print Name \_\_\_\_\_

Date \_\_\_\_\_

Signature of Seller(s) \_\_\_\_\_  
Print Name \_\_\_\_\_

Date \_\_\_\_\_

Signature of Buyer(s) \_\_\_\_\_  
Print Name \_\_\_\_\_

Date \_\_\_\_\_

Signature of Buyer(s) \_\_\_\_\_  
Print Name \_\_\_\_\_

Date \_\_\_\_\_



**ORDER ID #:** 3651448

**ORDER DATE:** 09/22/2020

**RESEARCH DATE:** 09/22/2020

**ESCROW/TITLE FILE #:** 741916-ML

**ESCROW/TITLE AGENT:**

MIKE LITROV

TICOR TITLE

21900 BURBANK BLVD #114

WOODLAND HILLS, CA 91367

**SUBJECT PROPERTY:**

150 HARLEY KNOX BLVD

PERRIS, CA 92571

RIVERSIDE COUNTY

APN: 302-100-002

**REPORT ORDERED BY:**

MIKE LITROV

TICOR TITLE

21900 BURBANK BLVD #114

WOODLAND HILLS, CA 91367

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Safety Guides are included at the end of the Buyer's Copy of reports printed by Property I.D. Links to download the guides are included when reports are delivered electronically. Safety Guides included: "Residential Environmental Hazards", "Homeowner's Guide To Earthquake Safety", including the "Residential Earthquake Hazards Report Form", "Protect Your Family From Lead In Your Home", "Mold in My Home: What Do I Do?", and "What Is Your Home Energy Rating?"

### NOTICE TO BUYER:

This report applies to the property described by the street address and/or county assessor's parcel number as shown above. Please verify this information for accuracy. If this report has been issued in connection with an identified escrow and your escrow transaction number fails to match the escrow number enumerated in this report, then this report is invalid and must be reordered.

This report is issued as of the date shown above and is based upon an examination of maps as published by government agencies. This report does not constitute an opinion as to the advisability of completing the transaction.



## SUMMARY OF RESULTS

For  
150 HARLEY KNOX BLVD, PERRIS, CA 92571  
APN: 302-100-002

### NHDS DISCLOSURES

DISCLOSURE TYPE	SOURCE	RESEARCH RESULTS
Flood Zone	Federal	IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (SFHA).IT IS IN ZONE X (NOT AN SFHA).*LETTER OF MAP REVISION CASE NO: 15-09-1728P, CASE DATE: 5/26/2016.
Dam Inundation	State	IS LOCATED IN A DESIGNATED DAM INUNDATION AREA, INCLUDING THE FOLLOWING: PERRIS MAINDAM (SCENARIO1 - SUNNY DAY FAILURE)
Very High Fire Hazard Severity Zone	State	IS NOT LOCATED IN A VERY HIGH FIRE SEVERITY ZONE
Wildland Fire Area	State	IS NOT LOCATED IN A DESIGNATED STATE FIRE RESPONSIBILITY AREA
Alquist-Priolo Fault Zones	State	IS NOT LOCATED IN AN ALQUIST-PRIOLO EARTHQUAKE FAULT ZONE
Landslide Hazard Zones	State	IS NOT LOCATED IN AN OFFICIALLY DESIGNATED EARTHQUAKE-INDUCED LANDSLIDE HAZARD ZONE (NOTE: THE SUBJECT PROPERTY IS IN AN AREA FOR WHICH NO MAPS HAVE BEEN ISSUED BY THE STATE OF CALIFORNIA)
Liquefaction Hazard Zone	State	IS NOT LOCATED IN AN OFFICIALLY DESIGNATED LIQUEFACTION HAZARD ZONE (NOTE: THE SUBJECT PROPERTY IS IN AN AREA FOR WHICH NO MAPS HAVE BEEN ISSUED BY THE STATE OF CALIFORNIA)

### STATUTORY DISCLOSURES

DISCLOSURE TYPE	SOURCE	RESEARCH RESULTS
FEMA Community Rating System	State	IS LOCATED IN A COMMUNITY THAT WAS GIVEN A CLASS 8 RATING FOR FLOOD PREPAREDNESS BY THE NFIP. PROPERTIES IN THIS COMMUNITY MAY BE ELIGIBLE FOR DISCOUNTED FLOOD INSURANCE.
Dam Inundation	County	IS LOCATED WITHIN ¼ MILE OF A DAM INUNDATION AREA (PERRIS)
Wildland-Urban Interface	Federal	IS LOCATED IN THE WILDLAND-URBAN INTERFACE
Wildland-Urban Interface	State	IS NOT LOCATED IN THE WILDLAND-URBAN INTERFACE
Tree Mortality Fire Threat	State	IS NOT LOCATED IN A HIGH HAZARD ZONE
Utility Fire Threat	State	IS NOT LOCATED IN THE CPUC HIGH FIRE-THREAT DISTRICT
Fire Hazard Rating	State	IS LOCATED IN AN AREA WITH A LOW FIRE HAZARD SEVERITY RATING
Faults	Federal	IS NOT LOCATED WITHIN ¼ MILE OF A MAPPED FAULT
Faults	State	IS NOT LOCATED WITHIN ¼ MILE OF A MAPPED FAULT
Faults	County	IS NOT LOCATED WITHIN ¼ MILE OF A MAPPED FAULT
Faults	County	IS NOT LOCATED IN A FAULT ZONE
Landslide Inventory	State	IS NOT LOCATED IN AN AREA OF IDENTIFIED EARTH MOVEMENT
Landslides	County	IS NOT LOCATED IN AN AREA OF MAPPED LANDSLIDES
Landslide Susceptibility	County	IS NOT LOCATED IN AN AREA MAPPED FOR LANDSLIDE SUSCEPTIBILITY
Liquefaction	County	IS LOCATED IN AN AREA OF HIGH LIQUEFACTION SUSCEPTIBILITY

# SUMMARY OF RESULTS

(continued)

## STATUTORY DISCLOSURES

(continued)

DISCLOSURE TYPE	SOURCE	RESEARCH RESULTS
Ground Shaking	State	IS LOCATED IN AN AREA SUBJECT TO VERY STRONG GROUND SHAKING AND MODERATE DAMAGE TO PROPERTY (MM VII) IN POTENTIAL EARTHQUAKE SCENARIOS
Expansive Soils	Federal	IS LOCATED IN AN AREA OF SOILS WITH MODERATE SHRINK-SWELL POTENTIAL
Expansive Soils	Regional	IS LOCATED IN AN AREA OF EXPANSIVE SOILS WITH LOW SHRINK-SWELL POTENTIAL
Subsidence	County	IS LOCATED IN AN AREA SUSCEPTIBLE TO SUBSIDENCE
Wind Erosion	Regional	IS LOCATED IN AN AREA WITH VERY LOW SUSCEPTIBILITY FOR WIND EROSION
Groundwater Management Basins	State	IS LOCATED IN A CALIFORNIA STATEWIDE GROUNDWATER ELEVATION MONITORING PROGRAM HIGH PRIORITY GROUNDWATER BASIN
Naturally Occurring Asbestos	State	IS NOT LOCATED IN AN AREA LIKELY TO CONTAIN NATURALLY OCCURRING ASBESTOS
Radon Gas	Federal	AS A ZONE 2 FOR RADON GAS POTENTIAL
Protected Species / Habitats	Federal	IS LOCATED IN AN AREA WITH PROTECTED SPECIES, HABITATS, OR CONSERVATION PLAN AREAS, INCLUDING THE FOLLOWING: RIVERSIDE COUNTY STEPHENS' KANGAROO RAT PLAN AND FEE AREA (RIVERSIDE COUNTY) · WESTERN RIVERSIDE COUNTY MSHCP BURROWING OWL SURVEY AREA · WESTERN RIVERSIDE COUNTY MSHCP CRITERIA SPECIES SURVEY AREA · WESTERN RIVERSIDE COUNTY MSHCP NARROW ENDEMIC PLANT SPECIES SURVEY AREA · WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN AREA (RIVERSIDE COUNTY)
Protected Species / Habitats	State	IS NOT LOCATED IN AN AREA WITH RECORDED SIGHTINGS OF RARE SPECIES OR NATURAL COMMUNITIES
Drainage Fee Area	County	IS LOCATED IN A DRAINAGE FEE AREA
Duct Sealing Requirement	State	IS LOCATED IN A ZONE SUBJECT TO CALIFORNIA ENERGY COMMISSION DUCT SEALING REQUIREMENTS
Airport Vicinity	Federal	IS NOT LOCATED WITHIN 2 MILES OF AN FAA APPROVED LANDING FACILITY
Airport Influence Area	County	IS LOCATED IN THE AIRPORT INFLUENCE AREA OF THE FOLLOWING AIRPORTS: MARCH AIR RESERVE BASE
FUDS Military Facilities	Federal	IS LOCATED WITHIN 1 MILE OF A FORMERLY USED DEFENSE SITE, INCLUDING THE FOLLOWING: MARCH AFB - POORMAN GUNNERY RANGE (FUDS NO: J09CA7400)
Military Facilities	Federal	IS LOCATED WITHIN 1 MILE OF A MILITARY SITE, INCLUDING THE FOLLOWING: MARCH AFB - POORMAN GUNNERY RANGE ( FUDS NO: J09CA7400 ) · MARCH ARB (ACTIVE)
Industrial / Commercial Use	Regional	IS LOCATED IN OR IS ADJACENT TO AN AREA OF INDUSTRIAL AND/OR COMMERCIAL LAND USE
Mine Sites	Federal	IS NOT LOCATED WITHIN ¼ MILE OF A MINE SITE IDENTIFIED BY THE U.S. GEOLOGICAL SURVEY
Mining Operations	State	IS NOT LOCATED WITHIN 1 MILE OF MINING OPERATIONS
Abandoned Mining Operations	State	IS NOT LOCATED WITHIN 1 MILE OF ABANDONED MINING OPERATIONS

## SUMMARY OF RESULTS

(continued)

### STATUTORY DISCLOSURES

(continued)

DISCLOSURE TYPE	SOURCE	RESEARCH RESULTS
Oil and Gas Wells	State	IS NOT LOCATED WITHIN 500FT OF AN IDENTIFIED OIL OR GAS WELL, ACTIVE OR ABANDONED
Oil and Gas Field Administrative Boundary	State	IS NOT LOCATED WITHIN THE ADMINISTRATIVE BOUNDARY OF AN OIL AND GAS FIELD
Right to Farm	State	IS LOCATED IN OR ADJACENT TO AN AREA OF AGRICULTURAL ACTIVITY
Williamson Act	County	IS NOT / WAS NOT LOCATED IN LANDS UNDER CONTRACT PURSUANT TO THE CALIFORNIA LAND CONSERVATION (WILLIAMSON) ACT AT THE TIME THE DATA WAS OBTAINED
Ad Valorem Rate Based Taxes	County	IS SUBJECT TO AD VALOREM TAXES
Mello-Roos Taxes	County	DOES NOT CURRENTLY HAVE MELLO-ROOS TAXES LEVIED AGAINST IT
Special Tax Assessment District	County	IS LOCATED IN A SPECIAL TAX ASSESSMENT DISTRICT

### DISCLOSURE NOTICES

COMMERCIAL ENERGY USE DISCLOSURE	see under DISCLOSURE NOTICES
METHAMPHETAMINE CONTAMINATION	see under DISCLOSURE NOTICES
MEGAN'S LAW - SEX OFFENDER DATABASE	see under DISCLOSURE NOTICES
ABANDONED WELLS	see under DISCLOSURE NOTICES
CARBON MONOXIDE DEVICES	see under DISCLOSURE NOTICES
NATURAL GAS AND HAZARDOUS LIQUID PIPELINES	see under DISCLOSURE NOTICES
WATER CONSERVING PLUMBING FIXTURES	see under DISCLOSURE NOTICES

THIS "SUMMARY OF RESEARCH RESULTS" MERELY SUMMARIZES THE RESEARCH RESULTS CONTAINED IN THE PROPERTY I.D. MANDATORY DISCLOSURE REPORT AND DOES NOT OBIVATE THE NEED TO READ THE REPORT IN ITS ENTIRETY. THE TRANSFEROR(S) AND TRANSFEREE(S) MUST READ THE REPORT IN ITS ENTIRETY.

# FLOOD HAZARD ZONES

For  
150 HARLEY KNOX BLVD, PERRIS, CA 92571  
APN: 302-100-002

Based on PROPERTY I.D.'s research of the Flood Insurance Rate Maps issued by the Federal Emergency Management Agency, the following determination is made:

**A SPECIAL FLOOD HAZARD AREA** (Any type Zone "A" or "V") designated by the Federal Emergency Management Agency.  
Yes ☐ No ☒ Do not know and information not available from local jurisdiction ☐

**SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (SFHA).**

**IT IS IN ZONE X (NOT AN SFHA).**

**\*LETTER OF MAP REVISION CASE NO: 15-09-1728P, CASE DATE: 5/26/2016.**

## DISCUSSION:

Through its Flood Hazard Mapping Program, FEMA identifies flood hazards, assesses flood risks, and partners with communities to provide flood hazard maps to guide planning and mitigation actions. The National Flood Insurance Program (NFIP) relies on FEMA's Flood Insurance Rate Maps (FIRMs) and documents in determining a property's flood insurance requirements.

FEMA's assessment of flood hazards categorizes geographic zones by their likelihood to flood. Areas with a 1-percent or greater chance of flooding in any given year (i.e. a "100-year floodplain") are considered Special Flood Hazard Areas (SFHA). Properties found to be in an SFHA may be subject to Federal flood insurance requirements. Federally regulated lenders are required by law to determine if the structure is located in a SFHA and must provide the buyer with written notice that flood insurance will be required. For more information on FEMA's flood mapping and National Flood insurance Program (NFIP) go to [www.floodsmart.gov](http://www.floodsmart.gov).

You can also contact the FEMA Flood Map Service Center at (877) 336-2627, or by email at [FEMAMapSpecialist@riskmapcds.com](mailto:FEMAMapSpecialist@riskmapcds.com).

A FEMA Standard Flood Hazard Determination Form (SFHDF) for this property has been included with this report. The SFHDF identifies whether a structure is located in a special flood hazard area, if the borrower is required to obtain flood insurance, and if federal flood insurance is available. [Click Here to View](#)

## FEMA FLOOD ZONE DESIGNATIONS

<b>A, AE, AH, AO, AR, A1-A30, A99</b>	Special Flood Hazard Area (SFHA): Areas of 100-Year flood
<b>V, V1-V30, VE</b>	Coastal SFHA: Areas of 100-Year coastal flood
<b>ACC, ACB, AEC*, AC*</b>	Contained Flooding: Areas where flooding is contained by a flood control measures such as a channel (ACC) or basin (ACB). Not an SFHA. While a property may be impacted by an AC* zone, structures on that property will not be impacted. (* represents a wildcard character)
<b>XPL, X500PL</b>	Protected Areas: Areas protected from 100-year flood by levee, dike, or other structure. Not an SFHA.
<b>B, C, X, X500</b>	Non-SFHA: Areas outside of 100-year floodplain or of undetermined flood hazards. Not an SFHA.
<b>D</b>	Not Studied: Areas where no analysis of flood hazards has been conducted, flood hazards are undetermined but possible. Not an SFHA.



# FLOOD HAZARD ZONES

(continued)

## LOCAL FLOOD PROTECTION PLANNING

For land use planning, some cities and counties have developed and implemented plans to meet the urban level of flood protection, taking into account localized understanding of risk and issues facing local flood protection systems, and defining local flood hazard areas. Updated construction and development regulations may be implemented, potentially affecting project scope, and requiring greater consideration of potential flood hazards, outside of the federally mapped special flood hazard areas. Please check with your local planning department for further information.

**Multiple Flood Zones Note:** Property I.D.'s research is done for the entire lot. Flood hazard zones do not follow property boundaries, therefore it is possible for your property to be located in more than one zone. In these cases, the report will reflect multiple flood zones. Federally mandated flood insurance is required if any portion of the structure(s) is in a special flood hazard area. To determine your property's flood insurance requirements, please check with your lender or insurance agent.

**Note:** The Biggert-Waters Flood Insurance Reform Act of 2012 (BW-12) as modified by the Homeowner Flood Insurance Affordability Act of 2014 may cause flood insurance premium rates to increase. Homeowners and business owners are encouraged to learn their flood risk and talk to their insurance agent regarding flood insurance. Insurance companies may require an elevation certificate to offer flood insurance for properties located in Special Flood Hazard Areas (SFHA). A property's seller, builder or developer may have a copy of the elevation certificate, or it may be recorded with a property's deed. The Community Floodplain Manager at the local city or county government office may also have a copy of the elevation certificate. If an elevation certificate is not available, one can be completed with an on-site inspection by a land surveyor, engineer, or architect legally authorized to certify elevation information. For further information on BW-12, go to [http://www.fema.gov/media-library-data/20130726-1912-25045-9380/bw12\\_qa\\_04\\_2013.pdf](http://www.fema.gov/media-library-data/20130726-1912-25045-9380/bw12_qa_04_2013.pdf). For further information on Elevation Certificates, see [https://propertyid.com/content/pdf/FEMA\\_ElevationCertificateFactSheet\\_Apr2015.pdf](https://propertyid.com/content/pdf/FEMA_ElevationCertificateFactSheet_Apr2015.pdf).

## FEMA COMMUNITY RATING SYSTEM

Based on PROPERTY I.D.'s research of the Community Rating System issued by the National Flood Insurance Program (NFIP), the following determination is made:

**SUBJECT PROPERTY IS LOCATED IN A COMMUNITY THAT WAS GIVEN A CLASS 8 RATING FOR FLOOD PREPAREDNESS BY THE NFIP. PROPERTIES IN THIS COMMUNITY MAY BE ELIGIBLE FOR DISCOUNTED FLOOD INSURANCE.**

### DISCUSSION:

The National Flood Insurance Program (NFIP) evaluates entire communities for flood preparedness under their Community Rating System (CRS). (A community's participation in the program does NOT mean the subject property is in a Special Flood Hazard Area; that determination is made separately in this report.)

Communities can achieve higher CRS ratings by using flood management practices that exceed the minimum NFIP standards, with the goal of reducing flood damage. Property owners in a rated community are then eligible for discounted flood insurance according to their community's rate class. Depending on the level of participation, a community earns a class rating from 1 to 10, with class 1 communities being the best prepared. The rating can reduce premiums up to 45% in class 1 communities, with no discounts in class 10 communities. A specific property's discount is then based on the age and elevation of the insured structures, and which flood zone the structure is in.

For more information about the Community Rating System and eligibility, visit <https://www.fema.gov/national-flood-insurance-program-community-rating-system>.

You may also contact the FEMA Insurance Services Office by email at [nfipcrs@iso.com](mailto:nfipcrs@iso.com).

# DAM FAILURE INUNDATION

For  
150 HARLEY KNOX BLVD, PERRIS, CA 92571  
APN: 302-100-002

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Based on PROPERTY I.D.'s research of specific maps or information from the Office of Emergency Services, the following determination is made:

AN AREA OF POTENTIAL FLOODING SHOWN ON A DAM FAILURE INUNDATION MAP pursuant to Section 8589.5 of the Government Code.		
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Do not know and information not available from local jurisdiction <input type="checkbox"/>

## SUBJECT PROPERTY IS LOCATED IN A DESIGNATED DAM INUNDATION AREA, INCLUDING THE FOLLOWING:

- PERRIS MAINDAM (SCENARIO1 - SUNNY DAY FAILURE)

Based on PROPERTY I.D.'s research of specific maps or data for Riverside County, the following determination is made:

## SUBJECT PROPERTY IS LOCATED WITHIN ¼ MILE OF A DAM INUNDATION AREA (PERRIS)

### DISCUSSION:

Dam inundation refers to the area(s) downstream of dams that would flood in the event of a dam failure (breach), or an uncontrolled release of water. Dam failures may be structural, mechanical, or hydraulic in nature, and the flooding, damage, and potential for loss of life caused by said failures, can be much greater than that of a traditional flood from a body of water such as a stream, river, or lake. While the inundation maps outline the extent of damage to life and property that would occur in a worst case scenario, like a complete and sudden dam failure at full capacity, the likelihood of such an event is not disclosed in this report.

In response to Dam Failure Hazards in California, SB 92 and Section 8589.5 of the California Government Code, require dam owners to submit inundation maps to the Department of Water Resources for approval, which will then be used in creation and submittal of Emergency Action Plans to the California Office of Emergency Services. Updated plans and inundation maps must be submitted every 10 years, or sooner under certain conditions.

For more information, please visit the California Department of Water Resources Division of Safety of Dams website at <https://www.water.ca.gov/Programs/All-Programs/Division-of-Safety-of-Dams>.

**FIRE HAZARDS**  
For  
150 HARLEY KNOX BLVD, PERRIS, CA 92571  
APN: 302-100-002

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**VERY HIGH FIRE HAZARD ZONE**

Based on PROPERTY I.D.'s research of the current maps and information issued by the California Department of Forestry and Fire Protection and Riverside County, the following determination is made:

**A VERY HIGH FIRE HAZARD SEVERITY ZONE** pursuant to Section 51178 or 51179 of the Government Code.  
The owner of this property is subject to the maintenance requirements of Section 51182 of the Government Code.  
Yes ☐ No ☒

**SUBJECT PROPERTY IS NOT LOCATED IN A VERY HIGH FIRE SEVERITY ZONE**

**DISCUSSION:**

In an effort to prepare measures to retard the spread of fires, and reduce the potential intensity of uncontrolled fires that could destroy resources, life, or property, the California Department of Forestry and Fire Protection identifies Very High Fire Hazard Severity Zones. These areas are classified as such based upon fuel loading, slope, fire history, weather, and other relevant factors. For an area designated as a very high fire hazard severity zone, vegetation removal or management must be undertaken for fire prevention or suppression purposes. Other measures may be required, such as the maintenance of fire breaks around the property, clearance of brush and other flammable substances, the provision and maintenance of screens on chimneys and stovepipes, and a prescribed fire retardant roof.

Note: California Government Code §51179 provides that a local agency may choose to include or exclude areas from the State identified VHFHSZs in order to provide effective fire protection and fire prevention in the local jurisdiction. This provision allows a local agency, at its discretion, to make changes to the boundaries of VHFHSZs that may not be reflected on maps released by the CDF. For these reasons, the NHDS may be marked "Yes" for very high fire.

**WILDLAND FIRE (STATE FIRE RESPONSIBILITY AREA)**

Based on PROPERTY I.D.'s research of the current maps issued by the California Department of Forestry and Fire Protection, the following determination is made:

**A WILDLAND AREA THAT MAY CONTAIN SUBSTANTIAL FOREST FIRE RISKS AND HAZARDS** pursuant to Section 4125 of the Public Resources Code. The owner of this property is subject to the maintenance requirements of Section 4291 of the Public Resources Code. Additionally, it is not the state's responsibility to provide fire protection services to any building or structure located within the wildlands unless the Department of Forestry and Fire Protection has entered into a cooperative agreement with a local agency for those purposes pursuant to Section 4142 of the Public Resources Code.  
Yes ☐ No ☒

**SUBJECT PROPERTY IS NOT LOCATED IN A DESIGNATED STATE FIRE RESPONSIBILITY AREA**

**DISCUSSION:**

A State Fire Responsibility Area (SRA) is the area where the State of California is financially responsible for the prevention and suppression of wildfires. The SRA does not include lands within incorporated city boundaries or federally owned land.

Pursuant to Assembly Bill X1 29 (ABX1 29), an annual SRA Fire Prevention Benefit Fee is applied to all habitable structures within the SRA. Effective July 1, 2013, the fee was levied at the rate of \$152.33 per habitable structure, to be adjusted annually for inflation. This fee funds fire prevention services in the SRA, such as fuel reduction, defensible space inspections, fire prevention engineering, evacuation planning, fire prevention education, fire hazard mapping, implementation of Fire Plans, and fire-related law enforcement activities. Owners of habitable structures that are also within the boundaries of a local fire protection agency may receive a reduction of \$35 per habitable structure.

## FIRE HAZARDS

(continued)

With the passing of Assembly Bill 398 (AB 398), the Fire Prevention Fee has been suspended for the 2017-2018 fiscal year, and will remain suspended through January 1, 2031. For the exact text of AB 398, please visit [https://leginfo.ca.gov/faces/billNavClient.xhtml?bill\\_id=201720180AB398](https://leginfo.ca.gov/faces/billNavClient.xhtml?bill_id=201720180AB398).

If you have questions regarding the Fire Prevention Fee program, or would like to appeal your SRA determination, please contact the Fire Prevention Fee Service Center at the following address or telephone number:

Fire Prevention Fee Service Center  
P.O. Box 2254  
Suisun City, CA 94585  
1-888-310-6447

Note: If the property is located in a State Fire Responsibility area, Seller shall, within the time specified, disclose this fact in writing to Buyer (Public Resources Code Section 4136). Government regulations may impose building restrictions and requirements that may substantially impact and limit construction and any remodeling or improvement.

### DEFENSIBLE SPACE



[CLICK HERE TO VIEW FLYER](#)

<b>ZONE 1: 30 feet of Lean, Clean &amp; Green</b>	<b>ZONE 2: 30–100 feet of Reduced Fuel</b>	<b>Use Equipment Properly to Keep from Sparking a Wildfire</b>
<b>Remove all dead plants, grass and weeds.</b>  <b>Remove dead or dry leaves and pine needles from your yard, roof and rain gutters.</b>  <b>Keep tree branches 10 feet away from your chimney and other trees.</b>	<b>Cut or mow annual grass down to a maximum height of 4 inches.</b>  <b>Create a horizontal spacing between shrubs and trees.</b>  <b>Create vertical spacing between grass, shrubs and trees.</b>	<b>Mow before 10 a.m., and never on a hot or windy day. String trimmers are a safer option (vs. lawnmowers) for clearing vegetation.</b>

Defensible Space is your property's front line defense against wildfire. Creating and maintaining defensible space around your home can dramatically increase your home's chance of surviving a wildfire and improves the safety of firefighters defending your property. 100 feet of defensible space is required by law.

For more information on creating defensible space and legal requirements visit [READYFORWILDFIRE.ORG](https://readyforwildfire.org)

\*NOTE: Your signature on the NHDS Report Receipt page is sufficient to acknowledge delivery/receipt of this information.

### WILDLAND-URBAN INTERFACE

Based on PROPERTY I.D.'s research of the current maps and information issued by the United States Forest Service, the following determination is made:

#### **SUBJECT PROPERTY IS LOCATED IN THE WILDLAND-URBAN INTERFACE**

Based on PROPERTY I.D.'s research of the current maps and information issued by the California Department of Forestry and Fire Protection's Fire Resource and Assessment Program (FRAP), the following determination is made:

#### **SUBJECT PROPERTY IS NOT LOCATED IN THE WILDLAND-URBAN INTERFACE**

#### **DISCUSSION:**



## FIRE HAZARDS

(continued)

The wildland-urban interface (WUI) is the area where structures and other human development meet or intermingle with undeveloped wildland, and is an environment in which fire can move readily between vegetation fuels and structures, increasing the threat to property and human life. As more and more Californians make their homes in woodland settings, they face the very real and growing danger of wildfire. Every year across California, homes are affected by wildfires. Those that survive the fire almost always do so because their owners had prepared for the eventuality of fire, which is an inescapable force of nature in fire-prone wildland areas. Living in a Wildland-Urban interface zone comes with some added need for understanding of fire dangers, and preparedness methods to protect your home and family.

**Wildland Urban Intermix:** Areas where structures and wildland vegetation directly intermingle

**Wildland Urban Interface:** Areas with sparse or no wildland vegetation in close proximity to dense wildland vegetation

**Wildfire Influence Zone:** Wildland vegetation up to 1.5 miles from Interface or Intermix

For more information on Wildfire protection and preparedness, please visit the following websites from CAL FIRE:

<http://www.readyforwildfire.org/>

<https://osfm.fire.ca.gov/divisions/wildfire-prevention-planning-engineering/wildland-hazards-building-codes/>

<https://fire.ca.gov/programs/communications/defensible-space-prc-4291/>

### **CALIFORNIA PUBLIC UTILITIES COMMISSION UTILITY ASSOCIATED FIRE THREAT**

Based on PROPERTY I.D.'s research of the current maps issued by the California Public Utilities Commission and the California Department of Forestry and Fire Protection, the following determination is made:

#### **SUBJECT PROPERTY IS NOT LOCATED IN THE CPUC HIGH FIRE-THREAT DISTRICT**

##### **DISCUSSION:**

The California Public Utilities Commission has delineated a High Fire-Threat District (HFTD) designed specifically for the purpose of identifying areas where there is an increased risk for utility associated wildfires. Within the HFTD, revised and strengthened fire safety regulations have been implemented to further protect people and property from the effects of utility associated wildfires, and provide guidance on how to curtail fire threat during periods of extreme fire conditions.

Further information on the regulations, and the HFTD can be found on the CPUC Fire Threat page at

<https://www.cpuc.ca.gov/firethreatmaps/>.

### **TREE MORTALITY FIRE THREAT**

Based on PROPERTY I.D.'s research of the current maps issued by California Department of Forestry and Fire Protection, the following determination is made:

#### **SUBJECT PROPERTY IS NOT LOCATED IN A HIGH HAZARD ZONE**

##### **DISCUSSION:**

Several consecutive years of drought between 2012 and 2017 in California exasperated wildfire conditions and precipitated a large outbreak of insects that attacked and killed large areas of conifer and hardwood trees in the Sierra Nevada mountains, and along the coast range in Southern and Northern California. The millions of recently dead trees have created locally increased hazards related to fire and potential falling trees, and greatly

## FIRE HAZARDS

(continued)

impacts public safety and forest health. In addition, the buildup in fuel loadings from higher tree mortality has the potential to increase emissions when wildfires occur.

In response to the expanding areas impacted by elevated tree mortality, Governor Brown declared a State of Emergency on October 30, 2015, and established the California Tree Mortality Task Force (now the Tree Mortality Working Group of the Forest Management Task Force). One goal of the task force was to identify and map areas of tree mortality that pose the greatest potential of harm to people and property. These areas, known as High Hazard Zones, are the areas prioritized for tree removal.

**Tier 1 High Hazard Zones:** Areas where tree mortality, caused by drought, coincides with critical infrastructure, including but not limited to roads, utilities, and public schools. They represent a direct threat to public safety and identify areas to be prioritized for hazardous tree removal.

**Tier 2 High Hazard Zones:** Areas defined by: 1) watersheds (HUC12, average 24,000 acres) that have significant tree mortality combined with community and natural resource assets; or 2) the perimeter of any wildland fire since 2012 (the beginning of the drought). Work at the Tier 2 level addresses the immediate threat of falling trees and fire risk, and supports broader forest health and landscape level fire planning issues. They represent areas to be prioritized for hazard mitigation as well as forest health restoration.

For further information on tree mortality fire threat, and the High Hazard Zones, visit FRAP's Tree Mortality page at <https://frap.fire.ca.gov/frap-projects/tree-mortality/>.

### FIRE HAZARD SEVERITY RATING

Based on PROPERTY I.D.'s research of the maps and information from the California Department of Forestry and Fire Protection, the following determination is made:

#### **SUBJECT PROPERTY IS LOCATED IN AN AREA WITH A LOW FIRE HAZARD SEVERITY RATING**

##### DISCUSSION:

Fire ratings can be used to estimate the potential for impacts on areas susceptible to fire. Impacts are more likely to occur and/or be of increased severity for the higher rating classes. These fire ratings are modeled based on vegetation fuels, terrain, weather, and fire history. The ratings break-down into four threat classes as follows: *low*, *moderate*, *high*, and *very high*. The fire hazard severity ratings are provided in this report as supplemental information where Very High Fire Hazard Severity Zone and Wildland Fire Zone information, discussed above, do not provide sufficient detail.

## **NOTICE OF ASSEMBLY BILL 38: FIRE SAFETY, LOW-COST RETROFITS, REGIONAL CAPACITY REVIEW, WILDFIRE MITIGATION**

Assembly Bill 38 (Wood) was signed into law by the Governor on October 2, 2019 and will establish a first ever statewide fire retrofit program to help communities and owners of homes in the fire zones (built prior to updated building codes in 2008), to harden their homes and make them more likely to survive future fires.

According to the California Department of Forestry and Fire Protection (CDF), approximately 2 Million residential structures (one in four homes) in California are located in “high” or “very high” fire hazard severity zones. Based on California’s recent wildfires and firestorms, the imminent and pressing need for wildfire prevention and minimization strategies in California prompted the passage of this law.

- ◆ Effective January 1, 2020, after completing construction, if Seller receives a final inspection report (where that report covers compliance with home hardening laws), Seller must give a copy of that report to Buyer, or information on where Buyer can get a copy of that report.
- ◆ Effective January 1, 2021, for homes built before 2010, Seller must give Buyer a written notice that includes language on how to harden a home against fire, and a list of features on the property that make the home vulnerable to wildfires and flying embers. The notice must state: *“This home is located in a high or very high fire hazard severity zone and this home was built before the implementation of the Wildfire Urban Interface building codes which help to fire harden a home. To better protect your home from wildfire, you might need to consider improvements. Information on fire hardening, including current building standards and information on minimum annual vegetation management standards to protect homes from wildfires, can be obtained on the internet website <http://www.readyforwildfire.org>.”* The list of features on the property that make a home vulnerable to wildfires and flying embers include, but are not limited to: Eave, soffit, and roof ventilation where the vents have openings in excess of one-eighth of an inch or are not flame and ember resistant, Roof coverings made of untreated wood shingles or shakes, Combustible landscaping or other materials within five feet of the home and under the footprint of any attached deck, Single pane or non-tempered glass windows, Loose or missing bird stopping or roof flashing, Rain gutters without metal or noncombustible gutter covers.
- ◆ Effective July 1, 2021, Seller must provide Buyer with documentation stating that the property complies with defensible space laws (properties with forest, brush, grass, or flammable material, or near mountains, must maintain a defensible space around the structure of at least 100 feet), and/or local vegetation management ordinances. This depends on whether local ordinances are already in existence.
- ◆ Effective July 1, 2021, Seller shall provide to Buyer documentation stating that the property (within 6 months preceding the sale) is in compliance with state and/or local vegetation management ordinances. If Seller has not obtained documentation of compliance, Seller and Buyer shall enter into a written agreement pursuant to which the Buyer agrees to obtain documentation of compliance within one year of the date of the close of escrow.
- ◆ Effective July 1, 2025, Seller must provide Buyer with a list of low-cost retrofits to harden a home against fire, and Seller must specify which items on the list Seller has completed.

\*NOTE: Your signature on the NHDS Report Receipt page is sufficient to acknowledge delivery/receipt of this information.



# Low Cost Retrofit List

## 10 Low Cost Ways to Harden Your Home

1. When it is time to replace your roof, replace it with fire-resistant Class A roof material.
2. Block any spaces between your roof covering and sheathing (bird stops).
3. Install non-combustible corrosion resistant metal gutter covers on gutters to prevent the accumulation of leaves and debris in the gutter.
4. Cover your chimney and stovepipe outlets with noncombustible corrosion corrosion-resistant metal mesh screen ([spark arrestor](#)), with 3/8-inch to 1/2-inch openings.\*\*
5. Cover all vent openings with 1/16-inch to 1/8-inch noncombustible corrosion resistant metal mesh screens.\*\*
6. Caulk and plug gaps greater than 1/16-inch around exposed rafters and blocking to prevent ember intrusion.
7. Inspect exterior siding for dry rot, gaps, cracks and warping. Caulk or plug gaps greater than 1/16-inch in siding and replace any damaged boards, including those with dry rot.
8. Install weather stripping to gaps greater than 1/16-inch in garage doors to prevent ember intrusion. The stripping must be compliant with UL Standard 10C.
9. When it's time to replace your windows, replace them with multi-paned windows with at least one pane of tempered glass.
10. When it's time to replace your siding or deck, use compliant noncombustible, ignition-resistant, or other [materials approved by the Office of the State Fire Marshal \(OSFM\)](#).

## 5 No Cost Ways to Create Defensible Space and Enhance the Effects of a Hardened Home

1. Regularly clean your roof, gutters, decks, and the base of walls regularly to avoid the accumulation of fallen leaves, needles and other flammable materials (see [Defensible Space](#) for more details).
2. Ensure all combustible materials are removed from underneath, on top of, or within five feet of a deck.
3. Remove vegetation or other combustible materials that are within five feet of windows and glass doors.
4. Replace wood mulch products within five feet of all structures with noncombustible products such as dirt, stone, or gravel.
5. Remove all dead or dying grass, plants, shrubs, trees, branches, leaves, weeds, and pine needles within 30 feet of all structures or to the property line.

\*This list was developed as a best practices guide and to assist homeowners to ensure their home is more ignition-resistant from wildfires. Low cost can be subjective. Some of these items are based on upgrading to more stringent materials when that feature is up for replacement due to normal maintenance or lifespan, i.e. roofs.

\*\* Do not use fiberglass or plastic mesh as they can melt or burn.

Updated 1/31/2020

\*NOTE: Your signature on the NHDS Report Receipt page is sufficient to acknowledge delivery/receipt of this information.



# EARTHQUAKE FAULT ZONES

For  
150 HARLEY KNOX BLVD, PERRIS, CA 92571  
APN: 302-100-002

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Based on PROPERTY I.D.'s research of maps or data obtained from the State of California in accordance with the Alquist-Priolo Earthquake Fault Zone Act, the following determination is made:

<b>AN EARTHQUAKE FAULT ZONE</b> pursuant to Section 2622 of the Public Resources Code. Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
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## **SUBJECT PROPERTY IS NOT LOCATED IN AN ALQUIST-PRIOLO EARTHQUAKE FAULT ZONE**

### **DISCUSSION:**

If the Subject Property is partially or wholly within an OFFICIAL EARTHQUAKE FAULT ZONE, it may be subject to (city, county, or state) requirements necessitating geologic study prior to any new or additional construction. When a property is located in this zone, it may not mean that a fault line exists on the property. In certain areas, the zones around the faults being studied are more than one-quarter of a mile wide.

Earthquake Fault Zones are delineated and adopted by the State of California as part of the Alquist-Priolo Earthquake Fault Zone Act of 1972 to assure that homes, offices, hospitals, public buildings, and other structures for human occupancy are not built on active faults. Earthquake Fault Zones are areas on both sides of known or suspected active earthquake faults. The State Mining and Geology Board has adopted policies and criteria for implementing the zones.

Based on PROPERTY I.D.'s research of maps or data obtained from the United States Geological Survey, the following determination is made:

## **SUBJECT PROPERTY IS NOT LOCATED WITHIN ¼ MILE OF A MAPPED FAULT**

Based on PROPERTY I.D.'s research of specific maps and/or information from the California Geological Survey, the following determination is made:

## **SUBJECT PROPERTY IS NOT LOCATED WITHIN ¼ MILE OF A MAPPED FAULT**

Based on PROPERTY I.D.'s research of specific maps or data for Riverside County, the following determination is made:

## **SUBJECT PROPERTY IS NOT LOCATED WITHIN ¼ MILE OF A MAPPED FAULT**

## **SUBJECT PROPERTY IS NOT LOCATED IN A FAULT ZONE**

### **DISCUSSION:**

As a part of long-term planning, localities are required to include mapping of known seismic or other geologic hazards on a local level. Information may vary between jurisdictions, and may include information about all locally-known seismic hazard zones, including an area's susceptibility to strong ground shaking, liquefaction, landslides or other ground failure.

The absence of earthquake activity at a particular location does not necessarily mean that earthquakes will not occur there in the future. Moderate to large earthquakes have often been preceded by or followed by long periods

# EARTHQUAKE FAULT ZONES

(continued)

of quiescence. The apparent correlation between seismic activity and mapped faults should confine the areas of higher probability of earthquake occurrence to somewhat restricted zones.

Fault rupture can occur during moderate to large earthquakes and is a function of magnitude and the total length of the fault. Fault rupture accounts for only a small percentage of earthquake damage and may be rapid and sudden, as with a major earthquake, or can occur over an extended period of time.

## **DEFINITIONS:**

For fault disclosures that contain fault activity information, the definitions below describe these activity designations.

**Active** - "Active" faults are defined as faults that have been active within the last 0 to 11,000 years.

**Potentially Active** - "Potentially Active" faults are defined as faults that may have been active between 11,000 years and 500,000 years ago.

**Conditionally Active** - "Conditionally Active" faults are defined as faults that may have had activity 750,000 years ago or uncertain activity.

**LANDSLIDE SUSCEPTIBILITY**  
For  
150 HARLEY KNOX BLVD, PERRIS, CA 92571  
APN: 302-100-002

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Based on PROPERTY I.D.'s research of the current maps and information issued by the California Geological Survey, the following determination is made:

<b>A SEISMIC HAZARD ZONE</b> pursuant to Section 2696 of the Public Resources Code. Yes (Landslide Zone) <input type="checkbox"/> Yes (Liquefaction Zone) <input type="checkbox"/> No <input type="checkbox"/> Map not yet released by state <input checked="" type="checkbox"/>
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**SUBJECT PROPERTY IS NOT LOCATED IN AN OFFICIALLY DESIGNATED EARTHQUAKE-INDUCED LANDSLIDE HAZARD ZONE (NOTE: THE SUBJECT PROPERTY IS IN AN AREA FOR WHICH NO MAPS HAVE BEEN ISSUED BY THE STATE OF CALIFORNIA)**

Note: Additional / local determination(s) below, when listed, may differ from the seismic hazard determination found in the Natural Hazard Disclosure Statement ("NHDS"). Differentiation can occur because the determination made in the NHDS is based on specific maps prepared by the California Geological Survey (State Seismic Hazard Mapping Act), while the determination(s) below are based on different official maps and/or information.

Based on PROPERTY I.D.'s research of specific maps or data from the California Geological Survey, the following determination is made:

**SUBJECT PROPERTY IS NOT LOCATED IN AN AREA OF IDENTIFIED EARTH MOVEMENT**

Based on PROPERTY I.D.'s research of specific maps or data for Riverside County, the following determinations are made:

**SUBJECT PROPERTY IS NOT LOCATED IN AN AREA OF MAPPED LANDSLIDES**

**SUBJECT PROPERTY IS NOT LOCATED IN AN AREA MAPPED FOR LANDSLIDE SUSCEPTIBILITY**

**DISCUSSION:**

Landslides and other ground failures may occur during earthquakes, triggered by the strain induced in soil and rock by the ground shaking vibrations, and during non-earthquake conditions, most frequently during the rainy season. Both natural and man-made factors contribute to these slope failures.

Although landslides due to slope failure are most frequent in "wet years" with above-average rainfall, they can occur at any time. The presence or absence of deep-rooted vegetation; surface and subsurface drainage conditions; thickness and engineering characteristics of soils and underlying weathered, partially-decomposed rock; orientation of bedding or locally-high rainfall can all affect slope stability.

The influence of bedrock lithology, steepness of slope, and rates of erosion, at the very least, must all be considered to generate an accurate susceptibility map. Any slope can be rendered unstable by construction activities and almost any unstable slope can also be mitigated by accepted geotechnical methods.

**LIQUEFACTION SUSCEPTIBILITY**  
For  
150 HARLEY KNOX BLVD, PERRIS, CA 92571  
APN: 302-100-002

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Based on PROPERTY I.D.'s research of the current maps and information issued by the California Geological Survey, the following determination is made:

<b>A SEISMIC HAZARD ZONE</b> pursuant to Section 2696 of the Public Resources Code.			
Yes (Landslide Zone) ____	Yes (Liquefaction Zone) ____	No ____	Map not yet released by state <u> X </u>

**SUBJECT PROPERTY IS NOT LOCATED IN AN OFFICIALLY DESIGNATED LIQUEFACTION HAZARD ZONE (NOTE: THE SUBJECT PROPERTY IS IN AN AREA FOR WHICH NO MAPS HAVE BEEN ISSUED BY THE STATE OF CALIFORNIA)**

Note: Additional / local determination(s) below, when listed, may differ from the seismic hazard determination found in the Natural Hazard Disclosure Statement ("NHDS"). Differentiation can occur because the determination made in the NHDS is based on maps prepared by the California Geologic Survey in accordance with the State Seismic Hazard Mapping Act, while the determinations below are based on official maps prepared for another mapping program.

Based on PROPERTY I.D.'s research of specific maps or data for Riverside County, the following determination is made:

**SUBJECT PROPERTY IS LOCATED IN AN AREA OF HIGH LIQUEFACTION SUSCEPTIBILITY**

**DISCUSSION:**

Liquefaction is the sudden loss of soil strength resulting from shaking during an earthquake. The effect on structures and buildings can be devastating, and is a major contributor to urban seismic risk. Areas most susceptible to liquefaction are underlain by non-cohesive soils, such as sand and silt, that are saturated by groundwater typically between 0 and 30 feet below the surface.

Mapped liquefaction areas are those where historic occurrence of liquefaction, or local geological, geotechnical conditions indicate a potential for permanent ground displacement such that mitigation as defined in Public Resources Code Section 2693(c) would be required. Section 2693(c) defines "mitigation" to mean those measures that are consistent with established practice and that will reduce seismic risk to acceptable levels.

Note: The map upon which this determination is based may not show all areas that have the potential for liquefaction or other earthquake and geologic hazards. Also, a single earthquake capable of causing liquefaction may not uniformly affect the entire area. Liquefaction zones may also contain areas susceptible to the effects of earthquake induced landslides. This situation typically exists at or near the toe of existing landslides, down slope from rock fall or debris flow source areas, or adjacent to steep stream banks.



# EARTHQUAKE GROUND SHAKING

For  
150 HARLEY KNOX BLVD, PERRIS, CA 92571  
APN: 302-100-002

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Based on PROPERTY I.D.'s research of maps and data from the California Integrated Seismic Network (CISN), the following determinations are made:

## **SUBJECT PROPERTY IS LOCATED IN AN AREA SUBJECT TO VERY STRONG GROUND SHAKING AND MODERATE DAMAGE TO PROPERTY (MM VII) IN POTENTIAL EARTHQUAKE SCENARIOS**

### **MODIFIED MERCALLI (MM) INTENSITY SCALE - POTENTIAL SHAKING AND DAMAGE LEVELS**

**IV. Light Shaking, Minimal Damage:** Hanging objects swing, vibration like heavy trucks passing, windows and doors rattle

**V. Moderate Shaking, Minimal Damage:** Pictures move, liquids disturbed, sleepers awakened

**VI. Strong Shaking, Nonstructural Damage:** Objects fall, felt by all, pictures may fall off walls, shrubbery shakes

**VII. Very Strong Shaking, Moderate Damage:** Difficult to stand, some cracks in plaster, some damage to unreinforced masonry buildings

**VIII. Severe Shaking, Moderate-Heavy Damage:** Critical or extensive damage to stone buildings, steering of cars affected, fall of stucco and some masonry walls, fall of chimneys, homes move if on weak foundations

**IX. Violent Shaking, Heavy Damage:** Potential collapse of masonry buildings, many homes shifted off foundations, frames racked, underground pipes broken

### **DISCUSSION:**

Ground Shaking studies provide a prediction of what may happen in future earthquakes, including what kind of damage can occur and what types of soils will have problems. As a prediction, the information from Ground Shaking studies provide a generalized view of what can occur during a large earthquake, but specific damage to specific buildings cannot be predicted. Loose, soft, recently deposited soils are the most susceptible to ground shaking amplification, and other hazards associated with seismic activity.

Ground shaking hazards exist throughout California. The potential damages in strong earthquake scenarios range from minimal to extreme, with corresponding shaking severity ranging from very weak to very violent. Seismologists modeled various ground shaking scenarios for active faults to highlight the hazards shaking can present in a strong earthquake.

For further information about the CISN: <http://www.cisn.org/> and <http://www.cisn.org/shakemap/sc/shake/about.html>

**SOIL HAZARDS**  
For  
150 HARLEY KNOX BLVD, PERRIS, CA 92571  
APN: 302-100-002

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**EXPANSIVE SOILS**

Based on PROPERTY I.D.'s research of specific maps or data from the United States Department of Agriculture Natural Resources Conservation Service, the following determination is made:

**SUBJECT PROPERTY IS LOCATED IN AN AREA OF SOILS WITH MODERATE SHRINK-SWELL POTENTIAL**

Based on PROPERTY I.D.'s research of specific maps or data for Southern California, the following determination is made:

**SUBJECT PROPERTY IS LOCATED IN AN AREA OF EXPANSIVE SOILS WITH LOW SHRINK-SWELL POTENTIAL**

**DISCUSSION:**

Shrink/Swell Potential or Soil Expansivity is the relative change in volume to be expected with changes in moisture content, that is, the extent to which the soil shrinks as it dries out or swells when it gets wet. Shrinking and swelling of soils can cause damage to building foundations, roads and other structures. Soil expansivity can cause damage due to differential settlement and could progressively deteriorate structures over time. As such, stricter construction and development requirements may apply that could affect building materials and standards used, including, but not limited to depth of footings, slab thickness and rebar installation. Structures located on expansive soils can experience more hairline cracks in the walls and slabs, however certain precautions can be taken in order to minimize cracking. These precautions include proper drainage after rain, installation of gutters and downspouts to direct water away from the structure, maintaining a uniform moisture condition around foundations, repairing any plumbing leaks, refraining from planting trees within approximately ten feet of the structure because trees tend to extract moisture in soil causing shrinkage, and contacting a soils engineer who specializes in expansive soils matters.

**SUBSIDENCE**

Based on PROPERTY I.D.'s research of specific maps or data for Riverside County, the following determination is made:

**SUBJECT PROPERTY IS LOCATED IN AN AREA SUSCEPTIBLE TO SUBSIDENCE**

**DISCUSSION:**

Subsidence is the gradual settling or sinking of the earth's surface with little or no horizontal motion due to the loss of solids or liquids from the subsurface. The compaction of alluvium and settling of the land surface is a process that occurs over several years, except when prompted by seismic shaking. Subsidence can cause property damage and could progressively deteriorate structures over time. As such, stricter construction and development requirements may apply that could affect building materials and standards used. Structures may experience more hairline cracks in the walls and slabs. Inundation or flooding may also be a secondary effect of subsidence.

## **WIND EROSION AND BLOWN SAND**

For  
150 HARLEY KNOX BLVD, PERRIS, CA 92571  
APN: 302-100-002

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Based on PROPERTY I.D.'s research of specific maps or data obtained from the Southern California Association of Governments, the following determination is made:

### **SUBJECT PROPERTY IS LOCATED IN AN AREA WITH VERY LOW SUSCEPTIBILITY FOR WIND EROSION**

#### **DISCUSSION:**

Wind erosion most commonly occurs when barren sand or sandy loam soils are exposed to high wind in the absence of moisture. Human activity can increase wind erosion by disrupting soil formations and compaction, disturbing the stabilizing and wind-breaking effect of dunes, and most significantly, removing surface vegetation and its stabilizing effects. Blown sand, the most severe form of wind erosion, occurs largely due to natural conditions. Blown sand can cause significant damage to property, and also results in the nuisance and expense of removing sand from roadways and other property. Additionally, blown sand introduces a high level of suspended particulates into the air, and can create respiratory problems due to poor air quality.

## GROUNDWATER

For  
150 HARLEY KNOX BLVD, PERRIS, CA 92571  
APN: 302-100-002

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Based on PROPERTY I.D.'s research of specific maps or data from the California Department of Water Resources, the following determination is made:

### **SUBJECT PROPERTY IS LOCATED IN A CALIFORNIA STATEWIDE GROUNDWATER ELEVATION MONITORING PROGRAM HIGH PRIORITY GROUNDWATER BASIN**

#### **DISCUSSION:**

The Sustainable Groundwater Management Act (SGMA), signed into law on September 16, 2014, is a package of three bills (AB 1739, SB 1168, and SB 1319) that provides local agencies with a framework for managing groundwater basins in a sustainable manner. Recognizing that groundwater is most effectively managed at the local level, the SGMA empowers local agencies to achieve sustainability within 20 years. As part of this process, the Department of Water Resources (DWR), via the California Statewide Groundwater Elevation Monitoring (CASGEM) Program, has identified and prioritized groundwater basins throughout the state. Based on the priority designation, local agencies may form Groundwater Sustainability Agencies (GSAs), tasked with developing Groundwater Sustainability Plans (GSPs) within a certain time frame. The SGMA requires GSAs in high and medium priority basins to develop GSPs, while GSAs in low and very low priority basins are encouraged, but not required, to do so. With the adoption of these plans, potential changes to local groundwater management practices may affect your property. Any concerns should be directed to your local Planning Department, Groundwater Management Agency, and other related agencies.

Further information on the SGMA can be found at the following sites:

[http://www.waterboards.ca.gov/water\\_issues/programs/gmp/docs/sgma/sgma\\_brochure\\_jan2015.pdf](http://www.waterboards.ca.gov/water_issues/programs/gmp/docs/sgma/sgma_brochure_jan2015.pdf)

<https://water.ca.gov/Programs/Groundwater-Management/SGMA-Groundwater-Management>

[http://www.waterboards.ca.gov/water\\_issues/programs/gmp/sgma.shtml](http://www.waterboards.ca.gov/water_issues/programs/gmp/sgma.shtml)



## NATURALLY OCCURRING ASBESTOS

For  
150 HARLEY KNOX BLVD, PERRIS, CA 92571  
APN: 302-100-002

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Based on PROPERTY I.D.'s research of current maps and/or information issued by the California Geological Survey, the following determination is made:

### **SUBJECT PROPERTY IS NOT LOCATED IN AN AREA LIKELY TO CONTAIN NATURALLY OCCURRING ASBESTOS**

#### **DISCUSSION:**

Natural asbestos commonly occurs in association with altered ultramafic rocks, including serpentinite or serpentine - the California state rock. State and federal officials consider all types of asbestos to be hazardous because asbestos is a known carcinogen. Wind and water can carry asbestos fibers, and certain human activities such as mining, grading, quarrying operations, construction or driving over unpaved roads or driving on a road paved in part with asbestos-bearing rock, can release dust containing asbestos fibers. As with any other potential environmental hazard, it is recommended that Buyers fully investigate and satisfy themselves as to the existence of exposed naturally occurring asbestos / serpentine rock on the Property or within its vicinity or any serpentine-surfaced roads within the vicinity of the Property and the hazards, if any, posed thereby. That investigation should include consulting with appropriate expert(s) who can identify and test any exposed naturally occurring asbestos / serpentine rock on the Property or within its vicinity to determine whether it may present a health risk to Buyers. Buyers are encouraged to review all relevant information resulting from these studies and other information pertaining to the risk of exposure to harmful forms of naturally occurring asbestos fibers prior to removing their inspection contingency. Exposure to asbestos may create a significant health risk, and the presence of asbestos-bearing minerals may result in restrictions on the use or development of the Property. You should consider the potential risks associated with the Property before you complete your purchase and determine whether they are acceptable to you.

# RADON GAS POTENTIAL

For  
150 HARLEY KNOX BLVD, PERRIS, CA 92571  
APN: 302-100-002

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Based on PROPERTY I.D.'s research of specific maps or data obtained from the U.S. Environmental Protection Agency, the following determination is made:

## **THE ENTIRE COUNTY IN WHICH THE SUBJECT PROPERTY IS LOCATED IS DESIGNATED AS A ZONE 2 FOR RADON GAS POTENTIAL**

### **DEFINITION:**

**Zone 1** - Highest Potential (greater than 4 pCi/L) (picocuries per liter)

**Zone 2** - Moderate Potential (from 2 to 4 pCi/L) (picocuries per liter)

**Zone 3** - Low Potential (less than 2 pCi/L) (picocuries per liter)

### **DISCUSSION:**

Radon is a naturally occurring colorless, odorless radioactive gas formed by the natural disintegration of uranium in soil, rock and ground water as it radioactively transmutes to form stable lead.

Radon gas forms from the decay of radioactive elements at depth. Air pressure inside a building is usually lower than pressure in the soil around the building's foundation. Because of this difference in pressure, buildings can act like a vacuum, drawing radon in through foundation cracks and other openings. As cracks develop in rocks, radon gas can rise into the local ground water and may also be present in well water and can be released into the air in buildings when water is used for showering and other household uses. In most cases, radon entering a building through water is a small risk compared with radon entering a building from the soil. In a small number of homes, the building materials can give off radon, although building materials alone rarely cause radon problems. The Surgeon General has warned that radon is the second leading cause of lung cancer in the United States. Only smoking causes more lung cancer deaths. Smokers that live in homes with high radon levels, are at an especially high risk for developing lung cancer.

The U.S. Environmental Protection Agency's (EPA) action level for indoor radon levels is 4 pCi/L, at which homes should be fixed. Even at lower levels Radon can still be dangerous, so the EPA recommends homeowners consider fixing their homes when the radon levels are between 2 pCi/L and 4 pCi/L.

The only way to determine radon levels for a specific property is by testing. For further information about radon testing and mitigation, contact the California Department of Public Health at <https://www.cdph.ca.gov/Programs/CEH/DRSEM/Pages/EMB/Radon/Radon.aspx>, The National Environmental Health Association (NEHA) at <http://www.neha.org>, and the National Environmental Radon Safety Board (NRSB) at <http://www.nrsb.org>.

## **PROTECTED SPECIES / HABITATS**

For  
150 HARLEY KNOX BLVD, PERRIS, CA 92571  
APN: 302-100-002

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Based on PROPERTY I.D.'s research of the current maps and/or information obtained from federal, state, county, or local habitat conservation departments, the following determination is made:

### **SUBJECT PROPERTY IS LOCATED IN AN AREA WITH PROTECTED SPECIES, HABITATS, OR CONSERVATION PLAN AREAS, INCLUDING THE FOLLOWING:**

- **RIVERSIDE COUNTY STEPHENS' KANGAROO RAT PLAN AND FEE AREA (RIVERSIDE COUNTY)**
- **WESTERN RIVERSIDE COUNTY MSHCP BURROWING OWL SURVEY AREA**
- **WESTERN RIVERSIDE COUNTY MSHCP CRITERIA SPECIES SURVEY AREA**
- **WESTERN RIVERSIDE COUNTY MSHCP NARROW ENDEMIC PLANT SPECIES SURVEY AREA**
- **WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN AREA (RIVERSIDE COUNTY)**

Based on PROPERTY I.D.'s research of the California Natural Diversity Database (CNDDDB), the following determination is made:

### **SUBJECT PROPERTY IS NOT LOCATED IN AN AREA WITH RECORDED SIGHTINGS OF RARE SPECIES OR NATURAL COMMUNITIES**

#### **DISCUSSION:**

The species and/or habitat(s) listed above, if any, represent rare, sensitive, threatened, endangered, or special status plants, animals, natural communities, or habitats. Some of the species listed may not currently be considered endangered, threatened, sensitive, or protected, at the time of the report, but do have the potential of receiving an upgraded status.

Landowners with property in conservation areas may be subject to development fees at the time a grading permit is obtained, and/or may be required to secure a habitat assessment conducted by a biologist or specialist approved by the United States Fish and Wildlife Service, and/or the California Department of Fish and Wildlife, and/or the local jurisdiction habitat conservation department. Fee revenues are generally expended for land acquisition, biologic research and other conservation and mitigation activities necessary to help implement the applicable species habitat conservation plans. A habitat assessment involves a field survey to ascertain the actual presence of the particular species upon the Subject Property. These habitat preservation measures may also limit the landowner's ability to develop the property. Affected landowners should check the applicable jurisdiction's ordinances, mitigation fees, and local planning jurisdictions.

## PROTECTED SPECIES / HABITATS

(continued)

The CNDDDB provides location and natural history information on special status plants, animals, and natural communities to the public, government agencies, and conservation organizations. The data can help drive conservation decisions, aid in environmental review of projects, and provide baseline data helpful in recovering endangered species. Although proximity to a CNDDDB identified historic species and/or habitat sighting does not necessarily impact the landowner(s) directly, homeowners and buyers may wish to check applicable ordinances, mitigation fees, and local planning jurisdictions.

Contact information for your Department of Fish and Wildlife Regional Office can be found at <https://www.wildlife.ca.gov/Regions>.

Note: A lack of listed species and/or habitats in this report does not necessarily mean that there are no rare species or habitats in this area. Areas that have not been surveyed for rare species will not show results in this report. Land that has not been surveyed for rare plants and animals retains the potential to support rare elements.



**RIVERSIDE AREA DRAINAGE PLANS**  
For  
150 HARLEY KNOX BLVD, PERRIS, CA 92571  
APN: 302-100-002

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Based on PROPERTY I.D.'s research of specific maps or data for Riverside County, the following determination is made:

**SUBJECT PROPERTY IS LOCATED IN A DRAINAGE FEE AREA**

**DISCUSSION:**

If land that lies within the boundaries of an area drainage plan is to be divided, a drainage fee must be paid as a condition of dividing that land. The area drainage plan is determined by Riverside County. Apportionment of drainage fees are determined by the City Council.

Area drainage plans and fees are adopted by city councils. A drainage fee in the amount set forth in the plan must be paid as a condition of approval of the filing of a final map or parcel map, or as a condition of the waiver of the filing of a parcel map. The City Council determines when the subdivision and development of property within the planned local drainage area will require construction of drainage facilities, and that drainage fees are appropriately apportioned within the area on the basis of benefits to the proposed subdivision and/or the need created for such facilities by the proposed subdivision and development. In addition, some restrictions on certain types of developments may apply.

City of Riverside Municipal Code: Section 18.240.020; County of Riverside Municipal Code: Chapter 16.36, both pursuant to Section 66483, et seq. of the California Government Code.

# NOTICE OF DUCT SEALING REQUIREMENTS

For  
150 HARLEY KNOX BLVD, PERRIS, CA 92571  
APN: 302-100-002

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Based on PROPERTY I.D.'s research of the official climate zone maps issued by the California Energy Commission, the following determination is made:

## **SUBJECT PROPERTY IS LOCATED IN A ZONE SUBJECT TO CALIFORNIA ENERGY COMMISSION DUCT SEALING REQUIREMENTS**

### **DISCUSSION:**

The California Energy Commission's ("CEC") duct sealing requirements, applicable to all climate zones in California per California Code of Regulations, Title 24, are in effect for all residential and non-residential properties. If a central air conditioner or furnace is installed or replaced, mandatory duct system sealing and leakage testing is required. Alterations and additions to ducted systems in existing buildings in all climate zones are also required to comply with applicable maximum leakage criteria. If significant leakage is found, repairs may be required to seal the ducts, with additional testing required to confirm the work was done properly. It is strongly recommended that all of this work be done by licensed contractors who should obtain all required permits. These current duct sealing requirements may impact a Seller's disclosure obligations and/or any negotiations between principals regarding replacing heating, ventilating and air conditions (HVAC) systems. These requirements may increase the costs associated with replacing or installing an HVAC system. Current information regarding these standards can be found at

<https://www.energy.ca.gov/programs-and-topics/programs/building-energy-efficiency-standards/2019-building-energy-efficiency>.

14 SEER - Seasonal Energy Efficiency Ratio is the Federal Government's minimum standard efficiency rating in California for heating, ventilating, air conditioning, and heat pumps. The US Department of Energy requires central air conditioners and heat pumps to meet an efficiency rating of 14 SEER. For further information contact the California Energy Commission at 800-772-3300.

Note: Property I.D. cannot determine the condition, required testing, or sealing needed for the HVAC system of the Subject Property, nor can Property I.D. verify any information provided about the condition of the HVAC system.

## AIRPORT PROXIMITY

For  
150 HARLEY KNOX BLVD, PERRIS, CA 92571  
APN: 302-100-002

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Based on PROPERTY I.D.'s research of specific maps or data obtained from local land use commissions, the following determination is made:

**SUBJECT PROPERTY IS LOCATED IN THE AIRPORT INFLUENCE AREA OF THE FOLLOWING AIRPORTS:**

- MARCH AIR RESERVE BASE

Based on PROPERTY I.D.'s research of specific maps or data for the Federal Aviation Administration (FAA) and the U.S. Department of Transportation, the following determination is made:

**SUBJECT PROPERTY IS NOT LOCATED WITHIN 2 MILES OF AN FAA APPROVED LANDING FACILITY**

**DISCUSSION:**

NOTICE OF AIRPORT IN VICINITY - Pursuant to Section 1103.4 of the Civil Code: If the above-referenced property is located in the vicinity of an airport, within what is known as an Airport Influence Area, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations, such as noise, vibration, or odors. Per the California Code of Regulations Section 5006, the level of noise acceptable to a reasonable person residing in the vicinity of an airport is established as a community noise equivalent level (CNEL) value of 65 dB. This criterion level has been chosen for reasonable persons residing in urban residential areas where houses are of typical California construction and may have windows partially open. Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you.

# AIRPORT PROXIMITY

(continued)

## SOCAL METROPLEX AIRSPACE OPTIMIZATION NOTICE

The Next Generation Air Transportation System (NextGen) is the FAA-led modernization of America's air transportation system to make flying even safer, more efficient, and more predictable. As part of NextGen, the SoCal METROPLEX Project means to improve the efficiency of airspace in the Southern California Metroplex by optimizing aircraft arrival and departure procedures, which may involve changes in aircraft flight paths and altitudes in certain areas. While further ground disturbance, or increases in the number of aircraft operations within the Southern California airspace are not projected, some areas may experience changes in overflight frequency.

The following airports are part of the project: Bob Hope (Burbank) Airport (BUR), Camarillo Airport (CMA), McClellan-Palomar Airport (Carlsbad) (CRQ), Fullerton Municipal Airport (FUL), Los Angeles International Airport (LAX), Long Beach Airport (Daugherty Field) (LGB), Camp Pendleton MCAS (Munn Field) Airport (NFG), Point Mugu Naval Air Station (NTD), North Island Naval Air Station (NZY), Ontario International Airport (ONT), Oxnard Airport (OXR), Palm Springs International Airport (PSP), San Diego International Airport (SAN), Santa Barbara Municipal Airport (SBA), Brown Field Municipal Airport (SDM), Santa Monica Municipal Airport (SMO), John Wayne-Orange County Airport (SNA), Jacqueline Cochran Regional Airport (TRM), Bermuda Dunes (UDD), Miramar Marine Corps Air Station (NKX) and Van Nuys Airport (VNY).

For more information, please visit

[http://www.metroplexenvironmental.com/socal\\_metroplex/socal\\_introduction.html](http://www.metroplexenvironmental.com/socal_metroplex/socal_introduction.html)

For community involvement updates, and current news affecting specific airports, please see the following:

Ontario: [https://www.faa.gov/air\\_traffic/community\\_involvement/ont/](https://www.faa.gov/air_traffic/community_involvement/ont/)

Southern California: [https://www.faa.gov/air\\_traffic/community\\_involvement/socal/](https://www.faa.gov/air_traffic/community_involvement/socal/)

Note: In some instances the location of an airport facility's property line was not made available by the FAA. In those cases the FAA-designated central point of the facility was used as the center for the two mile proximity determination.



## MILITARY ORDNANCE AND DEFENSE SITES

For  
150 HARLEY KNOX BLVD, PERRIS, CA 92571  
APN: 302-100-002

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### FUDS PROGRAM SITES

Based on PROPERTY I.D.'s research of specific maps and information issued by the U.S. Army Corps of Engineers from the Defense Environmental Restoration Program Annual Report to Congress, the following determination is made:

#### **SUBJECT PROPERTY IS LOCATED WITHIN 1 MILE OF A FORMERLY USED DEFENSE SITE, INCLUDING THE FOLLOWING:**

- **MARCH AFB - POORMAN GUNNERY RANGE (FUDS NO: J09CA7400)**

#### **DISCUSSION:**

The Defense Environmental Restoration Program-Formerly Used Defense Site Program (DERP-FUDS) was established in 1984 by the United States Army with the mission to protect human health and safety, the environment, and natural resources by removing hazardous material from the environment. The FUDS Program is responsible for all properties that were formerly owned by, leased to, or otherwise possessed by the United States under the jurisdiction of the Department of Defense prior to October 1986, and is executed by the U.S. Army Corps of Engineers. The type of cleanup required, if any, varies from property to property and could include: removal of hazardous, toxic and radioactive waste, ordnance and explosives waste, building demolition and/or debris removal.

For more information, please see:

<http://www.usace.army.mil/Missions/Environmental/FormerlyUsedDefenseSites.aspx>

# MILITARY ORDNANCE AND DEFENSE SITES

(continued)

## ADDITIONAL MILITARY SITES

Based on PROPERTY I.D.'s research of specific maps or information issued by the U.S. Army Corps of Engineers in conjunction with the Department of Defense, individual base cleanup organizations, and local sources, the following determination is made:

### **SUBJECT PROPERTY IS LOCATED WITHIN 1 MILE OF A MILITARY SITE, INCLUDING THE FOLLOWING:**

- **MARCH AFB - POORMAN GUNNERY RANGE ( FUDS NO: J09CA7400 )**
- **MARCH ARB (ACTIVE)**

### **DISCUSSION:**

Former and current military sites exist throughout the country in various stages of use, closure, and cleanup. While some of these military sites are included in the FUDS program, those owned by, leased to, or otherwise possessed by the United States and under the jurisdiction of the Department of Defense after October 1986, are not eligible for inclusion in the FUDS program. These sites include but are not limited to sites where environmental cleanup has been completed such as previous FUDS program sites, or those that have been closed or realigned as part of the Base Realignment and Closure (BRAC) process.

For more information, please see:

<https://www.epa.gov/fedfac/base-realignment-and-closure-brac-sites-state>

<https://www.bracpmo.navy.mil/>

<http://www.usace.army.mil/Missions/Environmental/FormerlyUsedDefenseSites.aspx>

Note: The Military sites and their boundaries used in making these determinations are based on data made available at the source's discretion, and may be incomplete from the source. Certain sections of a site may be disclosed with other sections left out by the source. Some active military sites and bases may not be disclosed herein based on the discretion of the source.

## AREAS OF INDUSTRIAL / COMMERCIAL USE

For  
150 HARLEY KNOX BLVD, PERRIS, CA 92571  
APN: 302-100-002

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### PLANNING

Based on PROPERTY I.D.'s research of specific maps or data obtained from the Southern California Association of Governments, the following determination is made:

#### **SUBJECT PROPERTY IS LOCATED IN OR IS ADJACENT TO AN AREA OF INDUSTRIAL AND/OR COMMERCIAL LAND USE**

##### DISCUSSION:

Industrial or commercial use zones or districts may be established by cities and/or counties wherein certain manufacturing, commercial or airport uses are expressly permitted.

Pursuant to Section 1102.17 of the Civil Code, the seller of residential real property subject to this article who has actual knowledge that the property is affected by, or zoned to allow, an industrial use described in Section 731a of the Code of Civil Procedure, which allows manufacturing, commercial or airport uses in zones that have been established under authority of law for those uses, shall give written notice of that knowledge as soon as practicable before transfer of title.

The existence of various conditions such as traffic, noise, odors, pollution, obstructed views, and other such conditions that are reasonable and necessary in Industrial Use Zones, cannot be enjoined or restrained, nor shall such use be deemed a nuisance as outlined in Section 731a of the Code of Civil Procedure.

*Note: The composition of Planned Developments may not be finalized and may eventually include areas of commercial or industrial use. For more information about a Planned Development in your area, contact the local planning department.*

*Note: Where not specifically identified, determinations may be based on maps or data made for Land Use and Planning purposes, and may not reflect all local zoning. Zoning changes occur often. This report should not be relied upon to provide any specific determination of the current zoning or allowed activities on or near the the Subject Property.*

### HISTORICAL SIGNIFICANCE NOTICE

Recognizing the need to identify and protect neighborhoods with distinct architectural and cultural resources, national, state, and local agencies have developed review processes for properties with historical significance. While the review process varies based on jurisdiction, a property deemed to be of historical significance may be subject to special rules, regulations, or building codes that could affect your ability to alter or improve said property.

While Property I.D. has not discovered if the subject property has any historical significance, and has no duty to do so, it is important to be aware that properties that contain older structures may have some historical significance, and you should contact your local Planning and/or Building Department(s) to confirm how your property may be affected, especially if any improvements are to be made.

For more information on historical sites in general, please visit the following:

National Register of Historic Places: <https://www.nps.gov/subjects/nationalregister/index.htm>

CA Register of Historical Resources: [http://ohp.parks.ca.gov/?page\\_id=21238](http://ohp.parks.ca.gov/?page_id=21238)

CA Points of Historical Interest: [http://ohp.parks.ca.gov/?page\\_id=21750](http://ohp.parks.ca.gov/?page_id=21750)

## NOTICE OF MINING OPERATIONS

For  
150 HARLEY KNOX BLVD, PERRIS, CA 92571  
APN: 302-100-002

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Based on PROPERTY I.D.'s research of specific maps or data from the Division of Mines and Reclamation (DMR) at the Department of Conservation, pursuant to Section 2207 of the Public Resources Code, the following determinations are made:

### **SUBJECT PROPERTY IS NOT LOCATED WITHIN 1 MILE OF MINING OPERATIONS**

Based on PROPERTY I.D.'s research of specific maps or data from the Division of Mines and Reclamation's Abandoned Mine Lands Unit, the following determinations are made:

### **SUBJECT PROPERTY IS NOT LOCATED WITHIN 1 MILE OF ABANDONED MINING OPERATIONS**

Based on PROPERTY I.D.'s research of specific maps or data from the United States Geological Survey (USGS), the following determinations are made:

### **SUBJECT PROPERTY IS NOT LOCATED WITHIN ¼ MILE OF A MINE SITE IDENTIFIED BY THE U.S. GEOLOGICAL SURVEY**

#### **DISCUSSION:**

If this property is located within one mile of a mine operation for which the mine owner or operator has reported mine location data to the Department of Conservation pursuant to Section 2207 of the Public Resources Code, then the property may be subject to inconveniences resulting from mining operations. You may wish to consider the impacts of these practices before you complete your transaction.

Mines have been dug and abandoned throughout the State of California. The result is that in the state there are tens of thousands of active and abandoned mines, many unmapped, that can pose inconveniences resulting from mining operations and potential safety, health, and environmental hazards. Sites can possess serious physical safety hazards, such as open shafts or tunnels, and many mines have the potential to contaminate surface water, groundwater.

Further information is available from the following:

Division of Mines and Reclamation: <http://www.conservation.ca.gov/dmr>

Division of Mines and Reclamation, Abandoned Mine Lands Unit: [http://www.conservation.ca.gov/dmr/abandoned\\_mine\\_lands](http://www.conservation.ca.gov/dmr/abandoned_mine_lands)

U.S. Geological Survey: <http://minerals.usgs.gov>.



**OIL AND GAS WELL PROXIMITY**  
For  
150 HARLEY KNOX BLVD, PERRIS, CA 92571  
APN: 302-100-002

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Based on PROPERTY I.D.'s research of specific maps or data from the California Dept. of Conservation, the following determination is made:

**SUBJECT PROPERTY IS NOT LOCATED WITHIN THE ADMINISTRATIVE BOUNDARY  
OF AN OIL AND GAS FIELD**

**SUBJECT PROPERTY IS NOT LOCATED WITHIN 500FT OF AN IDENTIFIED OIL OR  
GAS WELL, ACTIVE OR ABANDONED**

**DISCUSSION:**

Abandoned oil and gas wells dot the landscape of California. Identified wells have been mapped and are monitored by the California Department of Conservation; and are generally regulated by State and Local agencies. While abandoned wells that are properly capped and monitored present a low hazard risk, improper capping or plugging of abandoned wells can lead to a variety of problems. Improperly capped wells can release noxious chemicals into the air, or allow chemicals to leach into groundwater. Abandoned oil and gas wells are prone to buildup of methane gas which can create an explosion hazard if not properly monitored and cleaned. Improperly capped wells can lead to sinkhole development. Wells can pose a serious threat to the safety of humans, especially children, and to animals. Administrative field boundaries roughly outline the areal extent of an oil or gas field. Questions of jurisdiction and responsibility in regards to capping and maintenance of abandoned wells may exist.

For more information regarding abandoned oil and gas wells in California, contact the following agencies:

State of California Dept. of Conservation - Geologic Energy Management Division:

<http://www.conservation.ca.gov/dog/Pages/Index.aspx>

California Environmental Protection Agency <http://www.calepa.ca.gov>

Note: This hazard determination only identifies properties in proximity to abandoned wells that have been mapped by the California Department of Conservation. Unmapped abandoned wells that are not identified in this disclosure could exist on or near the Subject Property. Unmapped and unidentified wells can pose a greater risk to health and safety as they are not monitored and may not have received the appropriate mitigation measures.

**NOTICE OF RIGHT TO FARM**  
For  
150 HARLEY KNOX BLVD, PERRIS, CA 92571  
APN: 302-100-002

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Based on PROPERTY I.D.'s research of the current county-level GIS "Important Farmland Map," issued by the California Department of Conservation, Division of Land Resource Protection, the following determination is made:

**SUBJECT PROPERTY IS LOCATED IN OR ADJACENT TO AN AREA OF  
AGRICULTURAL ACTIVITY**

The following notice applies to properties located within one mile of agricultural activity.

**NOTICE:**

This property is located within one mile of farm or ranch land designated on the current county-level GIS "Important Farmland Map," issued by the California Department of Conservation, Division of Land Resource Protection. Accordingly, the property may be subject to inconveniences or discomforts resulting from agricultural operations that are a normal and necessary aspect of living in a community with a strong rural character and a healthy agricultural sector. Customary agricultural practices in farm operations may include, but are not limited to, noise, odors, dust, light, insects, the operation of pumps and machinery, the storage and disposal of manure, bee pollination, and the ground or aerial application of fertilizers, pesticides, and herbicides. These agricultural practices may occur at any time during the 24-hour day. Individual sensitivities to those practices can vary from person to person. You may wish to consider the impacts of such agricultural practices before you complete your purchase. Please be advised that you may be barred from obtaining legal remedies against agricultural practices conducted in a manner consistent with proper and accepted customs and standards pursuant to Section 3482.5 of the Civil Code or any pertinent local ordinance.

**RIVERSIDE COUNTY, CALIFORNIA**

The above-referenced property may be located partly or wholly within, or within 300 feet of, land zoned for primarily agricultural purposes by the County of Riverside. It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenances thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it was not a nuisance at the time it began. The term "agricultural activity, operation, or facility, or appurtenances thereof" includes, but is not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing, and harvesting of any agricultural commodity, including timber, viticulture, apiculture, or horticulture, the raising of livestock, fur bearing animals, fish, or poultry, and any practices performed by a farmer or on a farm as incident to or in conjunction with such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market

[Riverside County Municipal Code 5.40.060 (Ord. 625.1 § 6, 1994)]

# LAND CONSERVATION DETERMINATION

For  
150 HARLEY KNOX BLVD, PERRIS, CA 92571  
APN: 302-100-002

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Based on PROPERTY I.D.'s research of specific maps or data for the California Department of Conservation, Division of Land Resource Protection and in conjunction with local county agencies, the following determination is made:

## **SUBJECT PROPERTY IS NOT / WAS NOT LOCATED IN LANDS UNDER CONTRACT PURSUANT TO THE CALIFORNIA LAND CONSERVATION (WILLIAMSON) ACT AT THE TIME THE DATA WAS OBTAINED**

### **DISCUSSION:**

The Williamson Act was passed by the California Legislature in 1965 to preserve agricultural and open space lands in Agricultural Preserves by discouraging premature and unnecessary conversion to urban uses. The term "Agricultural Preserve" is an area for which a city or county will enter into contracts with landowners to devote land to agricultural or open-space uses, pursuant to the California Land Conservation (Williamson) Act. Preserves are regulated by rules and restrictions designated in the resolution to ensure that the land within the Preserve is maintained for agricultural or open space use.

The Williamson Act authorizes local governments and property owners to (voluntarily) enter into 10-year rolling term contracts to commit land to specified uses. In return, restricted parcels may be assessed for property tax purposes at a rate consistent with their actual use, rather than potential market value. However, a Williamson Act contract on the property does not by itself necessarily guarantee that the property will be assessed at a reduced value for property tax purposes. A Williamson Act contract runs with the land and is binding on all successors in interest of the landowner. A landowner's failure to meet the conditions of the contract may be considered a breach of the contract, which will allow the local government to sue the landowner and/or not renew the contract.

Additionally, if the Subject Property is located at or near Agricultural Preserves, inconvenience or discomfort may arise from the use of the land for agricultural activity or processing activity in a manner consistent with proper and accepted customs and standards. Agricultural activity, operation, or facility, or appurtenances thereof shall include, but not be limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing, and harvesting of any agricultural commodity including timber, viticulture, apiculture, or horticulture, the raising of livestock, fur bearing animals, fish, or poultry, and any practices performed by a farmer or on a farm as incident to or in conjunction with those farming operations, including preparation for market, delivery to storage or to market, or delivery to carriers for transportation to market. Agricultural processing activity, operation, facility, or appurtenances thereof includes, but is not limited to, the canning or freezing of agricultural products, the processing of dairy products, the production and bottling of beer and wine, the processing of meat and egg products, the drying of fruits and grains, the packaging and cooling of fruits and vegetables, and the storage or warehousing of any agricultural products, and includes processing for wholesale or retail markets of agricultural products.

**PROPERTY TAX RECORDS**  
For  
150 HARLEY KNOX BLVD, PERRIS, CA 92571  
APN: 302-100-002

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Based on Property I.D.'s research of available tax records from Riverside County the following determinations are made:

**PROPERTY TAX BILL SUMMARY**

**Tax Totals for the 2019-2020 tax year:**

Mello-Roos Total:	\$0.00
Fixed Rate (Special Assessment/1915) Total:	\$141.16
Variable (Ad Valorem) Tax Total:	\$1,893.44
at the variable tax rate of 1.081940%	
<b>2019-2020 Property Tax Bill Total:*</b>	<b>\$2,034.60</b>

\*The Annual Tax Total amount represents the total property tax fees on the subject property as billed at the beginning of the listed tax year. The levies and amounts listed in this report are based on the levies and property valuation on record at the beginning of the listed tax year. Items not found on the property tax bill provided by the county for the listed tax year, and/or deferred items, may not be found in this report. (Property I.D. reserves the right to update these records during the course of the tax year, at Property I.D.'s discretion.)

**NOTE:** The taxes listed are for the tax year shown above. The amounts and levies are subject to change pursuant to the purchase price of the property, changes to the assessed value, or changes in the tax rolls. Supplemental tax bills and penalty fees are not included in this report. **To see an estimate of the future taxes based on purchase price, please visit the Property I.D. Future Tax Estimator below.**

Property I.D.  
Future Tax Estimator

**PROPERTY TAX BILL DETAILS**

**Mello-Roos Community Facilities District Levies - Details**

**Notice of Special Tax**

**SUBJECT PROPERTY DOES NOT CURRENTLY HAVE MELLO-ROOS TAXES LEVIED AGAINST IT**

The **Mello-Roos** Community Facilities District Act, enacted in 1982, allows local governments to create tax districts to finance infrastructure, services, and public facilities such as sewers, parks, electrical upgrades, etc. Establishing a Mello-Roos tax requires a 2/3 majority vote. The electors in a Mello-Roos vote consist of the registered voters in the new tax district, provided the district contains at least 12 registered voters. Otherwise, the qualified electors are the land owners within the district, with each land owner entitled to one or more voters based on the amount of land owned within the district. In some cases, there may be a single owner or developer voting.

Note: By voter approval new Mello-Roos taxes may be levied against this property in the future. Items not found on the property tax bill provided by the county for the listed tax year, and/or deferred items, may not be found in this report.



## **Fixed Rate (Special Assessment/1915 Bond Act) Levies - Details**

### **Notice of Special Assessment**

#### **SUBJECT PROPERTY IS LOCATED IN A SPECIAL TAX ASSESSMENT DISTRICT**

**Special Assessments** are taxes levied against parcels for public projects in which the amount of the charge is based on the benefit of the project to the parcel. Assessments based on the 1915 Bond Act are among special assessments, and are generally used to fund public improvement projects such as streets and sewer systems.

Note: By voter approval new Special Assessment taxes may be levied against this property in the future. Items not found on the property tax bill provided by the county for the listed tax year, and/or deferred items, may not be found in this report.

Code	Description	Contact	Phone	Amount
685402	EMWD STDBY-COMBINED CHARGE	MATT CHESNEY	(800)439-6553	\$86.56
685305	MWD STANDBY EAST	SUSANA HERNANDEZ	(866)807-6864	\$54.60

**Fixed Rate (Special Assessment/1915) Total: \$141.16**

### **Property Value Adjusted (Ad Valorem) Levies - Details**

#### **SUBJECT PROPERTY IS SUBJECT TO AD VALOREM TAXES**

**Ad Valorem** taxes, also known as "Rate-Based Taxes" are charges calculated as a percentage of the total value of real property, including improvement and land values as determined by the county assessor. California's standard 1% property tax is included among these rate based taxes.

Note: By voter approval new Ad Valorem taxes may be levied against this property in the future.

Code	Description	Contact	Phone	Rate	Amount
010000	PROP. 13 STANDARD 1% TAX	RIVERSIDE COUNTY AUDITOR	(951)955-3800	1%	\$1750.04 *
038001	VAL VERDE UNIF	RIVERSIDE COUNTY AUDITOR	(951)955-3800	0.063680%	\$111.44 *
039101	RIVERSIDE CITY COMMUNITY COLLEGE	RIVERSIDE COUNTY AUDITOR	(951)955-3800	0.014760%	\$25.83 *
045301	METRO WATER EAST 1301999	RIVERSIDE COUNTY AUDITOR	(951)955-3800	0.003500%	\$6.13 *

**Variable (Ad Valorem) Tax Total: \$1,893.44 @ 1.081940%**

\*This amount represents the fees based on the property valuation as listed in the identified tax records as of the beginning of the identified tax year. This amount is subject to change pursuant to the purchase price of the property and/or changes to the assessed value and does not include supplemental tax bills. Items not found on the property tax bill provided by the county for the listed tax year, and/or deferred items, may not be found in this report.

#### **DISCUSSION:**

THIS IS A NOTIFICATION TO YOU PRIOR TO YOUR PURCHASING THIS PROPERTY. If this property is within the above-named assessment district(s), the assessment district(s) issued bonds to finance the acquisition or construction of the certain public improvements that are of direct and special benefit to property within the assessment districts. The bonds will be repaid from annual assessment installments on the property within the assessment districts. If this property is subject to annual assessment installments, the assessment districts will appear on the property tax bills, in addition to the regular property taxes and any other charges and levies that will be listed on the property tax bill. Assessment installments will be collected each year until the assessment bonds are repaid. These facilities may not yet have all been constructed or acquired and it is possible that some

may never be constructed or acquired. If you fail to pay this tax when due each year, the property may be foreclosed upon and sold. The tax is used to provide public facilities and/or services that are likely to particularly benefit the property. YOU SHOULD TAKE THIS TAX AND THE BENEFITS FROM THE PUBLIC FACILITIES AND SERVICES FOR WHICH IT PAYS INTO ACCOUNT IN DECIDING WHETHER TO BUY THIS PROPERTY. By signing the NHDS and Disclosure Report Receipt, Buyer(s) ACKNOWLEDGE THAT BUYER(S) HAVE RECEIVED A COPY OF THIS NOTICE. BUYER(S) UNDERSTAND THAT BUYER(S) MAY TERMINATE THE CONTRACT TO PURCHASE OR DEPOSIT RECEIPT AFTER RECEIVING THIS NOTICE FROM THE OWNER OR AGENT SELLING THE PROPERTY. THE CONTRACT MAY BE TERMINATED WITHIN THREE DAYS IF THE NOTICE WAS RECEIVED IN PERSON OR WITHIN FIVE DAYS AFTER IT WAS DEPOSITED IN THE MAIL BY GIVING WRITTEN NOTICE OF THAT TERMINATION TO THE OWNER OR AGENT SELLING THE PROPERTY. This disclosure notice is made pursuant to Government Code Sections 53340.2, 53754 and Civil Code Section 1102.6b and satisfies the 1915 Bond and Special Assessment disclosure requirements.

Note: The applicable county tax assessor/collector and Property I.D. update their Tax Assessment information yearly or quarterly. Only Assessments that were levied against properties at the time Property I.D. obtained the tax records are disclosed. This information is subject to change and Property I.D. is not responsible for any changes that may occur. No study of the public records was made by Property I.D. to determine the presence of any other tax or assessment. The above explanation of Special Assessments is intended to be general in nature and is not a substitute for a tax bill, title report or title insurance. Detailed information may be available by contacting the agency that administers the Special Assessment. If detailed information is desired, Property I.D. recommends that an appropriate professional consultant be retained.

In some cases (including some condos, mobile homes, and new subdivisions), the tax roll data disclosed may represent the entire amount for the main parcel when the individual parcels have not been segregated. In other cases, taxes levied on the main parcel may not show up on bills for the individual units, but paid for via HOA dues or other fees.

### **NOTICE OF YOUR SUPPLEMENTAL PROPERTY TAX BILL**

California property tax law requires the Assessor to revalue real property at the time the ownership of the property changes. Because of this law, you may receive one or two supplemental tax bills, depending on when your loan closes. The supplemental tax bills are not mailed to your lender. If you have arranged for your property tax payments to be paid through an impound account, the supplemental tax bills will not be paid by your lender. It is your responsibility to pay these supplemental bills directly to the Tax Collector. If you have any question concerning this matter, please call your local Tax Collector's Office.

Note: This is a notice to you that the County Assessor will revalue the property and you will be responsible for paying the taxes due according to the reassessed value. It is not a disclosure of actual supplemental property taxes.

**To see an estimate of the supplemental tax bills based on purchase price, please click below.**

Property I.D.  
Future Tax Estimator

### **GENERAL NOTICE OF TRANSFER FEE DISCLOSURE**

Some properties may be affected by transfer fees. In the event that the property being transferred is subject to a transfer fee, the transferor is required to make this disclosure. A transferor may request the title company that issued the preliminary title report to provide copies of the documents for review in order for the transferor to determine if the property being transferred is subject to a transfer fee.

A "transfer fee" is any fee payment requirement imposed within a covenant, condition or restriction (CC&R), contained in any deed, contract, security instrument, or other document affecting the transfer or sale of, or any interest in, real property that requires a fee be paid upon transfer of the real property.

If the property being transferred is subject to a transfer fee, the transferor shall provide, at the same time as the transfer disclosure statement is provided, an additional disclosure that includes (1) notice that payment of a transfer fee is required upon transfer of the property; (2) the amount of the fee required for the asking price of the real property and a description of how the fee is calculated; (3) notice that the final amount of the fee may be different if the fee is based upon a percentage of the final sale price; (4) the entity to which funds from the fee will be paid; (5) the purpose for which the funds from the fee will be used; (6) the date or circumstances under which the obligation to pay the transfer fee expires, if any.

You may wish to investigate and determine whether the imposition of a transfer fee, if any, is acceptable to you and your intended use of the property before you complete your transaction.

### **ACCELERATED FORECLOSURE NOTICE**

It is extremely important that the real property tax bill be paid on time to prevent accelerated foreclosure. If this property is part of a Mello-Roos District (Community Facilities District), a 1915 Act Assessment District, or certain other special financing districts, it may be subject to accelerated foreclosure. Even though the County must wait five years to foreclose on a property because of delinquent taxes, unpaid Mello-Roos and Assessment districts can begin foreclosure proceedings 150-180 days after one of their tax charges becomes delinquent. If the real property is subject to such an assessment and the taxes are not paid promptly, the real property may be foreclosed upon and sold at public auction on an expedited basis.

# GENERAL NOTICES OF REQUIRED DISCLOSURES

## **BUILDING ENERGY USE BENCHMARKING AND PUBLIC DISCLOSURE PROGRAM**

Assembly Bill 802 (Williams, 2015) directed the California Energy Commission to create a statewide building energy use benchmarking and public disclosure program for buildings larger than 50,000 square feet. The Commission's regulations require building owners to report building characteristic information and energy use data to the Commission by June 1 annually, beginning in 2018 for buildings with no residential utility accounts, and in 2019 for buildings with 17 or more residential utility accounts. Building owners will complete their reporting using ENERGY STAR Portfolio Manager, a free online tool provided by the United States Environmental Protection Agency.

Assembly Bill 802 also requires, effective January 1, 2017, that energy utilities provide building-level energy use data to building owners, owners' agents, and operators upon request for buildings with no residential utility accounts and for buildings with five or more utility accounts.

The Energy Commission will publicly disclose some of the reported information beginning in 2019 for buildings with no residential utility accounts, and 2020 for buildings with residential utility accounts.

**Assembly Bill 802, Chapter 590:** [http://energy.ca.gov/benchmarking/documents/AB\\_802\\_chapter\\_590.pdf](http://energy.ca.gov/benchmarking/documents/AB_802_chapter_590.pdf)

### **Building Energy Benchmarking Regulations:**

[http://docketpublic.energy.ca.gov/PublicDocuments/15-OIR-05/TN222916\\_20180307T143335\\_California\\_Benchmarking\\_Regulations\\_Final\\_20180301.pdf](http://docketpublic.energy.ca.gov/PublicDocuments/15-OIR-05/TN222916_20180307T143335_California_Benchmarking_Regulations_Final_20180301.pdf)

### **ENERGY STAR Portfolio Manager:**

<https://www.energystar.gov/buildings/facility-owners-and-managers/existing-buildings/use-portfolio-manager>

For further information, please visit <http://www.energy.ca.gov/benchmarking/>, or contact the CA Energy Commission Benchmarking Hotline at (855) 279-6460, or by email at [Erik.Jensen@energy.ca.gov](mailto:Erik.Jensen@energy.ca.gov).

You may also contact the U.S. Environmental Protection Agency Energy Star Program for further information on Benchmarking and energy use at <http://www.energystar.gov/buildings/index.cfm> or <http://www.energystar.gov/>

### **Local Benchmarking and Public Disclosure Programs**

The cities of San Francisco, Berkeley, and Los Angeles have local benchmarking and public disclosure programs whose requirements exceed those of the state program. Per the state regulations, a local jurisdiction may request that the Energy Commission provide an exemption from the state reporting requirement for buildings located in the local jurisdiction. If the exemption is approved, the owners of buildings in that jurisdiction may report to the local jurisdiction only, and will not be required to report to the Commission.



## GENERAL NOTICES OF REQUIRED DISCLOSURES

(continued)

### **METHAMPHETAMINE & FENTANYL CONTAMINATION**

Methamphetamine and Fentanyl use and production are growing throughout the State of California. Properties may be contaminated by hazardous chemicals used or produced in the manufacture of methamphetamine or fentanyl where those chemicals remain and where the contamination has not been remediated. Once the methamphetamine or fentanyl laboratories have been closed, the public may be harmed by the material and residues that remain.

Because the methamphetamine and fentanyl manufacturing processes lead to chemical contamination, the Methamphetamine or Fentanyl Contaminated Property Cleanup Act requires a property owner to disclose in writing to a prospective buyer if local health officials have issued an order prohibiting the use or occupancy of a property contaminated by methamphetamine or fentanyl laboratory activity. The owner must also provide the buyer with a copy of the pending order to acknowledge receipt in writing. Property owner(s) must retain a methamphetamine laboratory site remediation firm that is an authorized contractor meeting certain requirements, as defined, to remediate the contamination caused by a methamphetamine or fentanyl laboratory activity. Civil penalties up to \$5,000 can be imposed upon a property owner who does not provide a notice or disclosure required by the act, or upon a person who violates an order issued by the local health officer prohibiting use or occupancy of a property contaminated by a methamphetamine or fentanyl laboratory activity. In addition, local health and law enforcement agencies are required to take specified action, including the filing of a lien against a property for cleanup of the contamination.

Realtors and Property I.D. do not have the requisite expertise to determine the need for testing or cleanup of methamphetamine or fentanyl contamination and cannot verify the information provided about such contamination by others.

### **MEGAN'S LAW - SEX OFFENDER DATABASE**

Pursuant to Section 290.46 of the Penal Code, information about specified registered sex offenders is made available to the public via an Internet website maintained by the Department of Justice at [www.meganslaw.ca.gov](http://www.meganslaw.ca.gov). This site provides access to information on persons required to register in California as sex offenders. Specific home addresses are displayed for many offenders in the California communities; as to these persons, the site displays the last registered address reported by the offender. Additional offenders are included on the site with listing by ZIP Code, city, and county. Information on other offenders is not included on this site, but is known to law enforcement personnel.

The California Legislature has created this statewide website to enable the public to secure information regarding the location of registered sex offenders. Anyone who is interested in this information should go on-line at [www.meganslaw.ca.gov](http://www.meganslaw.ca.gov) prior to removing their inspection contingency. Brokers and Property I.D. cannot and will not verify the information provided by the Government. Neither Brokers nor Property I.D. make any representations or guarantees as to the timeliness or accuracy of the information supplied at this website.

## GENERAL NOTICES OF REQUIRED DISCLOSURES

(continued)

### **MOLD NOTICE**

Mold is a kind of microscopic organism found nearly everywhere, indoors and outdoors, wherever moisture is present. Mold growing on surfaces can look like a stain, be fuzzy or slimy, in a variety of patterns. Typically, mold is white, gray, brown, or black, but can also be green, red, or other colors. To grow and reproduce, mold only needs moisture and organic matter, such as leaves, wood, paper, or even dust.

As organic matter is present in nearly any home, prospective purchasers are advised to thoroughly inspect the property for signs of mold, excessive moisture, water leaks, and evidence of previous water damage. Musty odors can be a sign of current or prior mold presence, and should mold be found, remediation should be completed. Without remediation, mold exposure can lead to a multitude of health problems, such as hay fever, asthma, and respiratory infections.

For more information on Mold and Moisture in the home, please see the government booklet “Mold in My Home: What Do I Do?”, for which a link is included at the end of this report on the [“Government Booklets, Handouts, and Safety Guides”](#) page.

Note: Realtors and Property I.D. do not have the requisite expertise to determine the need for testing or cleanup of mold contamination and cannot verify the information provided about such contamination by others.

### **ABANDONED WELLS**

The Department of Water Resources estimates that there are approximately 750,000 water wells scattered throughout the State of California - some of these wells are abandoned. Wells that have been abandoned pose a serious threat to the safety of humans, especially children, and to animals. Section 24400 of the California Health and Safety Code requires that abandoned excavations be fenced, covered, or filled. In addition, abandoned wells may act as conduits for the contamination of groundwater since inadequately constructed wells provide a physical connection between sources of pollution and useable water.

### **WELL STIMULATION TREATMENTS NOTICE: HYDRAULIC FRACTURING**

Hydraulic fracturing, (also known as hydrofracturing, “fracking”, or “fracing”) is the process of creating small cracks, or fractures, in underground geological formations to allow oil or natural gas to flow into the wellbore and thereby increase production. Prior to initiating hydraulic fracturing, engineers and geologists study and model the physical characteristics of the hydrocarbon bearing rock formations, including the formation permeability, porosity, and thickness. Using this information, the well operator designs the process to keep the resulting fractures within the target formation.

In order to regulate well stimulation treatments such as hydraulic fracturing, California Senate Bill 4 was signed into law on September 20, 2013. On December 30, 2014 the California Office of Administrative Law approved the formal rulemaking process for Well Stimulation Treatment Regulations, which went into effect on July 1, 2015. Senate Bill 4 regulates the entire process from permits to disclosure of chemicals used in fracturing process to closure of the well.

For further information on SB4, Well Stimulation Treatment Locations, and many other issues surrounding well stimulation in California, please see the Division of Oil, Gas & Geothermal Resources Well Stimulation Page at <http://www.conservation.ca.gov/dog/Pages/WST.aspx>.

## GENERAL NOTICES OF REQUIRED DISCLOSURES

(continued)

### **CARBON MONOXIDE DEVICES**

Pursuant to the Carbon Monoxide Poisoning Prevention Act of 2010, carbon monoxide detectors must be installed in every dwelling unit intended for human occupancy. Carbon monoxide is a gas produced when any fuel is burned, such as gas, oil, kerosene, wood, or charcoal. Because it is not possible to see, taste, or smell it, carbon monoxide can kill in minutes at high levels. Carbon monoxide detectors are similar to smoke detectors in that they will signal detection of carbon monoxide in the air. These carbon monoxide detectors should be installed outside of each separate sleeping area in the immediate vicinity of bedrooms, on every level including basements within which fuel fired appliances are installed, and in dwellings that have attached garages.

Links to additional information on carbon monoxide:

**U.S. EPA, An Introduction to Indoor Air Quality (IAQ), Basic Information on Pollutants and Sources of Indoor Air Pollution, Carbon Monoxide**

<http://www.epa.gov/iaq/co.html>

**Center for Disease Control and Prevention (CDC), Carbon Monoxide Poisoning**

<http://www.cdc.gov/co>

**American Lung Association, Carbon Monoxide Indoors**

<http://www.lungusa.org/healthy-air/home/resources/carbon-monoxide-indoors.html>

**Consumer Product Safety Commission (CPSC), Carbon Monoxide Questions and Answers**

<http://www.cpsc.gov/en/Safety-Education/Safety-Education-Centers/Carbon-Monoxide-Information-Center/Carbon-Monoxide-Questions-and-Answers/>

# GENERAL NOTICES OF REQUIRED DISCLOSURES

(continued)

## NATURAL GAS AND HAZARDOUS LIQUID PIPELINES

### NOTICE REGARDING GAS AND HAZARDOUS LIQUID TRANSMISSION PIPELINES

This notice is being provided simply to inform you that information about the general location of gas and hazardous liquid transmission pipelines is available to the public via the National Pipeline Mapping System (NPMS) Internet Web site maintained by the United States Department of Transportation at <http://www.npms.phmsa.dot.gov/>. To seek further information about possible transmission pipelines near the property, you may contact your local gas utility or other pipeline operators in the area, some of which are included below. Contact information for pipeline operators is searchable by ZIP Code and county on the NPMS Internet Web site.

SoCalGas Natural Gas Pipeline Maps:

<https://www.socalgas.com/stay-safe/pipeline-and-storage-safety/natural-gas-pipeline-map>

PG&E Gas Transmission Line Maps:

<http://www.pge.com/en/safety/systemworks/gas/transmissionpipelines/index.page>

SDG&E Natural Gas Pipeline Maps: <http://regarchive.sdge.com/safety/naturalgas/map.shtml>

This notice is made pursuant to Section 2079.10.5 to the California Civil Code which provides that upon delivery of this notice to the transferee of the real property, the seller or broker is not required to provide information in addition to that contained in this notice regarding gas and hazardous liquid transmission pipelines. The information in this notice shall be deemed to be adequate to inform the transferee about the existence of a statewide database of the locations of gas and hazardous liquid transmission pipelines and information from the database regarding those locations. Nothing in this section shall alter any existing duty under any other statute or decisional law imposed upon the seller or broker, including, but not limited to, the duties of a seller or broker under this article, or the duties of a seller or broker under Article 1.5 (commencing with Section 1102) of Chapter 2 of Title 4 of Part 4 of Division 2.



## GENERAL NOTICES OF REQUIRED DISCLOSURES

(continued)

### WATER CONSERVING PLUMBING FIXTURES

**For All Real Estate Sales - Residential and Commercial:** On and after January 1, 2017, a seller or transferor of single-family residential real property, multifamily residential real property, or commercial real property shall disclose to a purchaser or transferee, in writing, specified requirements for replacing plumbing fixtures, and whether the real property includes non-compliant plumbing fixtures.

**For All Single Family Residences:** On or before January 1, 2017, all non-compliant plumbing fixtures in any single-family residential real property shall be replaced by the property owner with water-conserving plumbing fixtures.

**For Commercial and Multifamily Residences:** On or before January 1, 2019, all non-compliant plumbing fixtures in multifamily residential real property and commercial real property, as defined, be replaced with water-conserving plumbing fixtures.

**For Building Alterations - Single Family Residences:** On and after January 1, 2014, for all building alterations or improvements to single-family residential real property, water-conserving plumbing fixtures shall replace other noncompliant plumbing fixtures as a condition for issuance of a certificate of final completion and occupancy or final permit approval by the local building department.

**For Building Alterations - Commercial and Multifamily Residences:** On and after January 1, 2014, for specified building alterations or improvements to multifamily residential real property and commercial real property, water-conserving plumbing fixtures shall replace other non-compliant plumbing fixtures as a condition for issuance of a certificate of final completion and occupancy or final permit approval by the local building department.

California Civil Code Sections 1101.1 et seq.

### CALIFORNIA WATERWAY SETBACK REQUIREMENTS

Creeks and streams are valuable resources providing pollutant removal, drainage, flood control, and necessary riparian habitats important to several species of plants and animals. With the numerous benefits provided by healthy waterways, regulating development near streams and other waterways in order to reduce the environmental impact has become an important part of watershed management throughout the state.

While the State of California provides its own set of regulations regarding development near streams and other protected waterways, several cities and counties have added their own stream protection ordinances to the local general plan or municipal code. It is important to check with your local regulatory agency to see what types of rules and regulations your property may be subject to regarding development, expansion, or even land use in relation to streams and other watershed features on or near your property.

# COMMERCIAL PROPERTY EARTHQUAKE SAFETY GUIDE

## FOR

### COMMERCIAL PROPERTIES IN CALIFORNIA

The booklets listed below are prepared by governmental entities and are provided as links in the body of the original email sent by Property I.D. when delivering the report electronically, and as a printed booklet when a hardcopy report delivery is requested with the your NHD order. The booklets contain important information about various topics including radon, mold, lead hazards, environmental hazards, earthquake safety, and energy conservation. You can obtain another copy of these important booklets for free by clicking on the links below, or by going to <https://propertyid.com/downloads>.

#### **California Homeowner's Guide to Earthquake Safety (© 2006)**

<http://www.propertyid.com/govbooklets/govbookletsearthquakecomm.pdf>

## TERMS AND CONDITIONS

The Report is subject to each of the following Terms and Conditions. Each Recipient (as that term is defined below) of the Report hereby acknowledges and agrees that the Report is subject to the following Terms and Conditions, and each Recipient agrees to be bound by such Terms and Conditions. Use of this Report by any Recipient constitutes acceptance of the Terms and Conditions to the Report. The Terms and Conditions below are hereby incorporated by this reference into the Report. This Report is not an insurance policy.

The following persons or entities are deemed "Recipients" of this Report: (1) the seller of the real property that is the subject of the specific transaction for which this Report was issued; (2) that seller's agent and broker; (3) the buyer of the real property that is the subject of the specific transaction for which this Report was issued; (4) that buyer's agent and broker; and (5) the escrow officer and escrow company handling the specific transaction for which this Report was issued. This Report is for the exclusive use of the Recipients. No person or entity, other than the Recipients, shall be entitled to use or rely on the Report. This Report may not be used, referred to, or relied upon by any person or entity other than the Recipients. No person or entity, other than the Recipients, shall be deemed, treated, or considered to be a beneficiary (intended or otherwise) of this Report. Recipients are obligated to make disclosures that are within their actual knowledge. This Report has been issued in connection with a particular transaction for the sale of the real property described in the Report. The Report may only be used in connection with that particular transaction. If an escrow number has been provided to Property I.D., then this Report may only be used in connection with that particular escrow. The Report may not be used for any other transaction or escrow.

The Report may not be used, for any purpose, if the Recipients have not paid for the Report.

This Report is made for the real property specifically described in the Report (the "Subject Property"). The Subject Property shall not include any property beyond the boundaries of the real property described in the Report. The Subject Property shall not include any structures (whether located on the Subject Property, or not), easements, or any right, title, interest, estate, or easement in any abutting streets, roads, alleys, lanes, ways, or waterways.

No determination is made and no opinion is expressed, or intended, by this Report concerning the right, entitlement, or ability to develop or improve the Subject Property. Property I.D. has no information concerning whether the Subject Property can be developed or improved. Property I.D. expresses no opinion or view, and assumes no responsibility, with respect to the development or improvement of the Subject Property.

No determination is made and no opinion is expressed, or intended, by this Report as to title to the Subject Property. No determination is made and no opinion is expressed, or intended, by this Report concerning whether the Subject Property is comprised of legal lots in conformance with the California Subdivision Map Act or local ordinances.

No determination is made and no opinion is expressed, or intended, by this Report concerning architectural, structural, mechanical, engineering, or legal matters. No determination is made and no opinion is expressed, or intended, by this Report concerning structures or soils on or outside of the Subject Property, including, without limitation, habitability of structures or the Subject Property, suitability of the Subject Property for construction or improvement, potential for soil settlement, drainage, soil subsidence, or other soil or site conditions. No determination is made and no opinion is expressed, or intended, by this Report concerning the marketability or value of the Subject Property. Property I.D. has not conducted any testing of the Subject Property. Property I.D. has not conducted any physical or visual examination or inspection of the Subject Property. This Report is not a substitute for a physical or visual examination or inspection of the Subject Property. If detailed on-site information regarding geologic, environmental, engineering, planning, or other professional studies is desired, Property I.D. recommends that an appropriate qualified professional consultant be retained.

No determination is made and no opinion is expressed, or intended, by this Report concerning the existence of hazardous or toxic materials or substances, or any other defects, on or under the Subject Property, unless specifically described in the Report.

No determination is made and no opinion is expressed, or intended, by this Report concerning any condition of the Subject Property, unless that condition is specifically described in the Report. The Report is intended to address only those matters expressly described in the text of the Report. The Report is not intended to address any matter (either expressly or impliedly) not specifically described in the text of the Report.

This Report is issued as of the date identified in the Report. Property I.D. shall have no obligation to advise any Recipient of any information learned or obtained after the date of the Report even if such information would modify or otherwise affect the Report. Subsequent to Property I.D.'s acquisition of Government Records, changes may be made to said Government Records and Property I.D. is not responsible for advising the Recipients of any changes. Property I.D. will update this Report upon request and at no charge during the transaction process for which this Report was issued, but not to exceed one year from the date of the Report. Likewise, Property I.D. is not liable for any impact on the Subject Property that any change to the Government Records may have.

No determination is made and no opinion is expressed, or intended, by this Report concerning the need to purchase earthquake or flood insurance for the Subject Property. In preparing the Report, Property I.D. has accurately reported on information contained in Government Records. Property I.D. has reviewed and relied upon those Government Records specifically identified and described in the Report. Property I.D. has not reviewed or relied upon any Government Records that are not specifically identified in the Report. Property I.D. also has not reviewed any parcel maps, plat maps, survey maps, surveyor maps, assessor maps, assessor parcel maps, developer maps, or engineering maps, whether or not such maps have been recorded. No determination is made and no opinion is expressed, or intended, by the Report concerning any matters identified in Government Records that were not reviewed by Property I.D. If any Recipient has a question concerning the specific Government Records reviewed (or not reviewed) by Property I.D., then the Recipients should contact Property I.D.'s Customer Service Department at (800) 920-5603.

Mapped hazard zones may represent generalized hazard information. If the questionable edge of a hazard zone impacts any portion of the Property, the report will reflect that the Property is "IN" the zone. If the Subject Property shares a common area with other properties (examples include condominiums, planned developments, town homes, and mobile homes) and any portion of the common area of the complex in which the Subject Property is located is situated in the specified hazard zone, due to the quality and availability of the parcel boundary information supplied by the county, "IN" may be reported even if the property/unit/lot that is the subject of this report is itself not in the specified hazard zone. If the county's parcel boundaries include only the individual unit's boundaries and do not include common areas for which property owners may also be responsible, hazards that exist only in the common areas may not be reported as "IN". When found in the hazard determination the terms "zone", "area", or "mapped" are words strictly defined as geographic locations delineated by specific boundaries identified in the maps and/or data prepared by the applicable governmental agency.

Property I.D. has relied upon the Government Records specifically identified in the Report without conducting an independent investigation of their accuracy. Property I.D. assumes no responsibility for the accuracy of the Government Records identified in the Report.

To the extent that any Recipient has provided information to Property I.D. (including, without limitation, a legal description of the Subject Property), Property I.D. has relied upon that information in preparing this Report. Property I.D. has not conducted an independent investigation of the accuracy of the information provided by the Recipient. Property I.D. assumes no responsibility for the accuracy of information provided by the Recipient. Property I.D. shall be subrogated to all rights of any claiming party against anyone including, but not limited to, another party who had actual knowledge of a matter and failed to disclose it to the Recipients in writing prior to the close of escrow.

Except as specifically described in the Report, Property I.D. makes no warranty or representation of any kind, express or implied, with respect to the Report. Property I.D. expressly disclaims and excludes any and all other express and implied warranties, including, without limitation, warranties of merchantability or fitness for a particular purpose.

Property I.D. shall have no responsibility, or liability, for any lost profits, consequential damages, special damages, indirect damages, or incidental damages allegedly suffered as a result of the use of, or reliance on, the Report.

The Report shall be governed by, and construed in accordance with, the laws of the State of California.

This Report constitutes the entire, integrated agreement between Property I.D. and Recipients, and supersedes and replaces all prior statements, representations, negotiations, and agreements.

If any provision of the Terms and Conditions to this Report is determined to be invalid or unenforceable for any reason, then such provision shall be treated as severed from the remainder of the Terms and Conditions, and shall not affect the validity and enforceability of all of the other provisions of the Terms and Conditions.

Any dispute, controversy, or claim arising out of, or relating in any way, to the Report, shall be resolved by arbitration in Los Angeles, California, in accordance with the arbitration rules of the Judicial Arbitration and Mediation Service ("JAMS"). The prevailing party in the arbitration shall be entitled to its attorneys' fees and costs, including, without limitation, the fees of the arbitrator.

DEPARTMENT OF HOMELAND SECURITY  
Federal Emergency Management Agency  
**STANDARD FLOOD HAZARD DETERMINATION FORM (SFHDF)**

OMB Control No. 1660-0040  
Expires: 10/31/18

SECTION I - LOAN INFORMATION			
1. LENDER/SERVICER NAME AND ADDRESS	2. COLLATERAL DESCRIPTION (Building/Mobile Home/Property) (See instructions for more information.)  150 HARLEY KNOX BLVD PERRIS, CA 92571 APN: 302-100-002 RIVERSIDE COUNTY		
3. LENDER/SERVICER ID #	4. LOAN IDENTIFIER	5. AMOUNT OF FLOOD INSURANCE REQUIRED	
SECTION II			
<b>A. NATIONAL FLOOD INSURANCE PROGRAM (NFIP) COMMUNITY JURISDICTION</b>			
1. NFIP Community Name CITY OF PERRIS	2. County(ies) RIVERSIDE	3. State CA	4. NFIP Community Number 060258
<b>B. NATIONAL FLOOD INSURANCE PROGRAM (NFIP) DATA AFFECTING BUILDING/MOBILE HOME</b>			
1. NFIP Map Number or Community-Panel Number (Community name, if not the same as "A") 06065C1430H	2. NFIP Map Panel Effective / Revised Date 05/26/2016	3. Is there a Letter of Map Change (LOMC)?  <input type="radio"/> NO <input checked="" type="radio"/> YES (If yes, and LOMC date/no. is available, enter date and case no. below).  Date 5/26/2016 Case No. 15-09-1728P	
4. Flood Zone X (NOT AN SFHA)	5. No NFIP Map		
<b>C. FEDERAL FLOOD INSURANCE AVAILABILITY (Check all that apply.)</b>			
1. <input checked="" type="checkbox"/> Federal Flood Insurance is available (community participates in the NFIP). <input checked="" type="checkbox"/> Regular Program <input type="checkbox"/> Emergency Program of NFIP			
2. <input type="checkbox"/> Federal Flood Insurance is not available (community does not participate in the NFIP).			
3. <input type="checkbox"/> Building/Mobile Home is in a Coastal Barrier Resources Area (CBRA) or Otherwise Protected Area (OPA). Federal Flood Insurance may not be available.  CBRA/OPA Designation Date: _____			
<b>D. DETERMINATION</b>			
<b>IS BUILDING/MOBILE HOME IN SPECIAL FLOOD HAZARD AREA (ZONES CONTAINING THE LETTERS "A" OR "V")?</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <div style="text-align: right;"><input checked="" type="checkbox"/> SEE COMMENTS</div>			
If yes, flood insurance is required by the Flood Disaster Protection Act of 1973. If no, flood insurance is not required by the Flood Disaster Protection Act of 1973. Please note, the risk of flooding in this area is only reduced, not removed.			
This determination is based on examining the NFIP map, any Federal Emergency Management Agency revisions to it, and any other information needed to locate the building /mobile home on the NFIP map.			
<b>E. COMMENTS (Optional)</b>  THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (SFHA). IT IS IN ZONE X (NOT AN SFHA). *LETTER OF MAP REVISION CASE NO: 15-09-1728P, CASE DATE: 5/26/2016.			
<b>F. PREPARER'S INFORMATION</b>			
NAME, ADDRESS, TELEPHONE NUMBER (If other than Lender)  Property I.D. 1001 Wilshire Blvd. Los Angeles, CA 90017 800-626-0106			DATE OF DETERMINATION  09/22/2020  OrderID: 3651448







DISCLOSE WITH CONFIDENCE™

## Mandatory Commercial Disclosure Report

**PROUDLY MADE IN THE USA**

**SUBJECT PROPERTY:**

APN 302-100-007

PERRIS, CA 92571

APN: 302-100-007

RIVERSIDE COUNTY

**PROPERTY I.D. PLAZA, 1001 WILSHIRE BL., LOS ANGELES, CA 90017**

**P: (800) 626-0106 F: (800) 626-3863 • Platinum Services P: (800) 920-5603 F: (800) 920-5605**

**WWW.PROPERTYID.COM**

**IMPORTANT NOTICE** *For the convenience of real estate agents, escrow officers, sellers and buyers, a disclosure receipt is provided herein. It is important that the recipient of the report acknowledge acceptance of the report by signing the receipt. Thereafter each party to the transaction may retain a copy of the receipt for their records.*

*When Printed by Property I.D. Corporation, three original copies of the report are issued for distribution to the parties involved in the transaction.*

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# NATURAL HAZARD DISCLOSURE STATEMENT AND DISCLOSURE REPORT RECEIPT

This statement applies to the following property: APN 302-100-007 PERRIS, CA 92571; RIVERSIDE COUNTY; APN: 302-100-007 Date: 09/22/2020

This disclosure statement is intended to be a part of the

☐ AIR STANDARD OFFER AGREEMENT AND ESCROW INSTRUCTIONS FOR PURCHASE OF REAL ESTATE or

☐ \_\_\_\_\_ (the "Purchase Agreement") dated \_\_\_\_\_,

wherein \_\_\_\_\_ is the Seller and \_\_\_\_\_ is the Buyer.

Note: This disclosure statement is not designed nor intended to be used in place of the AIR standard Property Information Sheet.

THIS REAL PROPERTY LIES WITHIN THE FOLLOWING HAZARDOUS AREA(S):

**A SPECIAL FLOOD HAZARD AREA** (Any type Zone "A" or "V") designated by the Federal Emergency Management Agency. Refer to Report.

Yes \_\_\_ No X Do not know and information not available from local jurisdiction \_\_\_

**AN AREA OF POTENTIAL FLOODING SHOWN ON A DAM FAILURE INUNDATION MAP** pursuant to Section 8589.5 of the Government Code. Refer to Report.

Yes X No \_\_\_ Do not know and information not available from local jurisdiction \_\_\_

**A VERY HIGH FIRE HAZARD SEVERITY ZONE** pursuant to Section 51178 or 51179 of the Government Code. The owner of this property is subject to the maintenance requirements of Section 51182 of the Government Code. Refer to Report.

Yes \_\_\_ No X

**A WILDLAND AREA THAT MAY CONTAIN SUBSTANTIAL FOREST FIRE RISKS AND HAZARDS** pursuant to Section 4125 of the Public Resources Code. The owner of this property is subject to the maintenance requirements of Section 4291 of the Public Resources Code. Additionally, it is not the state's responsibility to provide fire protection services to any building or structure located within the wildlands unless the Department of Forestry and Fire Protection has entered into a cooperative agreement with a local agency for those purposes pursuant to Section 4142 of the Public Resources Code. Refer to Report.

Yes \_\_\_ No X

**AN EARTHQUAKE FAULT ZONE** pursuant to Section 2622 of the Public Resources Code. Refer to Report.

Yes \_\_\_ No X

**A SEISMIC HAZARD ZONE** pursuant to Section 2696 of the Public Resources Code. Refer to Report.

Yes (Landslide Zone) \_\_\_ Yes (Liquefaction Zone) \_\_\_ No \_\_\_ Map not yet released by state X

The items listed below indicate additional statutory disclosures and legal information that are provided in the report.

- ◆ Additional Reports that are enclosed herein if ordered:  
(A) ENVIRONMENTAL RISK REPORT (Enclosed if ordered)
- ◆ Additional Statutory Disclosures:  
(A) INDUSTRIAL USE ZONE DETERMINATION (where available) (B) MILITARY ORDANCE FACILITIES pursuant to California Civil Code Sections 1102.15 and 1940.7. (C) MELLO-ROOS & SPECIAL ASSESSMENTS pursuant to Section 53311-53365.7 / 53754 of the California Government Code; Refer to Report.
- ◆ Additional Local Jurisdiction Hazards - May include the following:  
Airports, Airport Influence Area, Avalanche, Coastal Protection, Conservation Areas, Critical Habitats, Dam Failure Inundation, Duct Sealing Requirements, Erosion, Fault Zone, Fire, Groundwater, Sea Level Rise, Landslide, Liquefaction, Methane Gas, Mines, Naturally Occurring Asbestos, Oil and Gas Well Proximity, Petrochemical Contamination, Property Taxes, Radon, Right to Farm, Soil Stability, Tsunami, Williamson Act, Wind Erosion. Refer to Report.
- ◆ General Notices:  
Methamphetamine Contamination, Megan's Law – Sex Offender Database, Mold, Abandoned Wells. Carbon Monoxide Devices, Natural Gas and Hazardous Liquid Pipelines, Water Conserving Plumbing Fixtures, Notice of Supplemental Property Tax Bill, AB 38 Notice, CALFIRE Defensible Space, CALFIRE Low Cost Retrofit List, California Waterway Setback Requirements, SGMA Groundwater Basin Priority, Historical Significance Notice. Refer to Report.
- ◆ Governmental Guides are delivered with printed reports and linked on electronically delivered reports (also available at <https://propertyid.com/downloads>)  
(A) COMMERCIAL PROPERTY OWNER'S GUIDE TO EARTHQUAKE SAFETY pursuant to California Business and Professions Code Section 10147. Refer to Report.

The above disclosure statement, legal, and government information do not substitute any inspections or warranties the principal(s) may wish to obtain. No representation or recommendation is made by any broker as to the legal sufficiency, legal effect, or consequences of this document, or the purchase agreement to which it relates. The representations made in this Natural Hazard Disclosure Statement do not constitute all of the seller's or agent's disclosure obligations in this transaction.

This Report contains the Mandatory Commercial Natural Hazard Disclosure Report. The Environmental Risk Report is only enclosed if it has been ordered. To order the Environmental Risk Report, please contact Property I.D. Customer Service at 800-626-0106.

Signature of Seller(s) \_\_\_\_\_  
Print Name \_\_\_\_\_

Date \_\_\_\_\_

Signature of Seller(s) \_\_\_\_\_  
Print Name \_\_\_\_\_

Date \_\_\_\_\_

Signature of Buyer(s) \_\_\_\_\_  
Print Name \_\_\_\_\_

Date \_\_\_\_\_

Signature of Buyer(s) \_\_\_\_\_  
Print Name \_\_\_\_\_

Date \_\_\_\_\_



**ORDER ID #:** 3651451

**ORDER DATE:** 09/22/2020

**RESEARCH DATE:** 09/22/2020

**ESCROW/TITLE FILE #:** 741916-ML

**ESCROW/TITLE AGENT:**

MIKE LITROV

TICOR TITLE

21900 BURBANK BLVD #114

WOODLAND HILLS, CA 91367

**SUBJECT PROPERTY:**

APN 302-100-007

PERRIS, CA 92571

RIVERSIDE COUNTY

APN: 302-100-007

**REPORT ORDERED BY:**

MIKE LITROV

TICOR TITLE

21900 BURBANK BLVD #114

WOODLAND HILLS, CA 91367

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Safety Guides are included at the end of the Buyer's Copy of reports printed by Property I.D. Links to download the guides are included when reports are delivered electronically. Safety Guides included: "Residential Environmental Hazards", "Homeowner's Guide To Earthquake Safety", including the "Residential Earthquake Hazards Report Form", "Protect Your Family From Lead In Your Home", "Mold in My Home: What Do I Do?", and "What Is Your Home Energy Rating?"

### NOTICE TO BUYER:

This report applies to the property described by the street address and/or county assessor's parcel number as shown above. Please verify this information for accuracy. If this report has been issued in connection with an identified escrow and your escrow transaction number fails to match the escrow number enumerated in this report, then this report is invalid and must be reordered.

This report is issued as of the date shown above and is based upon an examination of maps as published by government agencies. This report does not constitute an opinion as to the advisability of completing the transaction.

## SUMMARY OF RESULTS

For  
APN 302-100-007, PERRIS, CA 92571  
APN: 302-100-007

### NHDS DISCLOSURES

DISCLOSURE TYPE	SOURCE	RESEARCH RESULTS
Flood Zone	Federal	IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (SFHA).IT IS IN ZONE D (NOT AN SFHA), AND ZONE X (NOT AN SFHA).*LETTER OF MAP REVISION CASE NO: 15-09-1728P, CASE DATE: 5/26/2016.
Dam Inundation	State	IS LOCATED IN A DESIGNATED DAM INUNDATION AREA, INCLUDING THE FOLLOWING: PERRIS MAINDAM (SCENARIO1 - SUNNY DAY FAILURE)
Very High Fire Hazard Severity Zone	State	IS NOT LOCATED IN A VERY HIGH FIRE SEVERITY ZONE
Wildland Fire Area	State	IS NOT LOCATED IN A DESIGNATED STATE FIRE RESPONSIBILITY AREA
Alquist-Priolo Fault Zones	State	IS NOT LOCATED IN AN ALQUIST-PRIOLO EARTHQUAKE FAULT ZONE
Landslide Hazard Zones	State	IS NOT LOCATED IN AN OFFICIALLY DESIGNATED EARTHQUAKE-INDUCED LANDSLIDE HAZARD ZONE (NOTE: THE SUBJECT PROPERTY IS IN AN AREA FOR WHICH NO MAPS HAVE BEEN ISSUED BY THE STATE OF CALIFORNIA)
Liquefaction Hazard Zone	State	IS NOT LOCATED IN AN OFFICIALLY DESIGNATED LIQUEFACTION HAZARD ZONE (NOTE: THE SUBJECT PROPERTY IS IN AN AREA FOR WHICH NO MAPS HAVE BEEN ISSUED BY THE STATE OF CALIFORNIA)

### STATUTORY DISCLOSURES

DISCLOSURE TYPE	SOURCE	RESEARCH RESULTS
FEMA Community Rating System	State	IS LOCATED IN A COMMUNITY THAT WAS GIVEN A CLASS 8 RATING FOR FLOOD PREPAREDNESS BY THE NFIP. PROPERTIES IN THIS COMMUNITY MAY BE ELIGIBLE FOR DISCOUNTED FLOOD INSURANCE.
Dam Inundation	County	IS NOT LOCATED IN A DAM INUNDATION AREA
Wildland-Urban Interface	Federal	IS LOCATED IN THE WILDLAND-URBAN INTERFACE
Wildland-Urban Interface	State	IS NOT LOCATED IN THE WILDLAND-URBAN INTERFACE
Tree Mortality Fire Threat	State	IS NOT LOCATED IN A HIGH HAZARD ZONE
Utility Fire Threat	State	IS NOT LOCATED IN THE CPUC HIGH FIRE-THREAT DISTRICT
Fire Hazard Rating	State	IS LOCATED IN AN AREA WITH A LOW FIRE HAZARD SEVERITY RATING
Faults	Federal	IS NOT LOCATED WITHIN ¼ MILE OF A MAPPED FAULT
Faults	State	IS NOT LOCATED WITHIN ¼ MILE OF A MAPPED FAULT
Faults	County	IS NOT LOCATED WITHIN ¼ MILE OF A MAPPED FAULT
Faults	County	IS NOT LOCATED IN A FAULT ZONE
Landslide Inventory	State	IS NOT LOCATED IN AN AREA OF IDENTIFIED EARTH MOVEMENT
Landslides	County	IS NOT LOCATED IN AN AREA OF MAPPED LANDSLIDES
Landslide Susceptibility	County	IS NOT LOCATED IN AN AREA MAPPED FOR LANDSLIDE SUSCEPTIBILITY
Liquefaction	County	IS LOCATED IN AN AREA OF HIGH LIQUEFACTION SUSCEPTIBILITY



# SUMMARY OF RESULTS

(continued)

## STATUTORY DISCLOSURES

(continued)

DISCLOSURE TYPE	SOURCE	RESEARCH RESULTS
Ground Shaking	State	IS LOCATED IN AN AREA SUBJECT TO VERY STRONG GROUND SHAKING AND MODERATE DAMAGE TO PROPERTY (MM VII) IN POTENTIAL EARTHQUAKE SCENARIOS
Expansive Soils	Federal	IS LOCATED IN AN AREA OF SOILS WITH MODERATE SHRINK-SWELL POTENTIAL
Expansive Soils	Regional	IS LOCATED IN AN AREA OF EXPANSIVE SOILS WITH LOW SHRINK-SWELL POTENTIAL
Subsidence	County	IS LOCATED IN AN AREA SUSCEPTIBLE TO SUBSIDENCE
Wind Erosion	Regional	IS LOCATED IN AN AREA WITH VERY LOW SUSCEPTIBILITY FOR WIND EROSION
Groundwater Management Basins	State	IS LOCATED IN A CALIFORNIA STATEWIDE GROUNDWATER ELEVATION MONITORING PROGRAM HIGH PRIORITY GROUNDWATER BASIN
Naturally Occurring Asbestos	State	IS NOT LOCATED IN AN AREA LIKELY TO CONTAIN NATURALLY OCCURRING ASBESTOS
Radon Gas	Federal	AS A ZONE 2 FOR RADON GAS POTENTIAL
Protected Species / Habitats	Federal	IS LOCATED IN AN AREA WITH PROTECTED SPECIES, HABITATS, OR CONSERVATION PLAN AREAS, INCLUDING THE FOLLOWING: RIVERSIDE COUNTY STEPHENS' KANGAROO RAT PLAN AND FEE AREA (RIVERSIDE COUNTY) · WESTERN RIVERSIDE COUNTY MSHCP CRITERIA SPECIES SURVEY AREA · WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN AREA (RIVERSIDE COUNTY)
Protected Species / Habitats	State	IS NOT LOCATED IN AN AREA WITH RECORDED SIGHTINGS OF RARE SPECIES OR NATURAL COMMUNITIES
Drainage Fee Area	County	IS LOCATED IN A DRAINAGE FEE AREA
Duct Sealing Requirement	State	IS LOCATED IN A ZONE SUBJECT TO CALIFORNIA ENERGY COMMISSION DUCT SEALING REQUIREMENTS
Airport Vicinity	Federal	IS NOT LOCATED WITHIN 2 MILES OF AN FAA APPROVED LANDING FACILITY
Airport Influence Area	County	IS LOCATED IN THE AIRPORT INFLUENCE AREA OF THE FOLLOWING AIRPORTS: MARCH AIR RESERVE BASE
FUDS Military Facilities	Federal	IS LOCATED WITHIN 1 MILE OF A FORMERLY USED DEFENSE SITE, INCLUDING THE FOLLOWING: MARCH AFB - POORMAN GUNNERY RANGE (FUDS NO: J09CA7400)
Military Facilities	Federal	IS LOCATED WITHIN 1 MILE OF A MILITARY SITE, INCLUDING THE FOLLOWING: MARCH AFB - POORMAN GUNNERY RANGE ( FUDS NO: J09CA7400 ) · MARCH ARB (ACTIVE)
Industrial / Commercial Use	Regional	IS LOCATED IN OR IS ADJACENT TO AN AREA OF INDUSTRIAL AND/OR COMMERCIAL LAND USE
Mine Sites	Federal	IS NOT LOCATED WITHIN ¼ MILE OF A MINE SITE IDENTIFIED BY THE U.S. GEOLOGICAL SURVEY
Mining Operations	State	IS NOT LOCATED WITHIN 1 MILE OF MINING OPERATIONS
Abandoned Mining Operations	State	IS NOT LOCATED WITHIN 1 MILE OF ABANDONED MINING OPERATIONS
Oil and Gas Wells	State	IS NOT LOCATED WITHIN 500FT OF AN IDENTIFIED OIL OR GAS WELL, ACTIVE OR ABANDONED

## SUMMARY OF RESULTS

(continued)

### STATUTORY DISCLOSURES

(continued)

DISCLOSURE TYPE	SOURCE	RESEARCH RESULTS
Oil and Gas Field Administrative Boundary	State	IS NOT LOCATED WITHIN THE ADMINISTRATIVE BOUNDARY OF AN OIL AND GAS FIELD
Right to Farm	State	IS LOCATED IN OR ADJACENT TO AN AREA OF AGRICULTURAL ACTIVITY
Williamson Act	County	IS NOT / WAS NOT LOCATED IN LANDS UNDER CONTRACT PURSUANT TO THE CALIFORNIA LAND CONSERVATION (WILLIAMSON) ACT AT THE TIME THE DATA WAS OBTAINED
Ad Valorem Rate Based Taxes	County	IS SUBJECT TO AD VALOREM TAXES
Mello-Roos Taxes	County	DOES NOT CURRENTLY HAVE MELLO-ROOS TAXES LEVIED AGAINST IT
Special Tax Assessment District	County	IS LOCATED IN A SPECIAL TAX ASSESSMENT DISTRICT

### DISCLOSURE NOTICES

COMMERCIAL ENERGY USE DISCLOSURE	see under DISCLOSURE NOTICES
METHAMPHETAMINE CONTAMINATION	see under DISCLOSURE NOTICES
MEGAN'S LAW - SEX OFFENDER DATABASE	see under DISCLOSURE NOTICES
ABANDONED WELLS	see under DISCLOSURE NOTICES
CARBON MONOXIDE DEVICES	see under DISCLOSURE NOTICES
NATURAL GAS AND HAZARDOUS LIQUID PIPELINES	see under DISCLOSURE NOTICES
WATER CONSERVING PLUMBING FIXTURES	see under DISCLOSURE NOTICES

THIS "SUMMARY OF RESEARCH RESULTS" MERELY SUMMARIZES THE RESEARCH RESULTS CONTAINED IN THE PROPERTY I.D. MANDATORY DISCLOSURE REPORT AND DOES NOT OBIVATE THE NEED TO READ THE REPORT IN ITS ENTIRETY. THE TRANSFEROR(S) AND TRANSFEREE(S) MUST READ THE REPORT IN ITS ENTIRETY.

**FLOOD HAZARD ZONES**  
For  
APN 302-100-007, PERRIS, CA 92571  
APN: 302-100-007

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Based on PROPERTY I.D.'s research of the Flood Insurance Rate Maps issued by the Federal Emergency Management Agency, the following determination is made:

<b>A SPECIAL FLOOD HAZARD AREA</b> (Any type Zone "A" or "V") designated by the Federal Emergency Management Agency. Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Do not know and information not available from local jurisdiction <input type="checkbox"/>
--

**SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (SFHA).**

**IT IS IN ZONE D (NOT AN SFHA), AND ZONE X (NOT AN SFHA).**

**\*LETTER OF MAP REVISION CASE NO: 15-09-1728P, CASE DATE: 5/26/2016.**

**DISCUSSION:**

Through its Flood Hazard Mapping Program, FEMA identifies flood hazards, assesses flood risks, and partners with communities to provide flood hazard maps to guide planning and mitigation actions. The National Flood Insurance Program (NFIP) relies on FEMA's Flood Insurance Rate Maps (FIRMs) and documents in determining a property's flood insurance requirements.

FEMA's assessment of flood hazards categorizes geographic zones by their likelihood to flood. Areas with a 1-percent or greater chance of flooding in any given year (i.e. a "100-year floodplain") are considered Special Flood Hazard Areas (SFHA). Properties found to be in an SFHA may be subject to Federal flood insurance requirements. Federally regulated lenders are required by law to determine if the structure is located in a SFHA and must provide the buyer with written notice that flood insurance will be required. For more information on FEMA's flood mapping and National Flood insurance Program (NFIP) go to [www.floodsmart.gov](http://www.floodsmart.gov).

You can also contact the FEMA Flood Map Service Center at (877) 336-2627, or by email at [FEMAMapSpecialist@riskmapcds.com](mailto:FEMAMapSpecialist@riskmapcds.com).

A FEMA Standard Flood Hazard Determination Form (SFHDF) for this property has been included with this report. The SFHDF identifies whether a structure is located in a special flood hazard area, if the borrower is required to obtain flood insurance, and if federal flood insurance is available. [Click Here to View](#)

**FEMA FLOOD ZONE DESIGNATIONS**

<b>A, AE, AH, AO, AR, A1-A30, A99</b>	Special Flood Hazard Area (SFHA): Areas of 100-Year flood
<b>V, V1-V30, VE</b>	Coastal SFHA: Areas of 100-Year coastal flood
<b>ACC, ACB, AEC*, AC*</b>	Contained Flooding: Areas where flooding is contained by a flood control measures such as a channel (ACC) or basin (ACB). Not an SFHA. While a property may be impacted by an AC* zone, structures on that property will not be impacted. (* represents a wildcard character)
<b>XPL, X500PL</b>	Protected Areas: Areas protected from 100-year flood by levee, dike, or other structure. Not an SFHA.
<b>B, C, X, X500</b>	Non-SFHA: Areas outside of 100-year floodplain or of undetermined flood hazards. Not an SFHA.
<b>D</b>	Not Studied: Areas where no analysis of flood hazards has been conducted, flood hazards are undetermined but possible. Not an SFHA.

# FLOOD HAZARD ZONES

(continued)

## LOCAL FLOOD PROTECTION PLANNING

For land use planning, some cities and counties have developed and implemented plans to meet the urban level of flood protection, taking into account localized understanding of risk and issues facing local flood protection systems, and defining local flood hazard areas. Updated construction and development regulations may be implemented, potentially affecting project scope, and requiring greater consideration of potential flood hazards, outside of the federally mapped special flood hazard areas. Please check with your local planning department for further information.

**Multiple Flood Zones Note:** Property I.D.'s research is done for the entire lot. Flood hazard zones do not follow property boundaries, therefore it is possible for your property to be located in more than one zone. In these cases, the report will reflect multiple flood zones. Federally mandated flood insurance is required if any portion of the structure(s) is in a special flood hazard area. To determine your property's flood insurance requirements, please check with your lender or insurance agent.

**Note:** The Biggert-Waters Flood Insurance Reform Act of 2012 (BW-12) as modified by the Homeowner Flood Insurance Affordability Act of 2014 may cause flood insurance premium rates to increase. Homeowners and business owners are encouraged to learn their flood risk and talk to their insurance agent regarding flood insurance. Insurance companies may require an elevation certificate to offer flood insurance for properties located in Special Flood Hazard Areas (SFHA). A property's seller, builder or developer may have a copy of the elevation certificate, or it may be recorded with a property's deed. The Community Floodplain Manager at the local city or county government office may also have a copy of the elevation certificate. If an elevation certificate is not available, one can be completed with an on-site inspection by a land surveyor, engineer, or architect legally authorized to certify elevation information. For further information on BW-12, go to [http://www.fema.gov/media-library-data/20130726-1912-25045-9380/bw12\\_qa\\_04\\_2013.pdf](http://www.fema.gov/media-library-data/20130726-1912-25045-9380/bw12_qa_04_2013.pdf). For further information on Elevation Certificates, see [https://propertyid.com/content/pdf/FEMA\\_ElevationCertificateFactSheet\\_Apr2015.pdf](https://propertyid.com/content/pdf/FEMA_ElevationCertificateFactSheet_Apr2015.pdf).

## FEMA COMMUNITY RATING SYSTEM

Based on PROPERTY I.D.'s research of the Community Rating System issued by the National Flood Insurance Program (NFIP), the following determination is made:

**SUBJECT PROPERTY IS LOCATED IN A COMMUNITY THAT WAS GIVEN A CLASS 8 RATING FOR FLOOD PREPAREDNESS BY THE NFIP. PROPERTIES IN THIS COMMUNITY MAY BE ELIGIBLE FOR DISCOUNTED FLOOD INSURANCE.**

### DISCUSSION:

The National Flood Insurance Program (NFIP) evaluates entire communities for flood preparedness under their Community Rating System (CRS). (A community's participation in the program does NOT mean the subject property is in a Special Flood Hazard Area; that determination is made separately in this report.)

Communities can achieve higher CRS ratings by using flood management practices that exceed the minimum NFIP standards, with the goal of reducing flood damage. Property owners in a rated community are then eligible for discounted flood insurance according to their community's rate class. Depending on the level of participation, a community earns a class rating from 1 to 10, with class 1 communities being the best prepared. The rating can reduce premiums up to 45% in class 1 communities, with no discounts in class 10 communities. A specific property's discount is then based on the age and elevation of the insured structures, and which flood zone the structure is in.

For more information about the Community Rating System and eligibility, visit <https://www.fema.gov/national-flood-insurance-program-community-rating-system>.

You may also contact the FEMA Insurance Services Office by email at [nfipcrs@iso.com](mailto:nfipcrs@iso.com).



**DAM FAILURE INUNDATION**  
For  
APN 302-100-007, PERRIS, CA 92571  
APN: 302-100-007

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Based on PROPERTY I.D.'s research of specific maps or information from the Office of Emergency Services, the following determination is made:

AN AREA OF POTENTIAL FLOODING SHOWN ON A DAM FAILURE INUNDATION MAP pursuant to Section 8589.5 of the Government Code.		
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Do not know and information not available from local jurisdiction <input type="checkbox"/>

**SUBJECT PROPERTY IS LOCATED IN A DESIGNATED DAM INUNDATION AREA,  
INCLUDING THE FOLLOWING:**

- **PERRIS MAINDAM (SCENARIO1 - SUNNY DAY FAILURE)**

Based on PROPERTY I.D.'s research of specific maps or data for Riverside County, the following determination is made:

**SUBJECT PROPERTY IS NOT LOCATED IN A DAM INUNDATION AREA**

**DISCUSSION:**

Dam inundation refers to the area(s) downstream of dams that would flood in the event of a dam failure (breach), or an uncontrolled release of water. Dam failures may be structural, mechanical, or hydraulic in nature, and the flooding, damage, and potential for loss of life caused by said failures, can be much greater than that of a traditional flood from a body of water such as a stream, river, or lake. While the inundation maps outline the extent of damage to life and property that would occur in a worst case scenario, like a complete and sudden dam failure at full capacity, the likelihood of such an event is not disclosed in this report.

In response to Dam Failure Hazards in California, SB 92 and Section 8589.5 of the California Government Code, require dam owners to submit inundation maps to the Department of Water Resources for approval, which will then be used in creation and submittal of Emergency Action Plans to the California Office of Emergency Services. Updated plans and inundation maps must be submitted every 10 years, or sooner under certain conditions.

For more information, please visit the California Department of Water Resources Division of Safety of Dams website at <https://www.water.ca.gov/Programs/All-Programs/Division-of-Safety-of-Dams>.

**FIRE HAZARDS**  
For  
APN 302-100-007, PERRIS, CA 92571  
APN: 302-100-007

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**VERY HIGH FIRE HAZARD ZONE**

Based on PROPERTY I.D.'s research of the current maps and information issued by the California Department of Forestry and Fire Protection and Riverside County, the following determination is made:

**A VERY HIGH FIRE HAZARD SEVERITY ZONE** pursuant to Section 51178 or 51179 of the Government Code.  
The owner of this property is subject to the maintenance requirements of Section 51182 of the Government Code.  
Yes ☐ No ☒

**SUBJECT PROPERTY IS NOT LOCATED IN A VERY HIGH FIRE SEVERITY ZONE**

**DISCUSSION:**

In an effort to prepare measures to retard the spread of fires, and reduce the potential intensity of uncontrolled fires that could destroy resources, life, or property, the California Department of Forestry and Fire Protection identifies Very High Fire Hazard Severity Zones. These areas are classified as such based upon fuel loading, slope, fire history, weather, and other relevant factors. For an area designated as a very high fire hazard severity zone, vegetation removal or management must be undertaken for fire prevention or suppression purposes. Other measures may be required, such as the maintenance of fire breaks around the property, clearance of brush and other flammable substances, the provision and maintenance of screens on chimneys and stovepipes, and a prescribed fire retardant roof.

Note: California Government Code §51179 provides that a local agency may choose to include or exclude areas from the State identified VHFHSZs in order to provide effective fire protection and fire prevention in the local jurisdiction. This provision allows a local agency, at its discretion, to make changes to the boundaries of VHFHSZs that may not be reflected on maps released by the CDF. For these reasons, the NHDS may be marked "Yes" for very high fire.

**WILDLAND FIRE (STATE FIRE RESPONSIBILITY AREA)**

Based on PROPERTY I.D.'s research of the current maps issued by the California Department of Forestry and Fire Protection, the following determination is made:

**A WILDLAND AREA THAT MAY CONTAIN SUBSTANTIAL FOREST FIRE RISKS AND HAZARDS** pursuant to Section 4125 of the Public Resources Code. The owner of this property is subject to the maintenance requirements of Section 4291 of the Public Resources Code. Additionally, it is not the state's responsibility to provide fire protection services to any building or structure located within the wildlands unless the Department of Forestry and Fire Protection has entered into a cooperative agreement with a local agency for those purposes pursuant to Section 4142 of the Public Resources Code.  
Yes ☐ No ☒

**SUBJECT PROPERTY IS NOT LOCATED IN A DESIGNATED STATE FIRE RESPONSIBILITY AREA**

**DISCUSSION:**

A State Fire Responsibility Area (SRA) is the area where the State of California is financially responsible for the prevention and suppression of wildfires. The SRA does not include lands within incorporated city boundaries or federally owned land.

Pursuant to Assembly Bill X1 29 (ABX1 29), an annual SRA Fire Prevention Benefit Fee is applied to all habitable structures within the SRA. Effective July 1, 2013, the fee was levied at the rate of \$152.33 per habitable structure, to be adjusted annually for inflation. This fee funds fire prevention services in the SRA, such as fuel reduction, defensible space inspections, fire prevention engineering, evacuation planning, fire prevention education, fire hazard mapping, implementation of Fire Plans, and fire-related law enforcement activities. Owners of habitable structures that are also within the boundaries of a local fire protection agency may receive a reduction of \$35 per habitable structure.

## FIRE HAZARDS

(continued)

With the passing of Assembly Bill 398 (AB 398), the Fire Prevention Fee has been suspended for the 2017-2018 fiscal year, and will remain suspended through January 1, 2031. For the exact text of AB 398, please visit [https://leginfo.ca.gov/faces/billNavClient.xhtml?bill\\_id=201720180AB398](https://leginfo.ca.gov/faces/billNavClient.xhtml?bill_id=201720180AB398).

If you have questions regarding the Fire Prevention Fee program, or would like to appeal your SRA determination, please contact the Fire Prevention Fee Service Center at the following address or telephone number:

Fire Prevention Fee Service Center  
P.O. Box 2254  
Suisun City, CA 94585  
1-888-310-6447

Note: If the property is located in a State Fire Responsibility area, Seller shall, within the time specified, disclose this fact in writing to Buyer (Public Resources Code Section 4136). Government regulations may impose building restrictions and requirements that may substantially impact and limit construction and any remodeling or improvement.

### DEFENSIBLE SPACE



<b>ZONE 1: 30 feet of Lean, Clean &amp; Green</b>	<b>ZONE 2: 30–100 feet of Reduced Fuel</b>	<b>Use Equipment Properly to Keep from Sparking a Wildfire</b>
<b>Remove all dead plants, grass and weeds.</b>  <b>Remove dead or dry leaves and pine needles from your yard, roof and rain gutters.</b>  <b>Keep tree branches 10 feet away from your chimney and other trees.</b>	<b>Cut or mow annual grass down to a maximum height of 4 inches.</b>  <b>Create a horizontal spacing between shrubs and trees.</b>  <b>Create vertical spacing between grass, shrubs and trees.</b>	<b>Mow before 10 a.m., and never on a hot or windy day. String trimmers are a safer option (vs. lawnmowers) for clearing vegetation.</b>

Defensible Space is your property's front line defense against wildfire. Creating and maintaining defensible space around your home can dramatically increase your home's chance of surviving a wildfire and improves the safety of firefighters defending your property. 100 feet of defensible space is required by law.

For more information on creating defensible space and legal requirements visit [READYFORWILDFIRE.ORG](https://readyforwildfire.org)

\*NOTE: Your signature on the NHDS Report Receipt page is sufficient to acknowledge delivery/receipt of this information.

### WILDLAND-URBAN INTERFACE

Based on PROPERTY I.D.'s research of the current maps and information issued by the United States Forest Service, the following determination is made:

#### **SUBJECT PROPERTY IS LOCATED IN THE WILDLAND-URBAN INTERFACE**

Based on PROPERTY I.D.'s research of the current maps and information issued by the California Department of Forestry and Fire Protection's Fire Resource and Assessment Program (FRAP), the following determination is made:

#### **SUBJECT PROPERTY IS NOT LOCATED IN THE WILDLAND-URBAN INTERFACE**

#### **DISCUSSION:**

## FIRE HAZARDS

(continued)

The wildland-urban interface (WUI) is the area where structures and other human development meet or intermingle with undeveloped wildland, and is an environment in which fire can move readily between vegetation fuels and structures, increasing the threat to property and human life. As more and more Californians make their homes in woodland settings, they face the very real and growing danger of wildfire. Every year across California, homes are affected by wildfires. Those that survive the fire almost always do so because their owners had prepared for the eventuality of fire, which is an inescapable force of nature in fire-prone wildland areas. Living in a Wildland-Urban interface zone comes with some added need for understanding of fire dangers, and preparedness methods to protect your home and family.

**Wildland Urban Intermix:** Areas where structures and wildland vegetation directly intermingle

**Wildland Urban Interface:** Areas with sparse or no wildland vegetation in close proximity to dense wildland vegetation

**Wildfire Influence Zone:** Wildland vegetation up to 1.5 miles from Interface or Intermix

For more information on Wildfire protection and preparedness, please visit the following websites from CAL FIRE:

<http://www.readyforwildfire.org/>

<https://osfm.fire.ca.gov/divisions/wildfire-prevention-planning-engineering/wildland-hazards-building-codes/>

<https://fire.ca.gov/programs/communications/defensible-space-prc-4291/>

### **CALIFORNIA PUBLIC UTILITIES COMMISSION UTILITY ASSOCIATED FIRE THREAT**

Based on PROPERTY I.D.'s research of the current maps issued by the California Public Utilities Commission and the California Department of Forestry and Fire Protection, the following determination is made:

#### **SUBJECT PROPERTY IS NOT LOCATED IN THE CPUC HIGH FIRE-THREAT DISTRICT**

##### **DISCUSSION:**

The California Public Utilities Commission has delineated a High Fire-Threat District (HFTD) designed specifically for the purpose of identifying areas where there is an increased risk for utility associated wildfires. Within the HFTD, revised and strengthened fire safety regulations have been implemented to further protect people and property from the effects of utility associated wildfires, and provide guidance on how to curtail fire threat during periods of extreme fire conditions.

Further information on the regulations, and the HFTD can be found on the CPUC Fire Threat page at

<https://www.cpuc.ca.gov/firethreatmaps/>.

### **TREE MORTALITY FIRE THREAT**

Based on PROPERTY I.D.'s research of the current maps issued by California Department of Forestry and Fire Protection, the following determination is made:

#### **SUBJECT PROPERTY IS NOT LOCATED IN A HIGH HAZARD ZONE**

##### **DISCUSSION:**

Several consecutive years of drought between 2012 and 2017 in California exasperated wildfire conditions and precipitated a large outbreak of insects that attacked and killed large areas of conifer and hardwood trees in the Sierra Nevada mountains, and along the coast range in Southern and Northern California. The millions of recently dead trees have created locally increased hazards related to fire and potential falling trees, and greatly



## FIRE HAZARDS

(continued)

impacts public safety and forest health. In addition, the buildup in fuel loadings from higher tree mortality has the potential to increase emissions when wildfires occur.

In response to the expanding areas impacted by elevated tree mortality, Governor Brown declared a State of Emergency on October 30, 2015, and established the California Tree Mortality Task Force (now the Tree Mortality Working Group of the Forest Management Task Force). One goal of the task force was to identify and map areas of tree mortality that pose the greatest potential of harm to people and property. These areas, known as High Hazard Zones, are the areas prioritized for tree removal.

**Tier 1 High Hazard Zones:** Areas where tree mortality, caused by drought, coincides with critical infrastructure, including but not limited to roads, utilities, and public schools. They represent a direct threat to public safety and identify areas to be prioritized for hazardous tree removal.

**Tier 2 High Hazard Zones:** Areas defined by: 1) watersheds (HUC12, average 24,000 acres) that have significant tree mortality combined with community and natural resource assets; or 2) the perimeter of any wildland fire since 2012 (the beginning of the drought). Work at the Tier 2 level addresses the immediate threat of falling trees and fire risk, and supports broader forest health and landscape level fire planning issues. They represent areas to be prioritized for hazard mitigation as well as forest health restoration.

For further information on tree mortality fire threat, and the High Hazard Zones, visit FRAP's Tree Mortality page at <https://frap.fire.ca.gov/frap-projects/tree-mortality/>.

### FIRE HAZARD SEVERITY RATING

Based on PROPERTY I.D.'s research of the maps and information from the California Department of Forestry and Fire Protection, the following determination is made:

#### **SUBJECT PROPERTY IS LOCATED IN AN AREA WITH A LOW FIRE HAZARD SEVERITY RATING**

##### DISCUSSION:

Fire ratings can be used to estimate the potential for impacts on areas susceptible to fire. Impacts are more likely to occur and/or be of increased severity for the higher rating classes. These fire ratings are modeled based on vegetation fuels, terrain, weather, and fire history. The ratings break-down into four threat classes as follows: *low*, *moderate*, *high*, and *very high*. The fire hazard severity ratings are provided in this report as supplemental information where Very High Fire Hazard Severity Zone and Wildland Fire Zone information, discussed above, do not provide sufficient detail.

## **NOTICE OF ASSEMBLY BILL 38: FIRE SAFETY, LOW-COST RETROFITS, REGIONAL CAPACITY REVIEW, WILDFIRE MITIGATION**

Assembly Bill 38 (Wood) was signed into law by the Governor on October 2, 2019 and will establish a first ever statewide fire retrofit program to help communities and owners of homes in the fire zones (built prior to updated building codes in 2008), to harden their homes and make them more likely to survive future fires.

According to the California Department of Forestry and Fire Protection (CDF), approximately 2 Million residential structures (one in four homes) in California are located in “high” or “very high” fire hazard severity zones. Based on California’s recent wildfires and firestorms, the imminent and pressing need for wildfire prevention and minimization strategies in California prompted the passage of this law.

- ◆ Effective January 1, 2020, after completing construction, if Seller receives a final inspection report (where that report covers compliance with home hardening laws), Seller must give a copy of that report to Buyer, or information on where Buyer can get a copy of that report.
- ◆ Effective January 1, 2021, for homes built before 2010, Seller must give Buyer a written notice that includes language on how to harden a home against fire, and a list of features on the property that make the home vulnerable to wildfires and flying embers. The notice must state: *“This home is located in a high or very high fire hazard severity zone and this home was built before the implementation of the Wildfire Urban Interface building codes which help to fire harden a home. To better protect your home from wildfire, you might need to consider improvements. Information on fire hardening, including current building standards and information on minimum annual vegetation management standards to protect homes from wildfires, can be obtained on the internet website <http://www.readyforwildfire.org>.”* The list of features on the property that make a home vulnerable to wildfires and flying embers include, but are not limited to: Eave, soffit, and roof ventilation where the vents have openings in excess of one-eighth of an inch or are not flame and ember resistant, Roof coverings made of untreated wood shingles or shakes, Combustible landscaping or other materials within five feet of the home and under the footprint of any attached deck, Single pane or non-tempered glass windows, Loose or missing bird stopping or roof flashing, Rain gutters without metal or noncombustible gutter covers.
- ◆ Effective July 1, 2021, Seller must provide Buyer with documentation stating that the property complies with defensible space laws (properties with forest, brush, grass, or flammable material, or near mountains, must maintain a defensible space around the structure of at least 100 feet), and/or local vegetation management ordinances. This depends on whether local ordinances are already in existence.
- ◆ Effective July 1, 2021, Seller shall provide to Buyer documentation stating that the property (within 6 months preceding the sale) is in compliance with state and/or local vegetation management ordinances. If Seller has not obtained documentation of compliance, Seller and Buyer shall enter into a written agreement pursuant to which the Buyer agrees to obtain documentation of compliance within one year of the date of the close of escrow.
- ◆ Effective July 1, 2025, Seller must provide Buyer with a list of low-cost retrofits to harden a home against fire, and Seller must specify which items on the list Seller has completed.

\*NOTE: Your signature on the NHDS Report Receipt page is sufficient to acknowledge delivery/receipt of this information.



# Low Cost Retrofit List

## 10 Low Cost Ways to Harden Your Home

1. When it is time to replace your roof, replace it with fire-resistant Class A roof material.
2. Block any spaces between your roof covering and sheathing (bird stops).
3. Install non-combustible corrosion resistant metal gutter covers on gutters to prevent the accumulation of leaves and debris in the gutter.
4. Cover your chimney and stovepipe outlets with noncombustible corrosion corrosion-resistant metal mesh screen ([spark arrestor](#)), with 3/8-inch to 1/2-inch openings.\*\*
5. Cover all vent openings with 1/16-inch to 1/8-inch noncombustible corrosion resistant metal mesh screens.\*\*
6. Caulk and plug gaps greater than 1/16-inch around exposed rafters and blocking to prevent ember intrusion.
7. Inspect exterior siding for dry rot, gaps, cracks and warping. Caulk or plug gaps greater than 1/16-inch in siding and replace any damaged boards, including those with dry rot.
8. Install weather stripping to gaps greater than 1/16-inch in garage doors to prevent ember intrusion. The stripping must be compliant with UL Standard 10C.
9. When it's time to replace your windows, replace them with multi-paned windows with at least one pane of tempered glass.
10. When it's time to replace your siding or deck, use compliant noncombustible, ignition-resistant, or other [materials approved by the Office of the State Fire Marshal \(OSFM\)](#).

## 5 No Cost Ways to Create Defensible Space and Enhance the Effects of a Hardened Home

1. Regularly clean your roof, gutters, decks, and the base of walls regularly to avoid the accumulation of fallen leaves, needles and other flammable materials (see [Defensible Space](#) for more details).
2. Ensure all combustible materials are removed from underneath, on top of, or within five feet of a deck.
3. Remove vegetation or other combustible materials that are within five feet of windows and glass doors.
4. Replace wood mulch products within five feet of all structures with noncombustible products such as dirt, stone, or gravel.
5. Remove all dead or dying grass, plants, shrubs, trees, branches, leaves, weeds, and pine needles within 30 feet of all structures or to the property line.

\*This list was developed as a best practices guide and to assist homeowners to ensure their home is more ignition-resistant from wildfires. Low cost can be subjective. Some of these items are based on upgrading to more stringent materials when that feature is up for replacement due to normal maintenance or lifespan, i.e. roofs.

\*\* Do not use fiberglass or plastic mesh as they can melt or burn.

Updated 1/31/2020

\*NOTE: Your signature on the NHDS Report Receipt page is sufficient to acknowledge delivery/receipt of this information.

**EARTHQUAKE FAULT ZONES**  
For  
APN 302-100-007, PERRIS, CA 92571  
APN: 302-100-007

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Based on PROPERTY I.D.'s research of maps or data obtained from the State of California in accordance with the Alquist-Priolo Earthquake Fault Zone Act, the following determination is made:

<b>AN EARTHQUAKE FAULT ZONE</b> pursuant to Section 2622 of the Public Resources Code. Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
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**SUBJECT PROPERTY IS NOT LOCATED IN AN ALQUIST-PRIOLO EARTHQUAKE FAULT ZONE**

**DISCUSSION:**

If the Subject Property is partially or wholly within an OFFICIAL EARTHQUAKE FAULT ZONE, it may be subject to (city, county, or state) requirements necessitating geologic study prior to any new or additional construction. When a property is located in this zone, it may not mean that a fault line exists on the property. In certain areas, the zones around the faults being studied are more than one-quarter of a mile wide.

Earthquake Fault Zones are delineated and adopted by the State of California as part of the Alquist-Priolo Earthquake Fault Zone Act of 1972 to assure that homes, offices, hospitals, public buildings, and other structures for human occupancy are not built on active faults. Earthquake Fault Zones are areas on both sides of known or suspected active earthquake faults. The State Mining and Geology Board has adopted policies and criteria for implementing the zones.

Based on PROPERTY I.D.'s research of maps or data obtained from the United States Geological Survey, the following determination is made:

**SUBJECT PROPERTY IS NOT LOCATED WITHIN ¼ MILE OF A MAPPED FAULT**

Based on PROPERTY I.D.'s research of specific maps and/or information from the California Geological Survey, the following determination is made:

**SUBJECT PROPERTY IS NOT LOCATED WITHIN ¼ MILE OF A MAPPED FAULT**

Based on PROPERTY I.D.'s research of specific maps or data for Riverside County, the following determination is made:

**SUBJECT PROPERTY IS NOT LOCATED WITHIN ¼ MILE OF A MAPPED FAULT**

**SUBJECT PROPERTY IS NOT LOCATED IN A FAULT ZONE**

**DISCUSSION:**

As a part of long-term planning, localities are required to include mapping of known seismic or other geologic hazards on a local level. Information may vary between jurisdictions, and may include information about all locally-known seismic hazard zones, including an area's susceptibility to strong ground shaking, liquefaction, landslides or other ground failure.

The absence of earthquake activity at a particular location does not necessarily mean that earthquakes will not occur there in the future. Moderate to large earthquakes have often been preceded by or followed by long periods



## EARTHQUAKE FAULT ZONES

(continued)

of quiescence. The apparent correlation between seismic activity and mapped faults should confine the areas of higher probability of earthquake occurrence to somewhat restricted zones.

Fault rupture can occur during moderate to large earthquakes and is a function of magnitude and the total length of the fault. Fault rupture accounts for only a small percentage of earthquake damage and may be rapid and sudden, as with a major earthquake, or can occur over an extended period of time.

### **DEFINITIONS:**

For fault disclosures that contain fault activity information, the definitions below describe these activity designations.

**Active** - "Active" faults are defined as faults that have been active within the last 0 to 11,000 years.

**Potentially Active** - "Potentially Active" faults are defined as faults that may have been active between 11,000 years and 500,000 years ago.

**Conditionally Active** - "Conditionally Active" faults are defined as faults that may have had activity 750,000 years ago or uncertain activity.

**LANDSLIDE SUSCEPTIBILITY**  
For  
APN 302-100-007, PERRIS, CA 92571  
APN: 302-100-007

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Based on PROPERTY I.D.'s research of the current maps and information issued by the California Geological Survey, the following determination is made:

<b>A SEISMIC HAZARD ZONE</b> pursuant to Section 2696 of the Public Resources Code.			
Yes (Landslide Zone) <input type="checkbox"/>	Yes (Liquefaction Zone) <input type="checkbox"/>	No <input type="checkbox"/>	Map not yet released by state <input checked="" type="checkbox"/>

**SUBJECT PROPERTY IS NOT LOCATED IN AN OFFICIALLY DESIGNATED EARTHQUAKE-INDUCED LANDSLIDE HAZARD ZONE (NOTE: THE SUBJECT PROPERTY IS IN AN AREA FOR WHICH NO MAPS HAVE BEEN ISSUED BY THE STATE OF CALIFORNIA)**

Note: Additional / local determination(s) below, when listed, may differ from the seismic hazard determination found in the Natural Hazard Disclosure Statement ("NHDS"). Differentiation can occur because the determination made in the NHDS is based on specific maps prepared by the California Geological Survey (State Seismic Hazard Mapping Act), while the determination(s) below are based on different official maps and/or information.

Based on PROPERTY I.D.'s research of specific maps or data from the California Geological Survey, the following determination is made:

**SUBJECT PROPERTY IS NOT LOCATED IN AN AREA OF IDENTIFIED EARTH MOVEMENT**

Based on PROPERTY I.D.'s research of specific maps or data for Riverside County, the following determinations are made:

**SUBJECT PROPERTY IS NOT LOCATED IN AN AREA OF MAPPED LANDSLIDES**

**SUBJECT PROPERTY IS NOT LOCATED IN AN AREA MAPPED FOR LANDSLIDE SUSCEPTIBILITY**

**DISCUSSION:**

Landslides and other ground failures may occur during earthquakes, triggered by the strain induced in soil and rock by the ground shaking vibrations, and during non-earthquake conditions, most frequently during the rainy season. Both natural and man-made factors contribute to these slope failures.

Although landslides due to slope failure are most frequent in "wet years" with above-average rainfall, they can occur at any time. The presence or absence of deep-rooted vegetation; surface and subsurface drainage conditions; thickness and engineering characteristics of soils and underlying weathered, partially-decomposed rock; orientation of bedding or locally-high rainfall can all affect slope stability.

The influence of bedrock lithology, steepness of slope, and rates of erosion, at the very least, must all be considered to generate an accurate susceptibility map. Any slope can be rendered unstable by construction activities and almost any unstable slope can also be mitigated by accepted geotechnical methods.

**LIQUEFACTION SUSCEPTIBILITY**  
For  
APN 302-100-007, PERRIS, CA 92571  
APN: 302-100-007

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Based on PROPERTY I.D.'s research of the current maps and information issued by the California Geological Survey, the following determination is made:

<b>A SEISMIC HAZARD ZONE</b> pursuant to Section 2696 of the Public Resources Code.			
Yes (Landslide Zone) ____	Yes (Liquefaction Zone) ____	No ____	Map not yet released by state <u> X </u>

**SUBJECT PROPERTY IS NOT LOCATED IN AN OFFICIALLY DESIGNATED LIQUEFACTION HAZARD ZONE (NOTE: THE SUBJECT PROPERTY IS IN AN AREA FOR WHICH NO MAPS HAVE BEEN ISSUED BY THE STATE OF CALIFORNIA)**

Note: Additional / local determination(s) below, when listed, may differ from the seismic hazard determination found in the Natural Hazard Disclosure Statement ("NHDS"). Differentiation can occur because the determination made in the NHDS is based on maps prepared by the California Geologic Survey in accordance with the State Seismic Hazard Mapping Act, while the determinations below are based on official maps prepared for another mapping program.

Based on PROPERTY I.D.'s research of specific maps or data for Riverside County, the following determination is made:

**SUBJECT PROPERTY IS LOCATED IN AN AREA OF HIGH LIQUEFACTION SUSCEPTIBILITY**

**DISCUSSION:**

Liquefaction is the sudden loss of soil strength resulting from shaking during an earthquake. The effect on structures and buildings can be devastating, and is a major contributor to urban seismic risk. Areas most susceptible to liquefaction are underlain by non-cohesive soils, such as sand and silt, that are saturated by groundwater typically between 0 and 30 feet below the surface.

Mapped liquefaction areas are those where historic occurrence of liquefaction, or local geological, geotechnical conditions indicate a potential for permanent ground displacement such that mitigation as defined in Public Resources Code Section 2693(c) would be required. Section 2693(c) defines "mitigation" to mean those measures that are consistent with established practice and that will reduce seismic risk to acceptable levels.

Note: The map upon which this determination is based may not show all areas that have the potential for liquefaction or other earthquake and geologic hazards. Also, a single earthquake capable of causing liquefaction may not uniformly affect the entire area. Liquefaction zones may also contain areas susceptible to the effects of earthquake induced landslides. This situation typically exists at or near the toe of existing landslides, down slope from rock fall or debris flow source areas, or adjacent to steep stream banks.

# **EARTHQUAKE GROUND SHAKING**

For  
APN 302-100-007, PERRIS, CA 92571  
APN: 302-100-007

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Based on PROPERTY I.D.'s research of maps and data from the California Integrated Seismic Network (CISN), the following determinations are made:

## **SUBJECT PROPERTY IS LOCATED IN AN AREA SUBJECT TO VERY STRONG GROUND SHAKING AND MODERATE DAMAGE TO PROPERTY (MM VII) IN POTENTIAL EARTHQUAKE SCENARIOS**

### **MODIFIED MERCALLI (MM) INTENSITY SCALE - POTENTIAL SHAKING AND DAMAGE LEVELS**

**IV. Light Shaking, Minimal Damage:** Hanging objects swing, vibration like heavy trucks passing, windows and doors rattle

**V. Moderate Shaking, Minimal Damage:** Pictures move, liquids disturbed, sleepers awakened

**VI. Strong Shaking, Nonstructural Damage:** Objects fall, felt by all, pictures may fall off walls, shrubbery shakes

**VII. Very Strong Shaking, Moderate Damage:** Difficult to stand, some cracks in plaster, some damage to unreinforced masonry buildings

**VIII. Severe Shaking, Moderate-Heavy Damage:** Critical or extensive damage to stone buildings, steering of cars affected, fall of stucco and some masonry walls, fall of chimneys, homes move if on weak foundations

**IX. Violent Shaking, Heavy Damage:** Potential collapse of masonry buildings, many homes shifted off foundations, frames racked, underground pipes broken

### **DISCUSSION:**

Ground Shaking studies provide a prediction of what may happen in future earthquakes, including what kind of damage can occur and what types of soils will have problems. As a prediction, the information from Ground Shaking studies provide a generalized view of what can occur during a large earthquake, but specific damage to specific buildings cannot be predicted. Loose, soft, recently deposited soils are the most susceptible to ground shaking amplification, and other hazards associated with seismic activity.

Ground shaking hazards exist throughout California. The potential damages in strong earthquake scenarios range from minimal to extreme, with corresponding shaking severity ranging from very weak to very violent. Seismologists modeled various ground shaking scenarios for active faults to highlight the hazards shaking can present in a strong earthquake.

For further information about the CISN: <http://www.cisn.org/> and <http://www.cisn.org/shakemap/sc/shake/about.html>

**SOIL HAZARDS**  
For  
APN 302-100-007, PERRIS, CA 92571  
APN: 302-100-007

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**EXPANSIVE SOILS**

Based on PROPERTY I.D.'s research of specific maps or data from the United States Department of Agriculture Natural Resources Conservation Service, the following determination is made:

**SUBJECT PROPERTY IS LOCATED IN AN AREA OF SOILS WITH MODERATE SHRINK-SWELL POTENTIAL**

Based on PROPERTY I.D.'s research of specific maps or data for Southern California, the following determination is made:

**SUBJECT PROPERTY IS LOCATED IN AN AREA OF EXPANSIVE SOILS WITH LOW SHRINK-SWELL POTENTIAL**

**DISCUSSION:**

Shrink/Swell Potential or Soil Expansivity is the relative change in volume to be expected with changes in moisture content, that is, the extent to which the soil shrinks as it dries out or swells when it gets wet. Shrinking and swelling of soils can cause damage to building foundations, roads and other structures. Soil expansivity can cause damage due to differential settlement and could progressively deteriorate structures over time. As such, stricter construction and development requirements may apply that could affect building materials and standards used, including, but not limited to depth of footings, slab thickness and rebar installation. Structures located on expansive soils can experience more hairline cracks in the walls and slabs, however certain precautions can be taken in order to minimize cracking. These precautions include proper drainage after rain, installation of gutters and downspouts to direct water away from the structure, maintaining a uniform moisture condition around foundations, repairing any plumbing leaks, refraining from planting trees within approximately ten feet of the structure because trees tend to extract moisture in soil causing shrinkage, and contacting a soils engineer who specializes in expansive soils matters.

**SUBSIDENCE**

Based on PROPERTY I.D.'s research of specific maps or data for Riverside County, the following determination is made:

**SUBJECT PROPERTY IS LOCATED IN AN AREA SUSCEPTIBLE TO SUBSIDENCE**

**DISCUSSION:**

Subsidence is the gradual settling or sinking of the earth's surface with little or no horizontal motion due to the loss of solids or liquids from the subsurface. The compaction of alluvium and settling of the land surface is a process that occurs over several years, except when prompted by seismic shaking. Subsidence can cause property damage and could progressively deteriorate structures over time. As such, stricter construction and development requirements may apply that could affect building materials and standards used. Structures may experience more hairline cracks in the walls and slabs. Inundation or flooding may also be a secondary effect of subsidence.



**WIND EROSION AND BLOWN SAND**  
For  
APN 302-100-007, PERRIS, CA 92571  
APN: 302-100-007

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Based on PROPERTY I.D.'s research of specific maps or data obtained from the Southern California Association of Governments, the following determination is made:

**SUBJECT PROPERTY IS LOCATED IN AN AREA WITH VERY LOW SUSCEPTIBILITY  
FOR WIND EROSION**

**DISCUSSION:**

Wind erosion most commonly occurs when barren sand or sandy loam soils are exposed to high wind in the absence of moisture. Human activity can increase wind erosion by disrupting soil formations and compaction, disturbing the stabilizing and wind-breaking effect of dunes, and most significantly, removing surface vegetation and its stabilizing effects. Blown sand, the most severe form of wind erosion, occurs largely due to natural conditions. Blown sand can cause significant damage to property, and also results in the nuisance and expense of removing sand from roadways and other property. Additionally, blown sand introduces a high level of suspended particulates into the air, and can create respiratory problems due to poor air quality.

## GROUNDWATER

For

APN 302-100-007, PERRIS, CA 92571

APN: 302-100-007

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Based on PROPERTY I.D.'s research of specific maps or data from the California Department of Water Resources, the following determination is made:

### **SUBJECT PROPERTY IS LOCATED IN A CALIFORNIA STATEWIDE GROUNDWATER ELEVATION MONITORING PROGRAM HIGH PRIORITY GROUNDWATER BASIN**

#### **DISCUSSION:**

The Sustainable Groundwater Management Act (SGMA), signed into law on September 16, 2014, is a package of three bills (AB 1739, SB 1168, and SB 1319) that provides local agencies with a framework for managing groundwater basins in a sustainable manner. Recognizing that groundwater is most effectively managed at the local level, the SGMA empowers local agencies to achieve sustainability within 20 years. As part of this process, the Department of Water Resources (DWR), via the California Statewide Groundwater Elevation Monitoring (CASGEM) Program, has identified and prioritized groundwater basins throughout the state. Based on the priority designation, local agencies may form Groundwater Sustainability Agencies (GSAs), tasked with developing Groundwater Sustainability Plans (GSPs) within a certain time frame. The SGMA requires GSAs in high and medium priority basins to develop GSPs, while GSAs in low and very low priority basins are encouraged, but not required, to do so. With the adoption of these plans, potential changes to local groundwater management practices may affect your property. Any concerns should be directed to your local Planning Department, Groundwater Management Agency, and other related agencies.

Further information on the SGMA can be found at the following sites:

[http://www.waterboards.ca.gov/water\\_issues/programs/gmp/docs/sgma/sgma\\_brochure\\_jan2015.pdf](http://www.waterboards.ca.gov/water_issues/programs/gmp/docs/sgma/sgma_brochure_jan2015.pdf)

<https://water.ca.gov/Programs/Groundwater-Management/SGMA-Groundwater-Management>

[http://www.waterboards.ca.gov/water\\_issues/programs/gmp/sgma.shtml](http://www.waterboards.ca.gov/water_issues/programs/gmp/sgma.shtml)

## NATURALLY OCCURRING ASBESTOS

For  
APN 302-100-007, PERRIS, CA 92571  
APN: 302-100-007

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Based on PROPERTY I.D.'s research of current maps and/or information issued by the California Geological Survey, the following determination is made:

### **SUBJECT PROPERTY IS NOT LOCATED IN AN AREA LIKELY TO CONTAIN NATURALLY OCCURRING ASBESTOS**

#### **DISCUSSION:**

Natural asbestos commonly occurs in association with altered ultramafic rocks, including serpentinite or serpentine - the California state rock. State and federal officials consider all types of asbestos to be hazardous because asbestos is a known carcinogen. Wind and water can carry asbestos fibers, and certain human activities such as mining, grading, quarrying operations, construction or driving over unpaved roads or driving on a road paved in part with asbestos-bearing rock, can release dust containing asbestos fibers. As with any other potential environmental hazard, it is recommended that Buyers fully investigate and satisfy themselves as to the existence of exposed naturally occurring asbestos / serpentine rock on the Property or within its vicinity or any serpentine-surfaced roads within the vicinity of the Property and the hazards, if any, posed thereby. That investigation should include consulting with appropriate expert(s) who can identify and test any exposed naturally occurring asbestos / serpentine rock on the Property or within its vicinity to determine whether it may present a health risk to Buyers. Buyers are encouraged to review all relevant information resulting from these studies and other information pertaining to the risk of exposure to harmful forms of naturally occurring asbestos fibers prior to removing their inspection contingency. Exposure to asbestos may create a significant health risk, and the presence of asbestos-bearing minerals may result in restrictions on the use or development of the Property. You should consider the potential risks associated with the Property before you complete your purchase and determine whether they are acceptable to you.

**RADON GAS POTENTIAL**  
For  
APN 302-100-007, PERRIS, CA 92571  
APN: 302-100-007

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Based on PROPERTY I.D.'s research of specific maps or data obtained from the U.S. Environmental Protection Agency, the following determination is made:

**THE ENTIRE COUNTY IN WHICH THE SUBJECT PROPERTY IS LOCATED IS  
DESIGNATED AS A ZONE 2 FOR RADON GAS POTENTIAL**

**DEFINITION:**

**Zone 1** - Highest Potential (greater than 4 pCi/L) (picocuries per liter)

**Zone 2** - Moderate Potential (from 2 to 4 pCi/L) (picocuries per liter)

**Zone 3** - Low Potential (less than 2 pCi/L) (picocuries per liter)

**DISCUSSION:**

Radon is a naturally occurring colorless, odorless radioactive gas formed by the natural disintegration of uranium in soil, rock and ground water as it radioactively transmutes to form stable lead.

Radon gas forms from the decay of radioactive elements at depth. Air pressure inside a building is usually lower than pressure in the soil around the building's foundation. Because of this difference in pressure, buildings can act like a vacuum, drawing radon in through foundation cracks and other openings. As cracks develop in rocks, radon gas can rise into the local ground water and may also be present in well water and can be released into the air in buildings when water is used for showering and other household uses. In most cases, radon entering a building through water is a small risk compared with radon entering a building from the soil. In a small number of homes, the building materials can give off radon, although building materials alone rarely cause radon problems. The Surgeon General has warned that radon is the second leading cause of lung cancer in the United States. Only smoking causes more lung cancer deaths. Smokers that live in homes with high radon levels, are at an especially high risk for developing lung cancer.

The U.S. Environmental Protection Agency's (EPA) action level for indoor radon levels is 4 pCi/L, at which homes should be fixed. Even at lower levels Radon can still be dangerous, so the EPA recommends homeowners consider fixing their homes when the radon levels are between 2 pCi/L and 4 pCi/L.

The only way to determine radon levels for a specific property is by testing. For further information about radon testing and mitigation, contact the California Department of Public Health at <https://www.cdph.ca.gov/Programs/CEH/DRSEM/Pages/EMB/Radon/Radon.aspx>, The National Environmental Health Association (NEHA) at <http://www.neha.org>, and the National Environmental Radon Safety Board (NRSB) at <http://www.nrsb.org>.

**PROTECTED SPECIES / HABITATS**  
For  
APN 302-100-007, PERRIS, CA 92571  
APN: 302-100-007

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Based on PROPERTY I.D.'s research of the current maps and/or information obtained from federal, state, county, or local habitat conservation departments, the following determination is made:

**SUBJECT PROPERTY IS LOCATED IN AN AREA WITH PROTECTED SPECIES,  
HABITATS, OR CONSERVATION PLAN AREAS, INCLUDING THE FOLLOWING:**

- **RIVERSIDE COUNTY STEPHENS' KANGAROO RAT PLAN AND FEE AREA  
(RIVERSIDE COUNTY)**
- **WESTERN RIVERSIDE COUNTY MSHCP CRITERIA SPECIES SURVEY AREA**
- **WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION  
PLAN AREA (RIVERSIDE COUNTY)**

Based on PROPERTY I.D.'s research of the California Natural Diversity Database (CNDDB), the following determination is made:

**SUBJECT PROPERTY IS NOT LOCATED IN AN AREA WITH RECORDED SIGHTINGS  
OF RARE SPECIES OR NATURAL COMMUNITIES**

**DISCUSSION:**

The species and/or habitat(s) listed above, if any, represent rare, sensitive, threatened, endangered, or special status plants, animals, natural communities, or habitats. Some of the species listed may not currently be considered endangered, threatened, sensitive, or protected, at the time of the report, but do have the potential of receiving an upgraded status.

Landowners with property in conservation areas may be subject to development fees at the time a grading permit is obtained, and/or may be required to secure a habitat assessment conducted by a biologist or specialist approved by the United States Fish and Wildlife Service, and/or the California Department of Fish and Wildlife, and/or the local jurisdiction habitat conservation department. Fee revenues are generally expended for land acquisition, biologic research and other conservation and mitigation activities necessary to help implement the applicable species habitat conservation plans. A habitat assessment involves a field survey to ascertain the actual presence of the particular species upon the Subject Property. These habitat preservation measures may also limit the landowner's ability to develop the property. Affected landowners should check the applicable jurisdiction's ordinances, mitigation fees, and local planning jurisdictions.

The CNDDB provides location and natural history information on special status plants, animals, and natural communities to the public, government agencies, and conservation organizations. The data can help drive conservation decisions, aid in environmental review of projects, and provide baseline data helpful in recovering endangered species. Although proximity to a CNDDB identified historic species and/or habitat sighting does not necessarily impact the landowner(s) directly, homeowners and buyers may wish to check applicable ordinances, mitigation fees, and local planning jurisdictions.

Contact information for your Department of Fish and Wildlife Regional Office can be found at <https://www.wildlife.ca.gov/Regions>.



## PROTECTED SPECIES / HABITATS

(continued)

Note: A lack of listed species and/or habitats in this report does not necessarily mean that there are no rare species or habitats in this area. Areas that have not been surveyed for rare species will not show results in this report. Land that has not been surveyed for rare plants and animals retains the potential to support rare elements.

**RIVERSIDE AREA DRAINAGE PLANS**  
For  
APN 302-100-007, PERRIS, CA 92571  
APN: 302-100-007

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Based on PROPERTY I.D.'s research of specific maps or data for Riverside County, the following determination is made:

**SUBJECT PROPERTY IS LOCATED IN A DRAINAGE FEE AREA**

**DISCUSSION:**

If land that lies within the boundaries of an area drainage plan is to be divided, a drainage fee must be paid as a condition of dividing that land. The area drainage plan is determined by Riverside County. Apportionment of drainage fees are determined by the City Council.

Area drainage plans and fees are adopted by city councils. A drainage fee in the amount set forth in the plan must be paid as a condition of approval of the filing of a final map or parcel map, or as a condition of the waiver of the filing of a parcel map. The City Council determines when the subdivision and development of property within the planned local drainage area will require construction of drainage facilities, and that drainage fees are appropriately apportioned within the area on the basis of benefits to the proposed subdivision and/or the need created for such facilities by the proposed subdivision and development. In addition, some restrictions on certain types of developments may apply.

City of Riverside Municipal Code: Section 18.240.020; County of Riverside Municipal Code: Chapter 16.36, both pursuant to Section 66483, et seq. of the California Government Code.

# NOTICE OF DUCT SEALING REQUIREMENTS

For  
APN 302-100-007, PERRIS, CA 92571  
APN: 302-100-007

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Based on PROPERTY I.D.'s research of the official climate zone maps issued by the California Energy Commission, the following determination is made:

## **SUBJECT PROPERTY IS LOCATED IN A ZONE SUBJECT TO CALIFORNIA ENERGY COMMISSION DUCT SEALING REQUIREMENTS**

### **DISCUSSION:**

The California Energy Commission's ("CEC") duct sealing requirements, applicable to all climate zones in California per California Code of Regulations, Title 24, are in effect for all residential and non-residential properties. If a central air conditioner or furnace is installed or replaced, mandatory duct system sealing and leakage testing is required. Alterations and additions to ducted systems in existing buildings in all climate zones are also required to comply with applicable maximum leakage criteria. If significant leakage is found, repairs may be required to seal the ducts, with additional testing required to confirm the work was done properly. It is strongly recommended that all of this work be done by licensed contractors who should obtain all required permits. These current duct sealing requirements may impact a Seller's disclosure obligations and/or any negotiations between principals regarding replacing heating, ventilating and air conditions (HVAC) systems. These requirements may increase the costs associated with replacing or installing an HVAC system. Current information regarding these standards can be found at

<https://www.energy.ca.gov/programs-and-topics/programs/building-energy-efficiency-standards/2019-building-energy-efficiency>.

14 SEER - Seasonal Energy Efficiency Ratio is the Federal Government's minimum standard efficiency rating in California for heating, ventilating, air conditioning, and heat pumps. The US Department of Energy requires central air conditioners and heat pumps to meet an efficiency rating of 14 SEER. For further information contact the California Energy Commission at 800-772-3300.

Note: Property I.D. cannot determine the condition, required testing, or sealing needed for the HVAC system of the Subject Property, nor can Property I.D. verify any information provided about the condition of the HVAC system.

**AIRPORT PROXIMITY**  
For  
APN 302-100-007, PERRIS, CA 92571  
APN: 302-100-007

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Based on PROPERTY I.D.'s research of specific maps or data obtained from local land use commissions, the following determination is made:

**SUBJECT PROPERTY IS LOCATED IN THE AIRPORT INFLUENCE AREA OF THE  
FOLLOWING AIRPORTS:**

- **MARCH AIR RESERVE BASE**

Based on PROPERTY I.D.'s research of specific maps or data for the Federal Aviation Administration (FAA) and the U.S. Department of Transportation, the following determination is made:

**SUBJECT PROPERTY IS NOT LOCATED WITHIN 2 MILES OF AN FAA APPROVED  
LANDING FACILITY**

**DISCUSSION:**

NOTICE OF AIRPORT IN VICINITY - Pursuant to Section 1103.4 of the Civil Code: If the above-referenced property is located in the vicinity of an airport, within what is known as an Airport Influence Area, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations, such as noise, vibration, or odors. Per the California Code of Regulations Section 5006, the level of noise acceptable to a reasonable person residing in the vicinity of an airport is established as a community noise equivalent level (CNEL) value of 65 dB. This criterion level has been chosen for reasonable persons residing in urban residential areas where houses are of typical California construction and may have windows partially open. Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you.

# AIRPORT PROXIMITY

(continued)

## SOCAL METROPLEX AIRSPACE OPTIMIZATION NOTICE

The Next Generation Air Transportation System (NextGen) is the FAA-led modernization of America's air transportation system to make flying even safer, more efficient, and more predictable. As part of NextGen, the SoCal METROPLEX Project means to improve the efficiency of airspace in the Southern California Metroplex by optimizing aircraft arrival and departure procedures, which may involve changes in aircraft flight paths and altitudes in certain areas. While further ground disturbance, or increases in the number of aircraft operations within the Southern California airspace are not projected, some areas may experience changes in overflight frequency.

The following airports are part of the project: Bob Hope (Burbank) Airport (BUR), Camarillo Airport (CMA), McClellan-Palomar Airport (Carlsbad) (CRQ), Fullerton Municipal Airport (FUL), Los Angeles International Airport (LAX), Long Beach Airport (Daugherty Field) (LGB), Camp Pendleton MCAS (Munn Field) Airport (NFG), Point Mugu Naval Air Station (NTD), North Island Naval Air Station (NZY), Ontario International Airport (ONT), Oxnard Airport (OXR), Palm Springs International Airport (PSP), San Diego International Airport (SAN), Santa Barbara Municipal Airport (SBA), Brown Field Municipal Airport (SDM), Santa Monica Municipal Airport (SMO), John Wayne-Orange County Airport (SNA), Jacqueline Cochran Regional Airport (TRM), Bermuda Dunes (UDD), Miramar Marine Corps Air Station (NKX) and Van Nuys Airport (VNY).

For more information, please visit

[http://www.metroplexenvironmental.com/socal\\_metroplex/socal\\_introduction.html](http://www.metroplexenvironmental.com/socal_metroplex/socal_introduction.html)

For community involvement updates, and current news affecting specific airports, please see the following:

Ontario: [https://www.faa.gov/air\\_traffic/community\\_involvement/ont/](https://www.faa.gov/air_traffic/community_involvement/ont/)

Southern California: [https://www.faa.gov/air\\_traffic/community\\_involvement/socal/](https://www.faa.gov/air_traffic/community_involvement/socal/)

Note: In some instances the location of an airport facility's property line was not made available by the FAA. In those cases the FAA-designated central point of the facility was used as the center for the two mile proximity determination.



## MILITARY ORDNANCE AND DEFENSE SITES

For  
APN 302-100-007, PERRIS, CA 92571  
APN: 302-100-007

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### FUDS PROGRAM SITES

Based on PROPERTY I.D.'s research of specific maps and information issued by the U.S. Army Corps of Engineers from the Defense Environmental Restoration Program Annual Report to Congress, the following determination is made:

#### **SUBJECT PROPERTY IS LOCATED WITHIN 1 MILE OF A FORMERLY USED DEFENSE SITE, INCLUDING THE FOLLOWING:**

- **MARCH AFB - POORMAN GUNNERY RANGE (FUDS NO: J09CA7400)**

#### **DISCUSSION:**

The Defense Environmental Restoration Program-Formerly Used Defense Site Program (DERP-FUDS) was established in 1984 by the United States Army with the mission to protect human health and safety, the environment, and natural resources by removing hazardous material from the environment. The FUDS Program is responsible for all properties that were formerly owned by, leased to, or otherwise possessed by the United States under the jurisdiction of the Department of Defense prior to October 1986, and is executed by the U.S. Army Corps of Engineers. The type of cleanup required, if any, varies from property to property and could include: removal of hazardous, toxic and radioactive waste, ordnance and explosives waste, building demolition and/or debris removal.

For more information, please see:

<http://www.usace.army.mil/Missions/Environmental/FormerlyUsedDefenseSites.aspx>

# MILITARY ORDNANCE AND DEFENSE SITES

(continued)

## ADDITIONAL MILITARY SITES

Based on PROPERTY I.D.'s research of specific maps or information issued by the U.S. Army Corps of Engineers in conjunction with the Department of Defense, individual base cleanup organizations, and local sources, the following determination is made:

### **SUBJECT PROPERTY IS LOCATED WITHIN 1 MILE OF A MILITARY SITE, INCLUDING THE FOLLOWING:**

- **MARCH AFB - POORMAN GUNNERY RANGE ( FUDS NO: J09CA7400 )**
- **MARCH ARB (ACTIVE)**

### **DISCUSSION:**

Former and current military sites exist throughout the country in various stages of use, closure, and cleanup. While some of these military sites are included in the FUDS program, those owned by, leased to, or otherwise possessed by the United States and under the jurisdiction of the Department of Defense after October 1986, are not eligible for inclusion in the FUDS program. These sites include but are not limited to sites where environmental cleanup has been completed such as previous FUDS program sites, or those that have been closed or realigned as part of the Base Realignment and Closure (BRAC) process.

For more information, please see:

<https://www.epa.gov/fedfac/base-realignment-and-closure-brac-sites-state>

<https://www.bracpmo.navy.mil/>

<http://www.usace.army.mil/Missions/Environmental/FormerlyUsedDefenseSites.aspx>

Note: The Military sites and their boundaries used in making these determinations are based on data made available at the source's discretion, and may be incomplete from the source. Certain sections of a site may be disclosed with other sections left out by the source. Some active military sites and bases may not be disclosed herein based on the discretion of the source.

## AREAS OF INDUSTRIAL / COMMERCIAL USE

For  
APN 302-100-007, PERRIS, CA 92571  
APN: 302-100-007

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### PLANNING

Based on PROPERTY I.D.'s research of specific maps or data obtained from the Southern California Association of Governments, the following determination is made:

#### **SUBJECT PROPERTY IS LOCATED IN OR IS ADJACENT TO AN AREA OF INDUSTRIAL AND/OR COMMERCIAL LAND USE**

##### **DISCUSSION:**

Industrial or commercial use zones or districts may be established by cities and/or counties wherein certain manufacturing, commercial or airport uses are expressly permitted.

Pursuant to Section 1102.17 of the Civil Code, the seller of residential real property subject to this article who has actual knowledge that the property is affected by, or zoned to allow, an industrial use described in Section 731a of the Code of Civil Procedure, which allows manufacturing, commercial or airport uses in zones that have been established under authority of law for those uses, shall give written notice of that knowledge as soon as practicable before transfer of title.

The existence of various conditions such as traffic, noise, odors, pollution, obstructed views, and other such conditions that are reasonable and necessary in Industrial Use Zones, cannot be enjoined or restrained, nor shall such use be deemed a nuisance as outlined in Section 731a of the Code of Civil Procedure.

*Note: The composition of Planned Developments may not be finalized and may eventually include areas of commercial or industrial use. For more information about a Planned Development in your area, contact the local planning department.*

*Note: Where not specifically identified, determinations may be based on maps or data made for Land Use and Planning purposes, and may not reflect all local zoning. Zoning changes occur often. This report should not be relied upon to provide any specific determination of the current zoning or allowed activities on or near the the Subject Property.*

### **HISTORICAL SIGNIFICANCE NOTICE**

Recognizing the need to identify and protect neighborhoods with distinct architectural and cultural resources, national, state, and local agencies have developed review processes for properties with historical significance. While the review process varies based on jurisdiction, a property deemed to be of historical significance may be subject to special rules, regulations, or building codes that could affect your ability to alter or improve said property.

While Property I.D. has not discovered if the subject property has any historical significance, and has no duty to do so, it is important to be aware that properties that contain older structures may have some historical significance, and you should contact your local Planning and/or Building Department(s) to confirm how your property may be affected, especially if any improvements are to be made.

For more information on historical sites in general, please visit the following:

National Register of Historic Places: <https://www.nps.gov/subjects/nationalregister/index.htm>

CA Register of Historical Resources: [http://ohp.parks.ca.gov/?page\\_id=21238](http://ohp.parks.ca.gov/?page_id=21238)

CA Points of Historical Interest: [http://ohp.parks.ca.gov/?page\\_id=21750](http://ohp.parks.ca.gov/?page_id=21750)

**NOTICE OF MINING OPERATIONS**  
For  
APN 302-100-007, PERRIS, CA 92571  
APN: 302-100-007

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Based on PROPERTY I.D.'s research of specific maps or data from the Division of Mines and Reclamation (DMR) at the Department of Conservation, pursuant to Section 2207 of the Public Resources Code, the following determinations are made:

**SUBJECT PROPERTY IS NOT LOCATED WITHIN 1 MILE OF MINING OPERATIONS**

Based on PROPERTY I.D.'s research of specific maps or data from the Division of Mines and Reclamation's Abandoned Mine Lands Unit, the following determinations are made:

**SUBJECT PROPERTY IS NOT LOCATED WITHIN 1 MILE OF ABANDONED MINING OPERATIONS**

Based on PROPERTY I.D.'s research of specific maps or data from the United States Geological Survey (USGS), the following determinations are made:

**SUBJECT PROPERTY IS NOT LOCATED WITHIN ¼ MILE OF A MINE SITE IDENTIFIED BY THE U.S. GEOLOGICAL SURVEY**

**DISCUSSION:**

If this property is located within one mile of a mine operation for which the mine owner or operator has reported mine location data to the Department of Conservation pursuant to Section 2207 of the Public Resources Code, then the property may be subject to inconveniences resulting from mining operations. You may wish to consider the impacts of these practices before you complete your transaction.

Mines have been dug and abandoned throughout the State of California. The result is that in the state there are tens of thousands of active and abandoned mines, many unmapped, that can pose inconveniences resulting from mining operations and potential safety, health, and environmental hazards. Sites can possess serious physical safety hazards, such as open shafts or tunnels, and many mines have the potential to contaminate surface water, groundwater.

Further information is available from the following:

Division of Mines and Reclamation: <http://www.conservation.ca.gov/dmr>

Division of Mines and Reclamation, Abandoned Mine Lands Unit: [http://www.conservation.ca.gov/dmr/abandoned\\_mine\\_lands](http://www.conservation.ca.gov/dmr/abandoned_mine_lands)

U.S. Geological Survey: <http://minerals.usgs.gov>.

**OIL AND GAS WELL PROXIMITY**  
For  
APN 302-100-007, PERRIS, CA 92571  
APN: 302-100-007

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Based on PROPERTY I.D.'s research of specific maps or data from the California Dept. of Conservation, the following determination is made:

**SUBJECT PROPERTY IS NOT LOCATED WITHIN THE ADMINISTRATIVE BOUNDARY  
OF AN OIL AND GAS FIELD**

**SUBJECT PROPERTY IS NOT LOCATED WITHIN 500FT OF AN IDENTIFIED OIL OR  
GAS WELL, ACTIVE OR ABANDONED**

**DISCUSSION:**

Abandoned oil and gas wells dot the landscape of California. Identified wells have been mapped and are monitored by the California Department of Conservation; and are generally regulated by State and Local agencies. While abandoned wells that are properly capped and monitored present a low hazard risk, improper capping or plugging of abandoned wells can lead to a variety of problems. Improperly capped wells can release noxious chemicals into the air, or allow chemicals to leach into groundwater. Abandoned oil and gas wells are prone to buildup of methane gas which can create an explosion hazard if not properly monitored and cleaned. Improperly capped wells can lead to sinkhole development. Wells can pose a serious threat to the safety of humans, especially children, and to animals. Administrative field boundaries roughly outline the areal extent of an oil or gas field. Questions of jurisdiction and responsibility in regards to capping and maintenance of abandoned wells may exist.

For more information regarding abandoned oil and gas wells in California, contact the following agencies:

State of California Dept. of Conservation - Geologic Energy Management Division:

<http://www.conservation.ca.gov/dog/Pages/Index.aspx>

California Environmental Protection Agency <http://www.calepa.ca.gov>

Note: This hazard determination only identifies properties in proximity to abandoned wells that have been mapped by the California Department of Conservation. Unmapped abandoned wells that are not identified in this disclosure could exist on or near the Subject Property. Unmapped and unidentified wells can pose a greater risk to health and safety as they are not monitored and may not have received the appropriate mitigation measures.



**NOTICE OF RIGHT TO FARM**  
For  
APN 302-100-007, PERRIS, CA 92571  
APN: 302-100-007

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Based on PROPERTY I.D.'s research of the current county-level GIS "Important Farmland Map," issued by the California Department of Conservation, Division of Land Resource Protection, the following determination is made:

**SUBJECT PROPERTY IS LOCATED IN OR ADJACENT TO AN AREA OF  
AGRICULTURAL ACTIVITY**

The following notice applies to properties located within one mile of agricultural activity.

**NOTICE:**

This property is located within one mile of farm or ranch land designated on the current county-level GIS "Important Farmland Map," issued by the California Department of Conservation, Division of Land Resource Protection. Accordingly, the property may be subject to inconveniences or discomforts resulting from agricultural operations that are a normal and necessary aspect of living in a community with a strong rural character and a healthy agricultural sector. Customary agricultural practices in farm operations may include, but are not limited to, noise, odors, dust, light, insects, the operation of pumps and machinery, the storage and disposal of manure, bee pollination, and the ground or aerial application of fertilizers, pesticides, and herbicides. These agricultural practices may occur at any time during the 24-hour day. Individual sensitivities to those practices can vary from person to person. You may wish to consider the impacts of such agricultural practices before you complete your purchase. Please be advised that you may be barred from obtaining legal remedies against agricultural practices conducted in a manner consistent with proper and accepted customs and standards pursuant to Section 3482.5 of the Civil Code or any pertinent local ordinance.

**RIVERSIDE COUNTY, CALIFORNIA**

The above-referenced property may be located partly or wholly within, or within 300 feet of, land zoned for primarily agricultural purposes by the County of Riverside. It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenances thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it was not a nuisance at the time it began. The term "agricultural activity, operation, or facility, or appurtenances thereof" includes, but is not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing, and harvesting of any agricultural commodity, including timber, viticulture, apiculture, or horticulture, the raising of livestock, fur bearing animals, fish, or poultry, and any practices performed by a farmer or on a farm as incident to or in conjunction with such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market

[Riverside County Municipal Code 5.40.060 (Ord. 625.1 § 6, 1994)]

# LAND CONSERVATION DETERMINATION

For  
APN 302-100-007, PERRIS, CA 92571  
APN: 302-100-007

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Based on PROPERTY I.D.'s research of specific maps or data for the California Department of Conservation, Division of Land Resource Protection and in conjunction with local county agencies, the following determination is made:

## **SUBJECT PROPERTY IS NOT / WAS NOT LOCATED IN LANDS UNDER CONTRACT PURSUANT TO THE CALIFORNIA LAND CONSERVATION (WILLIAMSON) ACT AT THE TIME THE DATA WAS OBTAINED**

### **DISCUSSION:**

The Williamson Act was passed by the California Legislature in 1965 to preserve agricultural and open space lands in Agricultural Preserves by discouraging premature and unnecessary conversion to urban uses. The term "Agricultural Preserve" is an area for which a city or county will enter into contracts with landowners to devote land to agricultural or open-space uses, pursuant to the California Land Conservation (Williamson) Act. Preserves are regulated by rules and restrictions designated in the resolution to ensure that the land within the Preserve is maintained for agricultural or open space use.

The Williamson Act authorizes local governments and property owners to (voluntarily) enter into 10-year rolling term contracts to commit land to specified uses. In return, restricted parcels may be assessed for property tax purposes at a rate consistent with their actual use, rather than potential market value. However, a Williamson Act contract on the property does not by itself necessarily guarantee that the property will be assessed at a reduced value for property tax purposes. A Williamson Act contract runs with the land and is binding on all successors in interest of the landowner. A landowner's failure to meet the conditions of the contract may be considered a breach of the contract, which will allow the local government to sue the landowner and/or not renew the contract.

Additionally, if the Subject Property is located at or near Agricultural Preserves, inconvenience or discomfort may arise from the use of the land for agricultural activity or processing activity in a manner consistent with proper and accepted customs and standards. Agricultural activity, operation, or facility, or appurtenances thereof shall include, but not be limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing, and harvesting of any agricultural commodity including timber, viticulture, apiculture, or horticulture, the raising of livestock, fur bearing animals, fish, or poultry, and any practices performed by a farmer or on a farm as incident to or in conjunction with those farming operations, including preparation for market, delivery to storage or to market, or delivery to carriers for transportation to market. Agricultural processing activity, operation, facility, or appurtenances thereof includes, but is not limited to, the canning or freezing of agricultural products, the processing of dairy products, the production and bottling of beer and wine, the processing of meat and egg products, the drying of fruits and grains, the packaging and cooling of fruits and vegetables, and the storage or warehousing of any agricultural products, and includes processing for wholesale or retail markets of agricultural products.

**PROPERTY TAX RECORDS**  
For  
APN 302-100-007, PERRIS, CA 92571  
APN: 302-100-007

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Based on Property I.D.'s research of available tax records from Riverside County the following determinations are made:

**PROPERTY TAX BILL SUMMARY**

**Tax Totals for the 2019-2020 tax year:**

Mello-Roos Total:	\$0.00
Fixed Rate (Special Assessment/1915) Total:	\$115.50
Variable (Ad Valorem) Tax Total:	\$321.64
at the variable tax rate of 1.081940%	
<b>2019-2020 Property Tax Bill Total:*</b>	<b>\$437.14</b>

\*The Annual Tax Total amount represents the total property tax fees on the subject property as billed at the beginning of the listed tax year. The levies and amounts listed in this report are based on the levies and property valuation on record at the beginning of the listed tax year. Items not found on the property tax bill provided by the county for the listed tax year, and/or deferred items, may not be found in this report. (Property I.D. reserves the right to update these records during the course of the tax year, at Property I.D.'s discretion.)

**NOTE:** The taxes listed are for the tax year shown above. The amounts and levies are subject to change pursuant to the purchase price of the property, changes to the assessed value, or changes in the tax rolls. Supplemental tax bills and penalty fees are not included in this report. **To see an estimate of the future taxes based on purchase price, please visit the Property I.D. Future Tax Estimator below.**

Property I.D.  
Future Tax Estimator

**PROPERTY TAX BILL DETAILS**

**Mello-Roos Community Facilities District Levies - Details**

**Notice of Special Tax**

**SUBJECT PROPERTY DOES NOT CURRENTLY HAVE MELLO-ROOS TAXES LEVIED AGAINST IT**

The **Mello-Roos** Community Facilities District Act, enacted in 1982, allows local governments to create tax districts to finance infrastructure, services, and public facilities such as sewers, parks, electrical upgrades, etc. Establishing a Mello-Roos tax requires a 2/3 majority vote. The electors in a Mello-Roos vote consist of the registered voters in the new tax district, provided the district contains at least 12 registered voters. Otherwise, the qualified electors are the land owners within the district, with each land owner entitled to one or more voters based on the amount of land owned within the district. In some cases, there may be a single owner or developer voting.

Note: By voter approval new Mello-Roos taxes may be levied against this property in the future. Items not found on the property tax bill provided by the county for the listed tax year, and/or deferred items, may not be found in this report.

## **Fixed Rate (Special Assessment/1915 Bond Act) Levies - Details**

### **Notice of Special Assessment**

#### **SUBJECT PROPERTY IS LOCATED IN A SPECIAL TAX ASSESSMENT DISTRICT**

**Special Assessments** are taxes levied against parcels for public projects in which the amount of the charge is based on the benefit of the project to the parcel. Assessments based on the 1915 Bond Act are among special assessments, and are generally used to fund public improvement projects such as streets and sewer systems.

Note: By voter approval new Special Assessment taxes may be levied against this property in the future. Items not found on the property tax bill provided by the county for the listed tax year, and/or deferred items, may not be found in this report.

Code	Description	Contact	Phone	Amount
684271	MORENO VALLEY CS ZNA	CASSEL CANDACE	(951)413-3480	\$87.50
685402	EMWD STDBY-COMBINED CHARGE	MATT CHESNEY	(800)439-6553	\$11.66
684274	MORENO VALLEY CS ZN C	CASSEL CANDACE	(951)413-3480	\$9.00
685305	MWD STANDBY EAST	SUSANA HERNANDEZ	(866)807-6864	\$7.34

**Fixed Rate (Special Assessment/1915) Total: \$115.50**

### **Property Value Adjusted (Ad Valorem) Levies - Details**

#### **SUBJECT PROPERTY IS SUBJECT TO AD VALOREM TAXES**

**Ad Valorem** taxes, also known as "Rate-Based Taxes" are charges calculated as a percentage of the total value of real property, including improvement and land values as determined by the county assessor. California's standard 1% property tax is included among these rate based taxes.

Note: By voter approval new Ad Valorem taxes may be levied against this property in the future.

Code	Description	Contact	Phone	Rate	Amount
010000	PROP. 13 STANDARD 1% TAX	RIVERSIDE COUNTY AUDITOR	(951)955-3800	1%	\$297.28 *
038001	VAL VERDE UNIF	RIVERSIDE COUNTY AUDITOR	(951)955-3800	0.063680%	\$18.93 *
039101	RIVERSIDE CITY COMMUNITY COLLEGE	RIVERSIDE COUNTY AUDITOR	(951)955-3800	0.014760%	\$4.39 *
045301	METRO WATER EAST 1301999	RIVERSIDE COUNTY AUDITOR	(951)955-3800	0.003500%	\$1.04 *

**Variable (Ad Valorem) Tax Total: \$321.64 @ 1.081940%**

\*This amount represents the fees based on the property valuation as listed in the identified tax records as of the beginning of the identified tax year. This amount is subject to change pursuant to the purchase price of the property and/or changes to the assessed value and does not include supplemental tax bills. Items not found on the property tax bill provided by the county for the listed tax year, and/or deferred items, may not be found in this report.

#### **DISCUSSION:**

THIS IS A NOTIFICATION TO YOU PRIOR TO YOUR PURCHASING THIS PROPERTY. If this property is within the above-named assessment district(s), the assessment district(s) issued bonds to finance the acquisition or construction of the certain public improvements that are of direct and special benefit to property within the assessment districts. The bonds will be repaid from annual assessment installments on the property within the assessment districts. If this property is subject to annual assessment installments, the assessment districts will

appear on the property tax bills, in addition to the regular property taxes and any other charges and levies that will be listed on the property tax bill. Assessment installments will be collected each year until the assessment bonds are repaid. These facilities may not yet have all been constructed or acquired and it is possible that some may never be constructed or acquired. If you fail to pay this tax when due each year, the property may be foreclosed upon and sold. The tax is used to provide public facilities and/or services that are likely to particularly benefit the property. YOU SHOULD TAKE THIS TAX AND THE BENEFITS FROM THE PUBLIC FACILITIES AND SERVICES FOR WHICH IT PAYS INTO ACCOUNT IN DECIDING WHETHER TO BUY THIS PROPERTY. By signing the NHDS and Disclosure Report Receipt, Buyer(s) ACKNOWLEDGE THAT BUYER(S) HAVE RECEIVED A COPY OF THIS NOTICE. BUYER(S) UNDERSTAND THAT BUYER(S) MAY TERMINATE THE CONTRACT TO PURCHASE OR DEPOSIT RECEIPT AFTER RECEIVING THIS NOTICE FROM THE OWNER OR AGENT SELLING THE PROPERTY. THE CONTRACT MAY BE TERMINATED WITHIN THREE DAYS IF THE NOTICE WAS RECEIVED IN PERSON OR WITHIN FIVE DAYS AFTER IT WAS DEPOSITED IN THE MAIL BY GIVING WRITTEN NOTICE OF THAT TERMINATION TO THE OWNER OR AGENT SELLING THE PROPERTY. This disclosure notice is made pursuant to Government Code Sections 53340.2, 53754 and Civil Code Section 1102.6b and satisfies the 1915 Bond and Special Assessment disclosure requirements.

Note: The applicable county tax assessor/collector and Property I.D. update their Tax Assessment information yearly or quarterly. Only Assessments that were levied against properties at the time Property I.D. obtained the tax records are disclosed. This information is subject to change and Property I.D. is not responsible for any changes that may occur. No study of the public records was made by Property I.D. to determine the presence of any other tax or assessment. The above explanation of Special Assessments is intended to be general in nature and is not a substitute for a tax bill, title report or title insurance. Detailed information may be available by contacting the agency that administers the Special Assessment. If detailed information is desired, Property I.D. recommends that an appropriate professional consultant be retained.

In some cases (including some condos, mobile homes, and new subdivisions), the tax roll data disclosed may represent the entire amount for the main parcel when the individual parcels have not been segregated. In other cases, taxes levied on the main parcel may not show up on bills for the individual units, but paid for via HOA dues or other fees.

### **NOTICE OF YOUR SUPPLEMENTAL PROPERTY TAX BILL**

California property tax law requires the Assessor to revalue real property at the time the ownership of the property changes. Because of this law, you may receive one or two supplemental tax bills, depending on when your loan closes. The supplemental tax bills are not mailed to your lender. If you have arranged for your property tax payments to be paid through an impound account, the supplemental tax bills will not be paid by your lender. It is your responsibility to pay these supplemental bills directly to the Tax Collector. If you have any question concerning this matter, please call your local Tax Collector's Office.

Note: This is a notice to you that the County Assessor will revalue the property and you will be responsible for paying the taxes due according to the reassessed value. It is not a disclosure of actual supplemental property taxes.

**To see an estimate of the supplemental tax bills based on purchase price, please click below.**

Property I.D.  
Future Tax Estimator

### **GENERAL NOTICE OF TRANSFER FEE DISCLOSURE**

Some properties may be affected by transfer fees. In the event that the property being transferred is subject to a transfer fee, the transferor is required to make this disclosure. A transferor may request the title company that issued the preliminary title report to provide copies of the documents for review in order for the transferor to determine if the property being transferred is subject to a transfer fee.

A "transfer fee" is any fee payment requirement imposed within a covenant, condition or restriction (CC&R), contained in any deed, contract, security instrument, or other document affecting the transfer or sale of, or any interest in, real property that requires a fee be paid upon transfer of the real property.

If the property being transferred is subject to a transfer fee, the transferor shall provide, at the same time as the transfer disclosure statement is provided, an additional disclosure that includes (1) notice that payment of a transfer fee is required upon transfer of the property; (2) the amount of the fee required for the asking price of the real property and a description of how the fee is calculated; (3) notice that the final amount of the fee may be different if the fee is based upon a percentage of the final sale price; (4) the entity to which funds from the fee will



be paid; (5) the purpose for which the funds from the fee will be used; (6) the date or circumstances under which the obligation to pay the transfer fee expires, if any.

You may wish to investigate and determine whether the imposition of a transfer fee, if any, is acceptable to you and your intended use of the property before you complete your transaction.

### **ACCELERATED FORECLOSURE NOTICE**

It is extremely important that the real property tax bill be paid on time to prevent accelerated foreclosure. If this property is part of a Mello-Roos District (Community Facilities District), a 1915 Act Assessment District, or certain other special financing districts, it may be subject to accelerated foreclosure. Even though the County must wait five years to foreclose on a property because of delinquent taxes, unpaid Mello-Roos and Assessment districts can begin foreclosure proceedings 150-180 days after one of their tax charges becomes delinquent. If the real property is subject to such an assessment and the taxes are not paid promptly, the real property may be foreclosed upon and sold at public auction on an expedited basis.

# GENERAL NOTICES OF REQUIRED DISCLOSURES

## **BUILDING ENERGY USE BENCHMARKING AND PUBLIC DISCLOSURE PROGRAM**

Assembly Bill 802 (Williams, 2015) directed the California Energy Commission to create a statewide building energy use benchmarking and public disclosure program for buildings larger than 50,000 square feet. The Commission's regulations require building owners to report building characteristic information and energy use data to the Commission by June 1 annually, beginning in 2018 for buildings with no residential utility accounts, and in 2019 for buildings with 17 or more residential utility accounts. Building owners will complete their reporting using ENERGY STAR Portfolio Manager, a free online tool provided by the United States Environmental Protection Agency.

Assembly Bill 802 also requires, effective January 1, 2017, that energy utilities provide building-level energy use data to building owners, owners' agents, and operators upon request for buildings with no residential utility accounts and for buildings with five or more utility accounts.

The Energy Commission will publicly disclose some of the reported information beginning in 2019 for buildings with no residential utility accounts, and 2020 for buildings with residential utility accounts.

**Assembly Bill 802, Chapter 590:** [http://energy.ca.gov/benchmarking/documents/AB\\_802\\_chapter\\_590.pdf](http://energy.ca.gov/benchmarking/documents/AB_802_chapter_590.pdf)

### **Building Energy Benchmarking Regulations:**

[http://docketpublic.energy.ca.gov/PublicDocuments/15-OIR-05/TN222916\\_20180307T143335\\_California\\_Benchmarking\\_Regulations\\_Final\\_20180301.pdf](http://docketpublic.energy.ca.gov/PublicDocuments/15-OIR-05/TN222916_20180307T143335_California_Benchmarking_Regulations_Final_20180301.pdf)

### **ENERGY STAR Portfolio Manager:**

<https://www.energystar.gov/buildings/facility-owners-and-managers/existing-buildings/use-portfolio-manager>

For further information, please visit <http://www.energy.ca.gov/benchmarking/>, or contact the CA Energy Commission Benchmarking Hotline at (855) 279-6460, or by email at [Erik.Jensen@energy.ca.gov](mailto:Erik.Jensen@energy.ca.gov).

You may also contact the U.S. Environmental Protection Agency Energy Star Program for further information on Benchmarking and energy use at <http://www.energystar.gov/buildings/index.cfm> or <http://www.energystar.gov/>

### **Local Benchmarking and Public Disclosure Programs**

The cities of San Francisco, Berkeley, and Los Angeles have local benchmarking and public disclosure programs whose requirements exceed those of the state program. Per the state regulations, a local jurisdiction may request that the Energy Commission provide an exemption from the state reporting requirement for buildings located in the local jurisdiction. If the exemption is approved, the owners of buildings in that jurisdiction may report to the local jurisdiction only, and will not be required to report to the Commission.

## GENERAL NOTICES OF REQUIRED DISCLOSURES

(continued)

### **METHAMPHETAMINE & FENTANYL CONTAMINATION**

Methamphetamine and Fentanyl use and production are growing throughout the State of California. Properties may be contaminated by hazardous chemicals used or produced in the manufacture of methamphetamine or fentanyl where those chemicals remain and where the contamination has not been remediated. Once the methamphetamine or fentanyl laboratories have been closed, the public may be harmed by the material and residues that remain.

Because the methamphetamine and fentanyl manufacturing processes lead to chemical contamination, the Methamphetamine or Fentanyl Contaminated Property Cleanup Act requires a property owner to disclose in writing to a prospective buyer if local health officials have issued an order prohibiting the use or occupancy of a property contaminated by methamphetamine or fentanyl laboratory activity. The owner must also provide the buyer with a copy of the pending order to acknowledge receipt in writing. Property owner(s) must retain a methamphetamine laboratory site remediation firm that is an authorized contractor meeting certain requirements, as defined, to remediate the contamination caused by a methamphetamine or fentanyl laboratory activity. Civil penalties up to \$5,000 can be imposed upon a property owner who does not provide a notice or disclosure required by the act, or upon a person who violates an order issued by the local health officer prohibiting use or occupancy of a property contaminated by a methamphetamine or fentanyl laboratory activity. In addition, local health and law enforcement agencies are required to take specified action, including the filing of a lien against a property for cleanup of the contamination.

Realtors and Property I.D. do not have the requisite expertise to determine the need for testing or cleanup of methamphetamine or fentanyl contamination and cannot verify the information provided about such contamination by others.

### **MEGAN'S LAW - SEX OFFENDER DATABASE**

Pursuant to Section 290.46 of the Penal Code, information about specified registered sex offenders is made available to the public via an Internet website maintained by the Department of Justice at [www.meganslaw.ca.gov](http://www.meganslaw.ca.gov). This site provides access to information on persons required to register in California as sex offenders. Specific home addresses are displayed for many offenders in the California communities; as to these persons, the site displays the last registered address reported by the offender. Additional offenders are included on the site with listing by ZIP Code, city, and county. Information on other offenders is not included on this site, but is known to law enforcement personnel.

The California Legislature has created this statewide website to enable the public to secure information regarding the location of registered sex offenders. Anyone who is interested in this information should go on-line at [www.meganslaw.ca.gov](http://www.meganslaw.ca.gov) prior to removing their inspection contingency. Brokers and Property I.D. cannot and will not verify the information provided by the Government. Neither Brokers nor Property I.D. make any representations or guarantees as to the timeliness or accuracy of the information supplied at this website.

## GENERAL NOTICES OF REQUIRED DISCLOSURES

(continued)

### **MOLD NOTICE**

Mold is a kind of microscopic organism found nearly everywhere, indoors and outdoors, wherever moisture is present. Mold growing on surfaces can look like a stain, be fuzzy or slimy, in a variety of patterns. Typically, mold is white, gray, brown, or black, but can also be green, red, or other colors. To grow and reproduce, mold only needs moisture and organic matter, such as leaves, wood, paper, or even dust.

As organic matter is present in nearly any home, prospective purchasers are advised to thoroughly inspect the property for signs of mold, excessive moisture, water leaks, and evidence of previous water damage. Musty odors can be a sign of current or prior mold presence, and should mold be found, remediation should be completed. Without remediation, mold exposure can lead to a multitude of health problems, such as hay fever, asthma, and respiratory infections.

For more information on Mold and Moisture in the home, please see the government booklet “Mold in My Home: What Do I Do?”, for which a link is included at the end of this report on the [“Government Booklets, Handouts, and Safety Guides”](#) page.

Note: Realtors and Property I.D. do not have the requisite expertise to determine the need for testing or cleanup of mold contamination and cannot verify the information provided about such contamination by others.

### **ABANDONED WELLS**

The Department of Water Resources estimates that there are approximately 750,000 water wells scattered throughout the State of California - some of these wells are abandoned. Wells that have been abandoned pose a serious threat to the safety of humans, especially children, and to animals. Section 24400 of the California Health and Safety Code requires that abandoned excavations be fenced, covered, or filled. In addition, abandoned wells may act as conduits for the contamination of groundwater since inadequately constructed wells provide a physical connection between sources of pollution and useable water.

### **WELL STIMULATION TREATMENTS NOTICE: HYDRAULIC FRACTURING**

Hydraulic fracturing, (also known as hydrofracturing, “fracking”, or “fracing”) is the process of creating small cracks, or fractures, in underground geological formations to allow oil or natural gas to flow into the wellbore and thereby increase production. Prior to initiating hydraulic fracturing, engineers and geologists study and model the physical characteristics of the hydrocarbon bearing rock formations, including the formation permeability, porosity, and thickness. Using this information, the well operator designs the process to keep the resulting fractures within the target formation.

In order to regulate well stimulation treatments such as hydraulic fracturing, California Senate Bill 4 was signed into law on September 20, 2013. On December 30, 2014 the California Office of Administrative Law approved the formal rulemaking process for Well Stimulation Treatment Regulations, which went into effect on July 1, 2015. Senate Bill 4 regulates the entire process from permits to disclosure of chemicals used in fracturing process to closure of the well.

For further information on SB4, Well Stimulation Treatment Locations, and many other issues surrounding well stimulation in California, please see the Division of Oil, Gas & Geothermal Resources Well Stimulation Page at <http://www.conservation.ca.gov/dog/Pages/WST.aspx>.

## GENERAL NOTICES OF REQUIRED DISCLOSURES

(continued)

### **CARBON MONOXIDE DEVICES**

Pursuant to the Carbon Monoxide Poisoning Prevention Act of 2010, carbon monoxide detectors must be installed in every dwelling unit intended for human occupancy. Carbon monoxide is a gas produced when any fuel is burned, such as gas, oil, kerosene, wood, or charcoal. Because it is not possible to see, taste, or smell it, carbon monoxide can kill in minutes at high levels. Carbon monoxide detectors are similar to smoke detectors in that they will signal detection of carbon monoxide in the air. These carbon monoxide detectors should be installed outside of each separate sleeping area in the immediate vicinity of bedrooms, on every level including basements within which fuel fired appliances are installed, and in dwellings that have attached garages.

Links to additional information on carbon monoxide:

**U.S. EPA, An Introduction to Indoor Air Quality (IAQ), Basic Information on Pollutants and Sources of Indoor Air Pollution, Carbon Monoxide**

<http://www.epa.gov/iaq/co.html>

**Center for Disease Control and Prevention (CDC), Carbon Monoxide Poisoning**

<http://www.cdc.gov/co>

**American Lung Association, Carbon Monoxide Indoors**

<http://www.lungusa.org/healthy-air/home/resources/carbon-monoxide-indoors.html>

**Consumer Product Safety Commission (CPSC), Carbon Monoxide Questions and Answers**

<http://www.cpsc.gov/en/Safety-Education/Safety-Education-Centers/Carbon-Monoxide-Information-Center/Carbon-Monoxide-Questions-and-Answers/>



# GENERAL NOTICES OF REQUIRED DISCLOSURES

(continued)

## NATURAL GAS AND HAZARDOUS LIQUID PIPELINES

### NOTICE REGARDING GAS AND HAZARDOUS LIQUID TRANSMISSION PIPELINES

This notice is being provided simply to inform you that information about the general location of gas and hazardous liquid transmission pipelines is available to the public via the National Pipeline Mapping System (NPMS) Internet Web site maintained by the United States Department of Transportation at <http://www.npms.phmsa.dot.gov/>. To seek further information about possible transmission pipelines near the property, you may contact your local gas utility or other pipeline operators in the area, some of which are included below. Contact information for pipeline operators is searchable by ZIP Code and county on the NPMS Internet Web site.

SoCalGas Natural Gas Pipeline Maps:

<https://www.socalgas.com/stay-safe/pipeline-and-storage-safety/natural-gas-pipeline-map>

PG&E Gas Transmission Line Maps:

<http://www.pge.com/en/safety/systemworks/gas/transmissionpipelines/index.page>

SDG&E Natural Gas Pipeline Maps: <http://regarchive.sdge.com/safety/naturalgas/map.shtml>

This notice is made pursuant to Section 2079.10.5 to the California Civil Code which provides that upon delivery of this notice to the transferee of the real property, the seller or broker is not required to provide information in addition to that contained in this notice regarding gas and hazardous liquid transmission pipelines. The information in this notice shall be deemed to be adequate to inform the transferee about the existence of a statewide database of the locations of gas and hazardous liquid transmission pipelines and information from the database regarding those locations. Nothing in this section shall alter any existing duty under any other statute or decisional law imposed upon the seller or broker, including, but not limited to, the duties of a seller or broker under this article, or the duties of a seller or broker under Article 1.5 (commencing with Section 1102) of Chapter 2 of Title 4 of Part 4 of Division 2.

## GENERAL NOTICES OF REQUIRED DISCLOSURES

(continued)

### WATER CONSERVING PLUMBING FIXTURES

**For All Real Estate Sales - Residential and Commercial:** On and after January 1, 2017, a seller or transferor of single-family residential real property, multifamily residential real property, or commercial real property shall disclose to a purchaser or transferee, in writing, specified requirements for replacing plumbing fixtures, and whether the real property includes non-compliant plumbing fixtures.

**For All Single Family Residences:** On or before January 1, 2017, all non-compliant plumbing fixtures in any single-family residential real property shall be replaced by the property owner with water-conserving plumbing fixtures.

**For Commercial and Multifamily Residences:** On or before January 1, 2019, all non-compliant plumbing fixtures in multifamily residential real property and commercial real property, as defined, be replaced with water-conserving plumbing fixtures.

**For Building Alterations - Single Family Residences:** On and after January 1, 2014, for all building alterations or improvements to single-family residential real property, water-conserving plumbing fixtures shall replace other noncompliant plumbing fixtures as a condition for issuance of a certificate of final completion and occupancy or final permit approval by the local building department.

**For Building Alterations - Commercial and Multifamily Residences:** On and after January 1, 2014, for specified building alterations or improvements to multifamily residential real property and commercial real property, water-conserving plumbing fixtures shall replace other non-compliant plumbing fixtures as a condition for issuance of a certificate of final completion and occupancy or final permit approval by the local building department.

California Civil Code Sections 1101.1 et seq.

### CALIFORNIA WATERWAY SETBACK REQUIREMENTS

Creeks and streams are valuable resources providing pollutant removal, drainage, flood control, and necessary riparian habitats important to several species of plants and animals. With the numerous benefits provided by healthy waterways, regulating development near streams and other waterways in order to reduce the environmental impact has become an important part of watershed management throughout the state.

While the State of California provides its own set of regulations regarding development near streams and other protected waterways, several cities and counties have added their own stream protection ordinances to the local general plan or municipal code. It is important to check with your local regulatory agency to see what types of rules and regulations your property may be subject to regarding development, expansion, or even land use in relation to streams and other watershed features on or near your property.

## COMMERCIAL PROPERTY EARTHQUAKE SAFETY GUIDE FOR COMMERCIAL PROPERTIES IN CALIFORNIA

The booklets listed below are prepared by governmental entities and are provided as links in the body of the original email sent by Property I.D. when delivering the report electronically, and as a printed booklet when a hardcopy report delivery is requested with the your NHD order. The booklets contain important information about various topics including radon, mold, lead hazards, environmental hazards, earthquake safety, and energy conservation. You can obtain another copy of these important booklets for free by clicking on the links below, or by going to <https://propertyid.com/downloads>.

### **California Homeowner's Guide to Earthquake Safety (© 2006)**

<http://www.propertyid.com/govbooklets/govbookletsearthquakecomm.pdf>

## TERMS AND CONDITIONS

The Report is subject to each of the following Terms and Conditions. Each Recipient (as that term is defined below) of the Report hereby acknowledges and agrees that the Report is subject to the following Terms and Conditions, and each Recipient agrees to be bound by such Terms and Conditions. Use of this Report by any Recipient constitutes acceptance of the Terms and Conditions to the Report. The Terms and Conditions below are hereby incorporated by this reference into the Report. This Report is not an insurance policy.

The following persons or entities are deemed "Recipients" of this Report: (1) the seller of the real property that is the subject of the specific transaction for which this Report was issued; (2) that seller's agent and broker; (3) the buyer of the real property that is the subject of the specific transaction for which this Report was issued; (4) that buyer's agent and broker; and (5) the escrow officer and escrow company handling the specific transaction for which this Report was issued. This Report is for the exclusive use of the Recipients. No person or entity, other than the Recipients, shall be entitled to use or rely on the Report. This Report may not be used, referred to, or relied upon by any person or entity other than the Recipients. No person or entity, other than the Recipients, shall be deemed, treated, or considered to be a beneficiary (intended or otherwise) of this Report. Recipients are obligated to make disclosures that are within their actual knowledge. This Report has been issued in connection with a particular transaction for the sale of the real property described in the Report. The Report may only be used in connection with that particular transaction. If an escrow number has been provided to Property I.D., then this Report may only be used in connection with that particular escrow. The Report may not be used for any other transaction or escrow.

The Report may not be used, for any purpose, if the Recipients have not paid for the Report.

This Report is made for the real property specifically described in the Report (the "Subject Property"). The Subject Property shall not include any property beyond the boundaries of the real property described in the Report. The Subject Property shall not include any structures (whether located on the Subject Property, or not), easements, or any right, title, interest, estate, or easement in any abutting streets, roads, alleys, lanes, ways, or waterways.

No determination is made and no opinion is expressed, or intended, by this Report concerning the right, entitlement, or ability to develop or improve the Subject Property. Property I.D. has no information concerning whether the Subject Property can be developed or improved. Property I.D. expresses no opinion or view, and assumes no responsibility, with respect to the development or improvement of the Subject Property.

No determination is made and no opinion is expressed, or intended, by this Report as to title to the Subject Property. No determination is made and no opinion is expressed, or intended, by this Report concerning whether the Subject Property is comprised of legal lots in conformance with the California Subdivision Map Act or local ordinances.

No determination is made and no opinion is expressed, or intended, by this Report concerning architectural, structural, mechanical, engineering, or legal matters. No determination is made and no opinion is expressed, or intended, by this Report concerning structures or soils on or outside of the Subject Property, including, without limitation, habitability of structures or the Subject Property, suitability of the Subject Property for construction or improvement, potential for soil settlement, drainage, soil subsidence, or other soil or site conditions. No determination is made and no opinion is expressed, or intended, by this Report concerning the marketability or value of the Subject Property. Property I.D. has not conducted any testing of the Subject Property. Property I.D. has not conducted any physical or visual examination or inspection of the Subject Property. This Report is not a substitute for a physical or visual examination or inspection of the Subject Property. If detailed on-site information regarding geologic, environmental, engineering, planning, or other professional studies is desired, Property I.D. recommends that an appropriate qualified professional consultant be retained.

No determination is made and no opinion is expressed, or intended, by this Report concerning the existence of hazardous or toxic materials or substances, or any other defects, on or under the Subject Property, unless specifically described in the Report.

No determination is made and no opinion is expressed, or intended, by this Report concerning any condition of the Subject Property, unless that condition is specifically described in the Report. The Report is intended to address only those matters expressly described in the text of the Report. The Report is not intended to address any matter (either expressly or impliedly) not specifically described in the text of the Report.

This Report is issued as of the date identified in the Report. Property I.D. shall have no obligation to advise any Recipient of any information learned or obtained after the date of the Report even if such information would modify or otherwise affect the Report. Subsequent to Property I.D.'s acquisition of Government Records, changes may be made to said Government Records and Property I.D. is not responsible for advising the Recipients of any changes. Property I.D. will update this Report upon request and at no charge during the transaction process for which this Report was issued, but not to exceed one year from the date of the Report. Likewise, Property I.D. is not liable for any impact on the Subject Property that any change to the Government Records may have.

No determination is made and no opinion is expressed, or intended, by this Report concerning the need to purchase earthquake or flood insurance for the Subject Property. In preparing the Report, Property I.D. has accurately reported on information contained in Government Records. Property I.D. has reviewed and relied upon those Government Records specifically identified and described in the Report. Property I.D. has not reviewed or relied upon any Government Records that are not specifically identified in the Report. Property I.D. also has not reviewed any parcel maps, plat maps, survey maps, surveyor maps, assessor maps, assessor parcel maps, developer maps, or engineering maps, whether or not such maps have been recorded. No determination is made and no opinion is expressed, or intended, by the Report concerning any matters identified in Government Records that were not reviewed by Property I.D. If any Recipient has a question concerning the specific Government Records reviewed (or not reviewed) by Property I.D., then the Recipients should contact Property I.D.'s Customer Service Department at (800) 920-5603.

Mapped hazard zones may represent generalized hazard information. If the questionable edge of a hazard zone impacts any portion of the Property, the report will reflect that the Property is "IN" the zone. If the Subject Property shares a common area with other properties (examples include condominiums, planned developments, town homes, and mobile homes) and any portion of the common area of the complex in which the Subject Property is located is situated in the specified hazard zone, due to the quality and availability of the parcel boundary information supplied by the county, "IN" may be reported even if the property/unit/lot that is the subject of this report is itself not in the specified hazard zone. If the county's parcel boundaries include only the individual unit's boundaries and do not include common areas for which property owners may also be responsible, hazards that exist only in the common areas may not be reported as "IN". When found in the hazard determination the terms "zone", "area", or "mapped" are words strictly defined as geographic locations delineated by specific boundaries identified in the maps and/or data prepared by the applicable governmental agency.

Property I.D. has relied upon the Government Records specifically identified in the Report without conducting an independent investigation of their accuracy. Property I.D. assumes no responsibility for the accuracy of the Government Records identified in the Report.

To the extent that any Recipient has provided information to Property I.D. (including, without limitation, a legal description of the Subject Property), Property I.D. has relied upon that information in preparing this Report. Property I.D. has not conducted an independent investigation of the accuracy of the information provided by the Recipient. Property I.D. assumes no responsibility for the accuracy of information provided by the Recipient. Property I.D. shall be subrogated to all rights of any claiming party against anyone including, but not limited to, another party who had actual knowledge of a matter and failed to disclose it to the Recipients in writing prior to the close of escrow.

Except as specifically described in the Report, Property I.D. makes no warranty or representation of any kind, express or implied, with respect to the Report. Property I.D. expressly disclaims and excludes any and all other express and implied warranties, including, without limitation, warranties of merchantability or fitness for a particular purpose.

Property I.D. shall have no responsibility, or liability, for any lost profits, consequential damages, special damages, indirect damages, or incidental damages allegedly suffered as a result of the use of, or reliance on, the Report.

The Report shall be governed by, and construed in accordance with, the laws of the State of California.

This Report constitutes the entire, integrated agreement between Property I.D. and Recipients, and supersedes and replaces all prior statements, representations, negotiations, and agreements.

If any provision of the Terms and Conditions to this Report is determined to be invalid or unenforceable for any reason, then such provision shall be treated as severed from the remainder of the Terms and Conditions, and shall not affect the validity and enforceability of all of the other provisions of the Terms and Conditions.

Any dispute, controversy, or claim arising out of, or relating in any way, to the Report, shall be resolved by arbitration in Los Angeles, California, in accordance with the arbitration rules of the Judicial Arbitration and Mediation Service ("JAMS"). The prevailing party in the arbitration shall be entitled to its attorneys' fees and costs, including, without limitation, the fees of the arbitrator.

DEPARTMENT OF HOMELAND SECURITY  
Federal Emergency Management Agency  
**STANDARD FLOOD HAZARD DETERMINATION FORM (SFHDF)**

OMB Control No. 1660-0040  
Expires: 10/31/18

SECTION I - LOAN INFORMATION			
1. LENDER/SERVICER NAME AND ADDRESS		2. COLLATERAL DESCRIPTION (Building/Mobile Home/Property) (See instructions for more information.)  <b>APN 302-100-007 PERRIS, CA 92571 APN: 302-100-007 RIVERSIDE COUNTY</b>	
3. LENDER/SERVICER ID #	4. LOAN IDENTIFIER	5. AMOUNT OF FLOOD INSURANCE REQUIRED	
SECTION II			
<b>A. NATIONAL FLOOD INSURANCE PROGRAM (NFIP) COMMUNITY JURISDICTION</b>			
1. NFIP Community Name <b>CITY OF MORENO VALLEY, CITY OF PERRIS</b>	2. County(ies) <b>RIVERSIDE</b>	3. State <b>CA</b>	4. NFIP Community Number <b>065074, 060258</b>
<b>B. NATIONAL FLOOD INSURANCE PROGRAM (NFIP) DATA AFFECTING BUILDING/MOBILE HOME</b>			
1. NFIP Map Number or Community-Panel Number (Community name, if not the same as "A") <b>06065C1430H</b>	2. NFIP Map Panel Effective / Revised Date <b>05/26/2016</b>	3. Is there a Letter of Map Change (LOMC)?  <input type="radio"/> NO <input checked="" type="radio"/> YES (If yes, and LOMC date/no. is available, enter date and case no. below).  <b>Date 5/26/2016 Case No. 15-09-1728P</b>	
4. Flood Zone <b>D (NOT AN SFHA), X (NOT AN SFHA)</b>	5. No NFIP Map		
<b>C. FEDERAL FLOOD INSURANCE AVAILABILITY (Check all that apply.)</b>			
1. <input checked="" type="checkbox"/> Federal Flood Insurance is available (community participates in the NFIP). <input checked="" type="checkbox"/> Regular Program <input type="checkbox"/> Emergency Program of NFIP			
2. <input type="checkbox"/> Federal Flood Insurance is not available (community does not participate in the NFIP).			
3. <input type="checkbox"/> Building/Mobile Home is in a Coastal Barrier Resources Area (CBRA) or Otherwise Protected Area (OPA). Federal Flood Insurance may not be available.  CBRA/OPA Designation Date: _____			
<b>D. DETERMINATION</b>			
<b>IS BUILDING/MOBILE HOME IN SPECIAL FLOOD HAZARD AREA (ZONES CONTAINING THE LETTERS "A" OR "V")?</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <div style="text-align: right;"><input checked="" type="checkbox"/> SEE COMMENTS</div>			
If yes, flood insurance is required by the Flood Disaster Protection Act of 1973.			
If no, flood insurance is not required by the Flood Disaster Protection Act of 1973. Please note, the risk of flooding in this area is only reduced, not removed.			
This determination is based on examining the NFIP map, any Federal Emergency Management Agency revisions to it, and any other information needed to locate the building /mobile home on the NFIP map.			
<b>E. COMMENTS (Optional)</b>  THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (SFHA). IT IS IN ZONE D (NOT AN SFHA), AND ZONE X (NOT AN SFHA). *LETTER OF MAP REVISION CASE NO: 15-09-1728P, CASE DATE: 5/26/2016.			
<b>F. PREPARER'S INFORMATION</b>			
NAME, ADDRESS, TELEPHONE NUMBER (If other than Lender)  <b>Property I.D. 1001 Wilshire Blvd. Los Angeles, CA 90017 800-626-0106</b>			DATE OF DETERMINATION  <b>09/22/2020</b>  OrderID: 3651451





Hodgetts, Heather

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From: leu Lamyuen JR <ilamyuenjr@americanintegrated.com>  
Sent: Wednesday, March 2, 2022 10:20 AM  
To: Mike Tonkonogy; Joe Sepulveda; Marcella Duran  
Cc: Hodgetts, Heather; John Farmer; Devin Turner; Michael Johnson; Jennifer Awad; Jake Swan; Jake Swan; Geoffrey Harris  
Subject: FW: CRG-LCI

Morning Mike,

Below are pictures from removal today.

Thank you,

JR Lamyuen  
Waste Coordinator  
1502 East Opp Street, Wilmington CA 90744  
Cell# 424.308.4783  
Office# 310.522.1168



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From: Ben Burgos <bburgos@americanintegrated.com>  
Sent: Wednesday, March 02, 2022 10:06 AM  
To: Joe Sepulveda <jsepulveda@americanintegrated.com>; leu Lamyuen JR <ilamyuenjr@americanintegrated.com>  
Subject: CRG-LCI

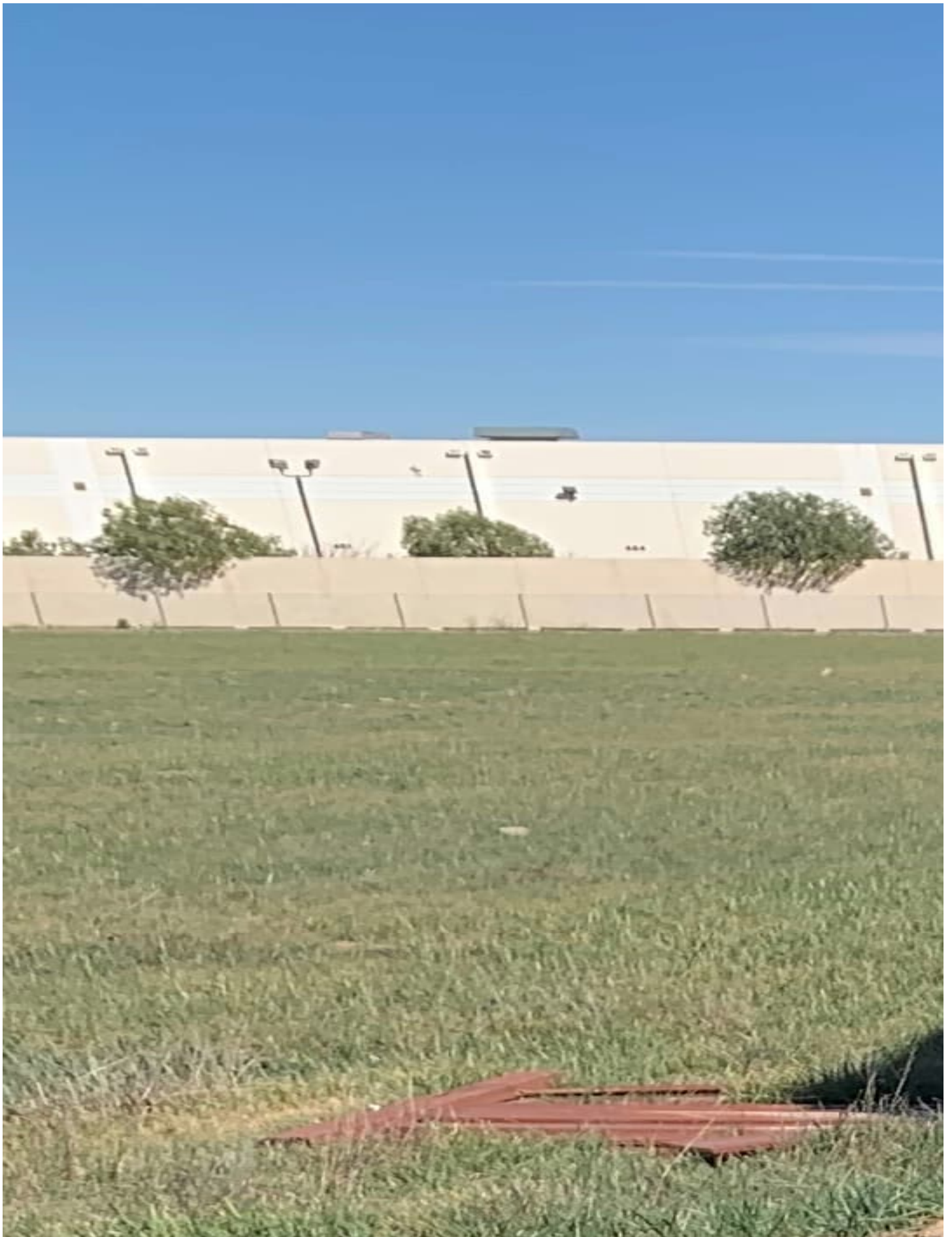


























## Issuing Policies of Chicago Title Insurance Company

ORDER NO.: **00741916-007-BLA**Escrow/Customer Phone: **(818) 449-3000**Ticor Title Company of California  
21900 Burbank Blvd, Suite 114  
Woodland Hills, CA 91367  
ATTN: Mike Litrov  
Email: [mike.litrov@ticortitle.com](mailto:mike.litrov@ticortitle.com)Title Officer: **Bob Taylor - LA**  
Title Officer Phone: **(714) 289-6402**  
Title Officer Fax: **(949) 809-0668**  
Title Officer Email: [taylorteam@ticortitle.com](mailto:taylorteam@ticortitle.com)PROPERTY: **150 Harley Knox Boulevard, Perris, CA 92571****AMENDED PRELIMINARY REPORT**

*In response to the application for a policy of title insurance referenced herein, **Ticor Title Company of California** hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.*

*The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Attachment One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.*


*This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.*

*The policy(s) of title insurance to be issued hereunder will be policy(s) of Chicago Title Insurance Company, a Florida Corporation.*

***Please read the exceptions shown or referred to herein and the exceptions and exclusions set forth in Attachment One of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.***

***It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.***

Countersigned:

By:   
Authorized SignatureBy:   
Michael J. Nolan  
PresidentATTEST:   
Marjorie Nemzura  
Secretary

**AMENDED PRELIMINARY REPORT**

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**EFFECTIVE DATE:** February 25, 2022 at 7:30 a.m., Amended: March 1, 2022, Amendment No.

**ORDER NO.: 00741916-007-BLA**

The form of policy or policies of title insurance contemplated by this report is:

**CLTA Standard Coverage Policy  
CLTA Standard Coverage Policy**

1. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

**Fee Estate**

2. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS [VESTED IN:](#)

**Tai V. Trang (aka Davis Tai Trang) and Helen T. Trang, Trustees of the Tai V. Trang and Helen T. Trang Revocable Trust Dated January 17, 1997**

3. THE LAND REFERRED TO IN THIS REPORT IS DESCRIBED AS FOLLOWS:

**See Exhibit A attached hereto and made a part hereof.**

## EXHIBIT "A"

### LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

Lot 3 in Block 1 of the Riverside Tract, in the City of Perris, County of Riverside, State of California, as shown by map on file in [Book 14, Page 668](#) of Maps, recorded of San Diego County, California.

Excepting therefrom that portion as conveyed to Riverside County Flood Control and Water Conservation District by deed recorded December 19, 1952 in [Book 1426, Page 93](#), of Official Records.

Also excepting therefrom that portion of said land conveyed to the Riverside County Flood Control and Conservation District by deed recorded in [Book 1692, Page 458](#), of Official Records recorded February 11, 1955.

APN: 302-100-002 and 302-100-007



## EXCEPTIONS

**AT THE DATE HEREOF, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:**

1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2022-2023.

2. Note: Property taxes for the fiscal year shown below are PAID. For proration purposes the amounts were:

Tax Identification No.: 302-100-002  
Fiscal Year: 2021-2022  
1st Installment: \$1089.76 paid  
2nd Installment: \$1089.76 paid  
Exemption: \$0.00  
Land: \$175,005.00  
Improvements: \$0.00  
Personal Property: \$0.00  
Code Area: 008-039  
Bill No.: 2021002482665

Affects: A portion of the Land described herein.

3. Note: Property taxes for the fiscal year shown below are PAID. For proration purposes the amounts were:

Tax Identification No.: 302-100-007  
Fiscal Year: 2021-2022  
1st Installment: \$230.87 paid  
2nd Installment: \$230.87 paid  
Exemption: \$0.00  
Land: \$29,729.00  
Improvements: \$0.00  
Personal Property: \$0.00  
Code Area: 021-245  
Bill No.: 2021002453790

Affects: A portion of the Land described herein.

4. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.
5. Water rights, claims or title to water, whether or not disclosed by the public records.

## EXCEPTIONS (Continued)

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Eastern Municipal Water District, a municipal water district  
Purpose: Conduits and right incidental  
Recording Date: March 4, 1955  
Recording No: In [Book 1702, Page 559](#), of Official Records  
Affects: Said land

And as set out in Memo of Agreement and in Supplemental Agreement

and Recording Date: March 4, 1955  
and Recording No: In [Book 1702, Page 467](#), of Official Records

and Recording Date: March 4, 1955  
and Recording No: In [Book 1702, Page 552](#), of Official Records

and Recording Date: November 12, 1969  
and Recording No: As [instrument no. 115832](#), of Official Records

7. Matters contained in that certain document

Entitled: Resolution No. F91-21 Resolution Establishing the Santa Ana Watershed Benefit Assessment Area and Authorizing the Annual Levy of Benefit Assessment to Pay Costs Associated with the National Pollutant Discharge Elimination System Stormwater Permit  
Dated: Not shown  
Executed by: Board of Supervisors of the Riverside County Flood Control and Water Conservation District  
Recording Date: June 10, 1991  
Recording No: As [instrument no. 193749](#), of Official Records

Reference is hereby made to said document for full particulars.

8. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$5,500.00  
Dated: September 13, 1985  
Trustor/Grantor: Trang Tai Van and Tiet Nu Le, husband and wife and Cot Van Trang  
Trustee: Orange Coast Title Company of Riverside, a California corporation  
Beneficiary: M.I.R. Inc., a California corporation  
Loan No.: Not shown  
Recording Date: September 23, 1985  
Recording No: As [instrument no. 213725](#), of Official Records

9. An irrevocable offer to dedicate an easement over a portion of said Land for

Purpose(s): Public street and highway  
Recording Date: June 15, 2011  
Recording No: As [instrument no. 2011-0264974](#), of Official Records  
Affects: The southerly 64 feet of said land

## **EXCEPTIONS (Continued)**

10. Any rights of the parties in possession of a portion of, or all of, said Land, which rights are not disclosed by the public records.

The Company will require, for review, a full and complete copy of any unrecorded agreement, contract, license and/or lease, together with all supplements, assignments and amendments thereto, before issuing any policy of title insurance without excepting this item from coverage.

The Company reserves the right to except additional items and/or make additional requirements after reviewing said documents.

11. This transaction requires high liability approval prior to close of escrow together with an inspection of the subject property.

Please advise title department with an estimated date that your transaction will close so we can schedule the necessary approvals and inspections.

12. Any invalidity or defect in the title of the vestees in the event that the trust referred to herein is invalid or fails to grant sufficient powers to the trustee(s) or in the event there is a lack of compliance with the terms and provisions of the trust instrument.

If title is to be insured in the trustee(s) of a trust, (or if their act is to be insured), this Company will require a Trust Certification pursuant to California Probate Code Section 18100.5.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

13. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other matters which a correct survey would disclose and which are not shown by the public records.

14. Any easements not disclosed by the public records as to matters affecting title to real property, whether or not said easements are visible and apparent.

15. Matters which may be disclosed by an inspection and/or by a correct ALTA/ACSM Land Title Survey of said Land that is satisfactory to the Company, and/or by inquiry of the parties in possession thereof.

16. Unrecorded matters which may be disclosed by an Owner's Affidavit or Declaration. A form of the Owner's Affidavit/Declaration is attached to this Preliminary Report/Commitment. This Affidavit/Declaration is to be completed by the record owner of the land and submitted for review prior to the closing of this transaction. Your prompt attention to this requirement will help avoid delays in the closing of this transaction. Thank you.

The Company reserves the right to add additional items or make further requirements after review of the requested Affidavit/Declaration.

**PLEASE REFER TO THE "INFORMATIONAL NOTES" AND "REQUIREMENTS" SECTIONS WHICH FOLLOW FOR INFORMATION NECESSARY TO COMPLETE THIS TRANSACTION.**

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**END OF EXCEPTIONS**

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## REQUIREMENTS SECTION

1. The Company will require either (a) a complete copy of the trust agreement and any amendments thereto certified by the trustee(s) to be a true and complete copy with respect to the hereinafter named trust, or (b) a Certification, pursuant to California Probate Code Section 18100.5, executed by all of the current trustee(s) of the hereinafter named trust, a form of which is attached.

Name of Trust:                The Tai V. Trang and Helen T. Trang Revocable Trust dated January 17, 1997

2. In order to complete this report, the Company requires a Statement of Information to be completed by the following party(s),

Party(s):                      All Parties

The Company reserves the right to add additional items or make further requirements after review of the requested Statement of Information.

NOTE: The Statement of Information is necessary to complete the search and examination of title under this order. Any title search includes matters that are indexed by name only, and having a completed Statement of Information assists the Company in the elimination of certain matters which appear to involve the parties but in fact affect another party with the same or similar name. Be assured that the Statement of Information is essential and will be kept strictly confidential to this file.

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**END OF REQUIREMENTS**

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## INFORMATIONAL NOTES SECTION

1. Note: There are NO conveyances affecting said Land recorded within 24 months of the date of this report.
2. None of the items shown in this report will cause the Company to decline to attach ALTA Endorsement Form 9 to an Extended Coverage Loan Policy, when issued.
3. The Company is not aware of any matters which would cause it to decline to attach CLTA Endorsement Form 116 indicating that there is located on said Land Undeveloped Land properties, known as 150 Harley Knox Boulevard, located within the city of Perris, California, 92571, to an Extended Coverage Loan Policy.
4. Note: The policy of title insurance will include an arbitration provision. The Company or the insured may demand arbitration. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the insured arising out of or relating to this policy, any service of the Company in connection with its issuance or the breach of a policy provision or other obligation. Please ask your escrow or title officer for a sample copy of the policy to be issued if you wish to review the arbitration provisions and any other provisions pertaining to your Title Insurance coverage.
5. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.
6. Pursuant to Government Code Section 27388.1, as amended and effective as of 1-1-2018, a Documentary Transfer Tax (DTT) Affidavit may be required to be completed and submitted with each document when DTT is being paid or when an exemption is being claimed from paying the tax. If a governmental agency is a party to the document, the form will not be required. DTT Affidavits may be available at a Tax Assessor-County Clerk-Recorder.
7. The Company and its policy issuing agents are required by Federal law to collect additional information about certain transactions in specified geographic areas in accordance with the Bank Secrecy Act. If this transaction is required to be reported under a Geographic Targeting Order issued by FinCEN, the Company or its policy issuing agent must be supplied with a completed ALTA Information Collection Form ("ICF") prior to closing the transaction contemplated herein.

To protect the private information contained in the attached form and photo ID, please return via a secured method.

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**END OF INFORMATIONAL NOTES**

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Bob Taylor - LA/kt3



## Wire Fraud Alert

This Notice is not intended to provide legal or professional advice. If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. **DO NOT** use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the phone number of relevant parties to the transaction as soon as an escrow account is opened.** **DO NOT** send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do **NOT** reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

**Federal Bureau of Investigation:**  
<http://www.fbi.gov>

**Internet Crime Complaint Center:**  
<http://www.ic3.gov>

## Notice of Available Discounts

Pursuant to Section 2355.3 in Title 10 of the California Code of Regulations Fidelity National Financial, Inc. and its subsidiaries ("FNF") must deliver a notice of each discount available under our current rate filing along with the delivery of escrow instructions, a preliminary report or commitment. Please be aware that the provision of this notice does not constitute a waiver of the consumer's right to be charged the filed rate. As such, your transaction may not qualify for the below discounts.

You are encouraged to discuss the applicability of one or more of the below discounts with a Company representative. These discounts are generally described below; consult the rate manual for a full description of the terms, conditions and requirements for such discount. These discounts only apply to transactions involving services rendered by the FNF Family of Companies. This notice only applies to transactions involving property improved with a one-to-four family residential dwelling.

Not all discounts are offered by every FNF Company. The discount will only be applicable to the FNF Company as indicated by the named discount.

### **FNF Underwritten Title Company**

CTC – Chicago Title company  
CLTC – Commonwealth Land Title Company  
FNTC – Fidelity National Title Company of California  
FNTCCA - Fidelity National Title Company of California  
TICOR – Ticor Title Company of California  
LTC – Lawyer's Title Company  
SLTC – ServiceLink Title Company

### **Underwritten by FNF Underwriters**

CTIC – Chicago Title Insurance Company  
CLTIC - Commonwealth Land Title Insurance Company  
FNTIC – Fidelity National Title Insurance Company  
FNTIC - Fidelity National Title Insurance Company  
CTIC – Chicago Title Insurance Company  
CLTIC – Commonwealth Land Title Insurance Company  
CTIC – Chicago Title Insurance Company

### **Available Discounts**

#### **DISASTER LOANS (CTIC, CLTIC, FNTIC)**

The charge for a Lender's Policy (Standard or Extended coverage) covering the financing or refinancing by an owner of record, within twenty-four (24) months of the date of a declaration of a disaster area by the government of the United States or the State of California on any land located in said area, which was partially or totally destroyed in the disaster, will be fifty percent (50%) of the appropriate title insurance rate.

#### **CHURCHES OR CHARITABLE NON-PROFIT ORGANIZATIONS (CTIC, FNTIC)**

On properties used as a church or for charitable purposes within the scope of the normal activities of such entities, provided said charge is normally the church's obligation the charge for an owner's policy shall be fifty percent (50%) to seventy percent (70%) of the appropriate title insurance rate, depending on the type of coverage selected. The charge for a lender's policy shall be forty (40%) to fifty percent (50%) of the appropriate title insurance rate, depending on the type of coverage selected.

# FIDELITY NATIONAL FINANCIAL, INC.

## PRIVACY NOTICE

Effective April 9, 2020

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

### **Collection of Personal Information**

FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g. Social Security Number, driver's license, passport, or other government ID number);
- financial account information (e.g. loan or bank account information); and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

### **Collection of Browsing Information**

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

### **Other Online Specifics**

**Cookies.** When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

**Web Beacons.** We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

**Do Not Track.** Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

**Links to Other Sites.** FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

### **Use of Personal Information**

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.

### **When Information Is Disclosed**

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;

- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law. We may share your Personal Information with affiliates (other companies owned by FNF) to directly market to you. Please see "Choices with Your Information" to learn how to restrict that sharing.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

### **Security of Your Information**

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

### **Choices With Your Information**

If you do not want FNF to share your information among our affiliates to directly market to you, you may send an "opt out" request by email, phone, or physical mail as directed at the end of this Privacy Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you without your consent.

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (<https://fnf.com/pages/californiaprivacy.aspx>) or call (888) 413-1748.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 934-3354 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

### **Information From Children**

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

### **International Users**

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

### **FNF Website Services for Mortgage Loans**

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

**Your Consent To This Privacy Notice; Notice Changes; Use of Comments or Feedback**

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice. We may use comments or feedback that you submit to us in any manner without notice or compensation to you.

**Accessing and Correcting Information; Contact Us**

If you have questions, would like to correct your Personal Information, or want to opt-out of information sharing for affiliate marketing, send your requests to [privacy@fnf.com](mailto:privacy@fnf.com), by phone to (888) 934-3354, or by mail to:

Fidelity National Financial, Inc.  
601 Riverside Avenue  
Jacksonville, Florida 32204  
Attn: Chief Privacy Officer



## ATTACHMENT ONE (Revised 05-06-16)

### CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY – 1990

#### EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
  - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
  - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
  - (c) resulting in no loss or damage to the insured claimant;
  - (d) attaching or created subsequent to Date of Policy; or
  - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

#### EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.  
Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

### CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13)

### ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE

#### EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
  - a. building;
  - b. zoning;
  - c. land use;
  - d. improvements on the Land;
  - e. land division; and
  - f. environmental protection.This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
  - a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
  - b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;

- c. that result in no loss to You; or
- d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
- 5. Failure to pay value for Your Title.
- 6. Lack of a right:
  - a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
  - b. in streets, alleys, or waterways that touch the Land.
 This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
- 7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
- 8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
- 9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

### LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.
- The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	<b>Your Deductible Amount</b>	<b>Our Maximum Dollar Limit of Liability</b>
Covered Risk 16:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$ 10,000.00
Covered Risk 18:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 19:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 21:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$ 5,000.00

### 2006 ALTA LOAN POLICY (06-17-06)

#### EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13 or 14); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
  - (a) a fraudulent conveyance or fraudulent transfer, or
  - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

#### EXCEPTIONS FROM COVERAGE

{Except as provided in Schedule B - Part II, {t{or T}his policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

## **{PART I**

{The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.}

## **PART II**

In addition to the matters set forth in Part I of this Schedule, the Title is subject to the following matters, and the Company insures against loss or damage sustained in the event that they are not subordinate to the lien of the Insured Mortgage:}

### **2006 ALTA OWNER'S POLICY (06-17-06)**

#### **EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
  - (a) a fraudulent conveyance or fraudulent transfer; or
  - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

#### **EXCEPTIONS FROM COVERAGE**

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

{The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown in the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records. }
7. {Variable exceptions such as taxes, easements, CC&R's, etc. shown here.}

## ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY – ASSESSMENTS PRIORITY (04-02-15)

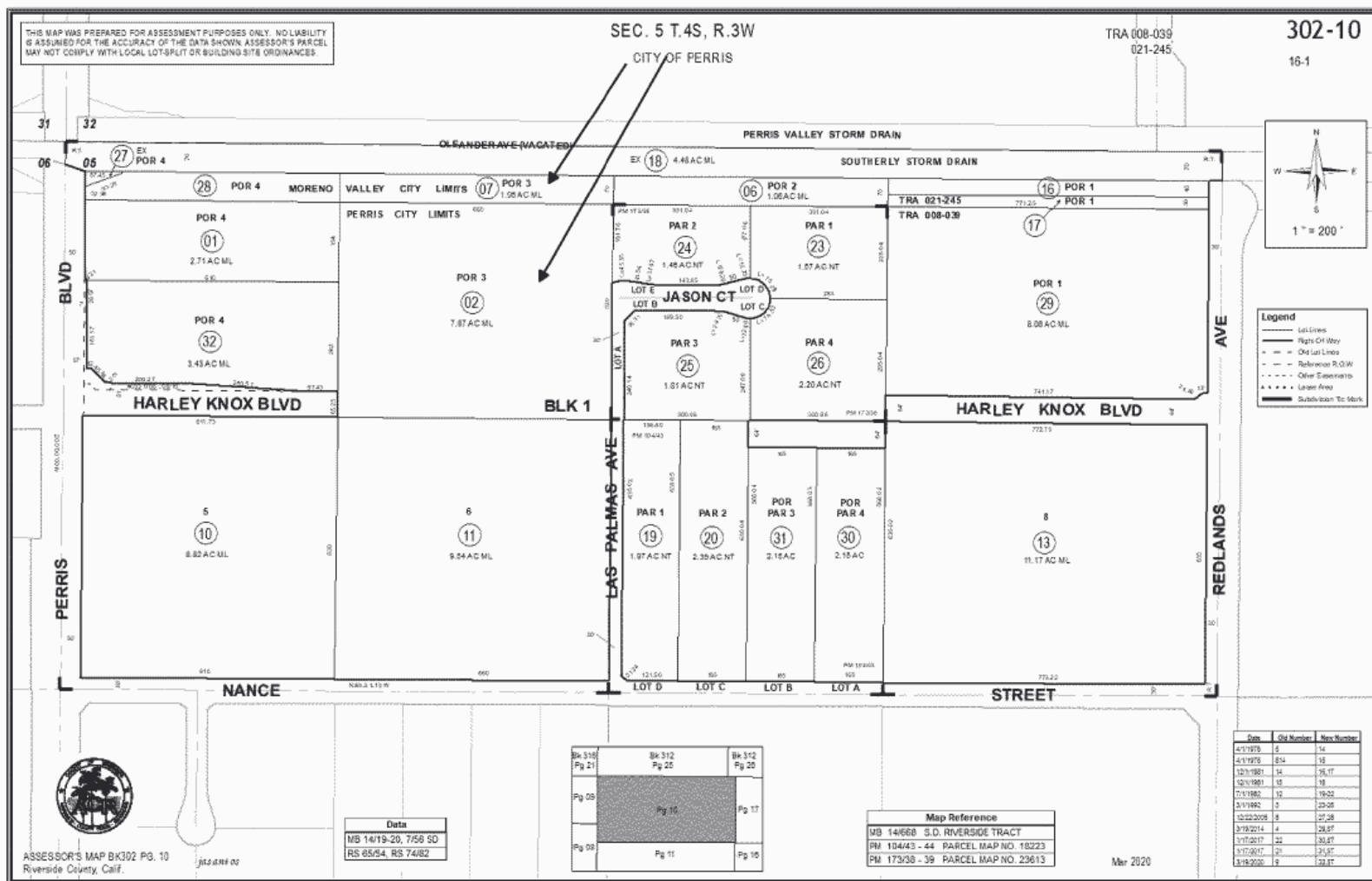
### EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
  - (a) a fraudulent conveyance or fraudulent transfer, or
  - (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.
10. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
11. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

Requested By: kanjana, Printed: 9/29/2020 11:06 AM

acreage or other matters shown thereon





## OWNER'S DECLARATION

Escrow No.: 00741916-007-ML-BLA  
Property Address: 150 Harley Knox Boulevard  
Perris, CA 92571

The undersigned hereby declares as follows:

1. (Fill in the applicable paragraph and strike the other)
  - a. Declarant ("Owner") is the owner or lessee, as the case may be, of certain premises located at 150 Harley Knox Boulevard, Perris, CA 92571, further described as follows: See Preliminary Report/Commitment No. 741916 for full legal description (the "Land").
  - b. Declarant is the \_\_\_\_\_ of \_\_\_\_\_ ("Owner"), which is the owner or lessee, as the case may be, of certain premises located at 150 Harley Knox Boulevard, Perris, CA 92571, further described as follows: See Preliminary Report/Commitment No. 741916 for full legal description (the "Land").
2. (Fill in the applicable paragraph and strike the other)
  - a. During the period of six months immediately preceding the date of this declaration no work has been done, no surveys or architectural or engineering plans have been prepared, and no materials have been furnished in connection with the erection, equipment, repair, protection or removal of any building or other structure on the Land or in connection with the improvement of the Land in any manner whatsoever.
  - b. During the period of six months immediately preceding the date of this declaration certain work has been done and materials furnished in connection with \_\_\_\_\_ upon the Land in the approximate total sum of \$\_\_\_\_\_, but no work whatever remains to be done and no materials remain to be furnished to complete the construction in full compliance with the plans and specifications, nor are there any unpaid bills incurred for labor and materials used in making such improvements or repairs upon the Land, or for the services of architects, surveyors or engineers, except as follows: \_\_\_\_\_ . Owner, by the undersigned Declarant, agrees to and does hereby indemnify and hold harmless Ticor Title Company of California against any and all claims arising therefrom.
3. Owner has not previously conveyed the Land; is not a debtor in bankruptcy (and if a partnership, the general partner thereof is not a debtor in bankruptcy); and has not received notice of any pending court action affecting the title to the Land.
4. Except as shown in the above-referenced Preliminary Report/Commitment, there are no unpaid or unsatisfied mortgages, deeds of trust, Uniform Commercial Code financing statements, regular assessments, special assessments, periodic assessments or any assessment from any source, claims of lien, special assessments, or taxes that constitute a lien against the Land or that affect the Land but have not been recorded in the public records. There are no violations of the covenants, conditions and restrictions as shown in the above-referenced Preliminary Report/Commitment.
5. The Land is currently in use as \_\_\_\_\_; \_\_\_\_\_ occupy/occupies the Land; and the following are all of the leases or other occupancy rights affecting the Land:  
\_\_\_\_\_
6. There are no other persons or entities that assert an ownership interest in the Land, nor are there unrecorded easements, claims of easement, or boundary disputes that affect the Land.
7. There are no outstanding options to purchase or rights of first refusal affecting the Land.
8. Between the most recent Effective Date of the above-referenced Preliminary Report/Commitment and the date of recording of the Insured Instrument(s), Owner has not taken or allowed, and will not take or allow, any action or inaction to encumber or otherwise affect title to the Land.

This declaration is made with the intention that Ticor Title Company of California (the "Company") and its policy issuing agents will rely upon it in issuing their title insurance policies and endorsements. Owner, by the undersigned Declarant, agrees to indemnify the Company against loss or damage (including attorneys fees, expenses, and costs) incurred by the Company as a result of any untrue statement made herein.

I declare under penalty of perjury that the foregoing is true and correct and that this declaration was executed on \_\_\_\_\_ at \_\_\_\_\_.

Signature: \_\_\_\_\_

RECORDING REQUESTED BY  
**Ticor Title Company of California**  
WHEN RECORDED MAIL TO:  
=addressee=

ORDER NO.: **00741916-007-BLA**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**CERTIFICATION OF TRUST**  
**California Probate Code Section 18100.5**

The undersigned declare(s) under penalty of perjury under the laws of the State of California that the following is true and correct:

1. The Trust known as \_\_\_\_\_,  
executed on \_\_\_\_\_, is a valid and existing trust.
2. The name(s) of the settlor(s) of the Trust is (are): \_\_\_\_\_  
\_\_\_\_\_
3. The name(s) of the currently acting trustee(s) is (are): \_\_\_\_\_  
\_\_\_\_\_
4. The trustee(s) of the Trust have the following powers (initial applicable line(s)):  
\_\_\_\_\_ Power to acquire additional property.  
\_\_\_\_\_ Power to sell and execute deeds.  
\_\_\_\_\_ Power to encumber, and execute deeds of trust.  
\_\_\_\_\_ Other: \_\_\_\_\_
5. The Trust is (check one): \_\_\_\_\_ Revocable \_\_\_\_\_ Irrevocable  
The name of the person who may revoke the Trust is: \_\_\_\_\_
6. The number of trustees who must sign documents in order to exercise the powers of the Trust is (are): \_\_\_\_\_,  
whose name(s) is (are): \_\_\_\_\_
7. Title to Trust assets is to be taken as follows: \_\_\_\_\_
8. The Trust has not been revoked, modified or amended in any manner which would cause the representations  
contained herein to be incorrect.
9. I (we) am (are) all of the currently acting trustees.
10. I (we) understand that I (we) may be required to provide copies of excerpts from the original Trust documents  
which designate the trustees and confer the power to act in the pending transaction.

Dated: \_\_\_\_\_

---

(Acknowledgement must be attached)

## CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA  
COUNTY OF \_\_\_\_\_

} SS:

On \_\_\_\_\_ before me,

a Notary Public, personally appeared \_\_\_\_\_  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_

## CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA  
COUNTY OF \_\_\_\_\_

} SS:

On \_\_\_\_\_ before me,

a Notary Public, personally appeared \_\_\_\_\_  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_

# Ticor Title Company of California Statement Of Information

CONFIDENTIAL - TO BE USED ONLY IN CONNECTION WITH Transaction Number: 00741916-007-BLA

NOTE: This form is very important. It is needed to verify your identity and to eliminate judgments and liens against people with similar names.

THE STREET ADDRESS of the property in this transaction is: (If none, please leave blank)

ADDRESS: CITY and STATE:

1. Improvements: ☐ Single Residence ☐ Multiple Residence ☐ Commercial ☐ Vacant Land  
2. Occupied By: ☐ Owner ☐ Tenants 3. ANY CONSTRUCTION WITHIN THE LAST 6 MONTHS? ☐ YES ☐ NO  
4. IF YES to No. 3, STATE NATURE WORK DONE:

## PARTY 1

## PARTY 2

First Middle Last

First Middle Last

Former Last Name(s), if any

Former Last Name(s), if any

Birthplace Birth Date

Birthplace Birth Date

Social Security Number Driver's License No.

Social Security Number Driver's License No.

I ☐ am single ☐ am married ☐ have a **registered** domestic partner

I ☐ am single ☐ am married ☐ have a **registered** domestic partner

Current Spouse or Registered Domestic Partner (Other Than Party 2):

Current Spouse or Registered Domestic Partner (Other Than Party 1):

Name:

Name:

Former spouse/domestic partner (if none – check this box ☐)

Former spouse/domestic partner (if none – check this box ☐)

☐ Deceased Date: Where:

☐ Deceased Date: Where:

☐ Divorce/Dissolution Date: Where:

☐ Divorce/Dissolution Date: Where:

Children from current and/or former marriages and/or domestic partnerships

Children from current and/or former marriages and/or domestic partnerships

Child Name: DOB

Child Name: DOB

Child Name: DOB

Child Name: DOB

### Marriage or Domestic Partnership Between Parties 1 and 2

Are Parties 1 and 2: ☐ Married? Date: ☐ Registered Domestic Partners? Date:

### Party 1 - Occupations For Last 10 Years (attach an additional page, if necessary)

Present Occupation Firm Name Address From To

Prior Occupation Firm Name Address From To

### Party 1 - Residences For Last 10 Years (attach an additional page, if necessary)

Number And Street City, State, Zip Code From To

Number And Street City, State, Zip Code From To

### Party 2 - Occupations For Last 10 Years (attach an additional page, if necessary)

Present Occupation Firm Name Address From To

Prior Occupation Firm Name Address From To

### Party 2 - Residences For Last 10 Years (attach an additional page, if necessary)

Number And Street City, State, Zip Code From To

Number And Street City, State, Zip Code From To

Have any of the above parties owned or operated a business? ☐ No ☐ Yes If yes, please list name(s):  
I have never been adjudged, bankrupt nor are there any unsatisfied judgments or other matters pending against me which might affect my title to this property except as follows:

The undersigned declare under penalty of perjury that the above information is true and correct (all parties must sign)

Phone(s) #

Phone(s) #

E-Mail:

E-Mail:

Party 1 Signature

Date

Party 2 Signature

Date



## ALTA Information Collection Form

Page 7 of 4

Under 31 U.S.C. § 5326(a), the Treasury Department's Financial Crimes Enforcement Network (FinCEN) issued a Geographic Targeting Order to title insurance companies requiring the collection of beneficial ownership information for certain real estate transactions.

Please complete the below questionnaire. This Company will rely on the answers provided to meet its reporting obligations.

### Who is completing this form?

Name	Position/Title	Company/Law Firm	
Postal Address (Headquarters)	City	State	Zip
Phone	Email	Fax	

### Transactional Information

Property Address (If Multiple properties see NOTE below):			
City	State	Zip	County
Date of Settlement	Total purchase price (if multiple properties see NOTE below)		
Type of Transaction:	<input type="checkbox"/> Residential (1-4 family)	<input type="checkbox"/> Commercial	Bank Financing: <input type="checkbox"/> Yes <input type="checkbox"/> No
Purchase type:	<input type="checkbox"/> Natural Person	<input type="checkbox"/> Corporation	<input type="checkbox"/> LLC <input type="checkbox"/> Partnership <input type="checkbox"/> Other

**NOTE:** If more than one property is purchased, list each address and purchase price as an addendum.

### Purchase Funds Information

Total Amount paid by below instruments: \$	
Which type of Monetary Instruments were used (Use check boxes below)	
<input type="checkbox"/> U.S. Currency (Paper money & coin)	
<input type="checkbox"/> Foreign Currency	Country:
<input type="checkbox"/> Cashier's check(s)	<input type="checkbox"/> Money order(s)
<input type="checkbox"/> Certified check(s)	<input type="checkbox"/> Personal or Business check(s)
<input type="checkbox"/> Wire or other funds transfer(s)	<input type="checkbox"/> Virtual Currency

## ALTA Information Collection Form

Page 8 of 4

### Individual Primarily Representing Purchaser

(Define as the individual authorized by the entity to enter into legally binding contracts).

Attach Legible copy of government issued identification (i.e., passport, driver's license, etc.)				
Type of ID	Issuing State or Country		Gov't ID Number	
Last Name		First Name		M.I.
Date of Birth	Occupation	Individual Taxpayer ID # (if none write N/A)		% of ownership
Address	City		State	Zip

### Purchasing Entity Name & Address

Name of Purchaser			
Taxpayer ID Number or EIN (if none write N/A)		Doing Business Name (DBA) (if none write N/A)	
Address	City		State Zip

**Complete the information below if the real estate purchase is being made by a corporation, LLC, partnership, other legal entity. (Do not report trusts.)**

#### For Corporations, LLCs, Partnerships and Other Entities provide the information for:

- Each **BENEFICIAL OWNER** defined as an individual who, directly or indirectly, owns 25% or more of the equity interests of the Purchaser.
- If a legal entity or a series of legal entities own the equity interests of the Purchaser, provide information for each **BENEFICIAL OWNER**, of each legal entity in the series of legal entities.

**(Note: It is NOT necessary to complete the address fields if the information is on a legible copy of the government issued ID submitted to the title company.)**

## ALTA Information Collection Form

Page 9 of 4

Attach Legible copy of government issued identification (i.e., passport, driver's license, etc.)				
Type of ID		Issuing State or Country		Gov't ID Number
Last Name		First Name		M.I.
Date of Birth	Occupation		Individual Taxpayer ID # (if none write N/A)	% of ownership
Address		City		State Zip

Attach Legible copy of government issued identification (i.e., passport, driver's license, etc.)				
Type of ID		Issuing State or Country		Gov't ID Number
Last Name		First Name		M.I.
Date of Birth	Occupation		Individual Taxpayer ID # (if none write N/A)	% of ownership
Address		City		State Zip

Attach Legible copy of government issued identification (i.e., passport, driver's license, etc.)				
Type of ID		Issuing State or Country		Gov't ID Number
Last Name		First Name		M.I.
Date of Birth	Occupation		Individual Taxpayer ID # (if none write N/A)	% of ownership
Address		City		State Zip

Attach Legible copy of government issued identification (i.e., passport, driver's license, etc.)				
Type of ID		Issuing State or Country		Gov't ID Number
Last Name		First Name		M.I.
Date of Birth	Occupation		Individual Taxpayer ID # (if none write N/A)	% of ownership
Address		City		State Zip

Attach Legible copy of government issued identification (i.e., passport, driver's license, etc.)				
--	--	--	--	--

## ALTA Information Collection Form

Page 10 of 4

Type of ID	Issuing State or Country		Gov't ID Number	
Last Name		First Name		M.I.
Date of Birth	Occupation	Individual Taxpayer ID # <i>(if none write N/A)</i>		% of ownership
Address	City		State	Zip

I declare that to the best of my knowledge, the information I have furnished is true, correct and complete. I understand that this Title Company will rely on this information for the purposes of completing any reports made pursuant to an obligation under 31 U.S.C. § 5326(a),

Signature:	Date:
Type or Print Name:	Title:

## Title Report

1500 Quail Street, 3rd Floor Newport Beach, CA  
92660

Title Officer: Bob Taylor - LA  
Email: [taylor@ticortitle.com](mailto:taylor@ticortitle.com)  
Phone No.: (714) 289-6402  
Fax No.: (949) 809-0668  
File No.: 00741916-007-BLA


Property Address: 150 Harley Knox Boulevard, Perris, CA 92571

## Introducing Ticor Title LiveLOOK

LiveLOOK title document delivery system is designed to provide 24/7 real-time access to all information related to a title insurance transaction.

Access title reports, exception documents, an easy-to-use summary page, and more, at your fingertips and your convenience.

[To view your new Ticor Title LiveLOOK report, Click Here](#)



**Effortless, Efficient, Compliant, and Accessible**



## Issuing Policies of Chicago Title Insurance Company

ORDER NO.: **00741916-007-BLA**Escrow/Customer Phone: **(818) 449-3000**Ticor Title Company of California  
21900 Burbank Blvd, Suite 114  
Woodland Hills, CA 91367  
ATTN: Mike Litrov  
Email: [mike.litrov@ticortitle.com](mailto:mike.litrov@ticortitle.com)Title Officer: **Bob Taylor - LA**  
Title Officer Phone: **(714) 289-6402**  
Title Officer Fax: **(949) 809-0668**  
Title Officer Email: [taylor@ticortitle.com](mailto:taylor@ticortitle.com)PROPERTY: **150 Harley Knox Boulevard, Perris, CA 92571****PRELIMINARY REPORT**

*In response to the application for a policy of title insurance referenced herein, **Ticor Title Company of California** hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.*

*The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Attachment One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.*


*This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.*

*The policy(s) of title insurance to be issued hereunder will be policy(s) of Chicago Title Insurance Company, a Florida Corporation.*

***Please read the exceptions shown or referred to herein and the exceptions and exclusions set forth in Attachment One of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.***

***It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.***

Countersigned:

By:   
Authorized SignatureBy: 

ATTEST

President

  
Secretary

## PRELIMINARY REPORT

---

**EFFECTIVE DATE:** September 16, 2020 at 7:30 a.m.

**ORDER NO.:** 00741916-007-BLA

The form of policy or policies of title insurance contemplated by this report is:

**CLTA Standard Coverage Policy**  
**CLTA Standard Coverage Policy**

1. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

**Fee Estate**

2. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS [VESTED IN:](#)

**Tai V. Trang (aka Davis Tai Trang) and Helen T. Trang, Trustees of the Tai V. Trang and Helen T. Trang Revocable Trust Dated January 17, 1997**

3. THE LAND REFERRED TO IN THIS REPORT IS DESCRIBED AS FOLLOWS:

**See Exhibit A attached hereto and made a part hereof.**

## EXHIBIT "A"

### LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

Lot 3 in Block 1 of the Riverside Tract, in the City of Perris, County of Riverside, State of California, as shown by map on file in [Book 14, Page 668](#) of Maps, recorded of San Diego County, California.

Excepting therefrom that portion as conveyed to Riverside County Flood Control and Water Conservation District by deed recorded December 19, 1952 in [Book 1426, Page 93](#), of Official Records.

Also excepting therefrom that portion of said land conveyed to the Riverside County Flood Control and Conservation District by deed recorded in [Book 1692, Page 458](#), of Official Records recorded February 11, 1955.

APN: **302-100-002 and 302-100-007**

## EXCEPTIONS

**AT THE DATE HEREOF, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:**

1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2020-2021.

2. Note: Property taxes for the fiscal year shown below are PAID. For proration purposes the amounts were:

Tax Identification No.: 302-100-002  
Fiscal Year: 2019-2020  
1st Installment: \$1,017.30  
2nd Installment: \$1,017.30  
Exemption: \$0.00  
Land: \$175,005.00  
Improvements: \$0.00  
Personal Property: \$0.00  
Code Area: 008-039  
Bill No.: 2019002786417

Affects: A portion of the Land described herein.

3. Note: Property taxes for the fiscal year shown below are PAID. For proration purposes the amounts were:

Tax Identification No.: 302-100-007  
Fiscal Year: 2019-2020  
1st Installment: \$218.57  
2nd Installment: \$218.57  
Exemption: \$0.00  
Land: \$29,729.00  
Improvements: \$0.00  
Personal Property: \$0.00  
Code Area: 021-245  
Bill No.: 2019003201915

Affects: A portion of the Land described herein.

4. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.
5. Water rights, claims or title to water, whether or not disclosed by the public records.

## EXCEPTIONS (Continued)

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Eastern Municipal Water District, a municipal water district  
Purpose: Conduits and right incidental  
Recording Date: March 4, 1955  
Recording No: In [Book 1702, Page 559](#), of Official Records  
Affects: Said land

And as set out in Memo of Agreement and in Supplemental Agreement

and Recording Date: March 4, 1955  
and Recording No: In [Book 1702, Page 467](#), of Official Records

and Recording Date: March 4, 1955  
and Recording No: In [Book 1702, Page 552](#), of Official Records

and Recording Date: November 12, 1969  
and Recording No: As [instrument no. 115832](#), of Official Records

7. Matters contained in that certain document

Entitled: Resolution No. F91-21 Resolution Establishing the Santa Ana Watershed Benefit Assessment Area and Authorizing the Annual Levy of Benefit Assessment to Pay Costs Associated with the National Pollutant Discharge Elimination System Stormwater Permit  
Dated: Not shown  
Executed by: Board of Supervisors of the Riverside County Flood Control and Water Conservation District  
Recording Date: June 10, 1991  
Recording No: As [instrument no. 193749](#), of Official Records

Reference is hereby made to said document for full particulars.

8. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$5,500.00  
Dated: September 13, 1985  
Trustor/Grantor: Trang Tai Van and Tiet Nu Le, husband and wife and Cot Van Trang  
Trustee: Orange Coast Title Company of Riverside, a California corporation  
Beneficiary: M.I.R. Inc., a California corporation  
Loan No.: Not shown  
Recording Date: September 23, 1985  
Recording No: As [instrument no. 213725](#), of Official Records

9. An irrevocable offer to dedicate an easement over a portion of said Land for

Purpose(s): Public street and highway  
Recording Date: June 15, 2011  
Recording No: As [instrument no. 2011-0264974](#), of Official Records  
Affects: The southerly 64 feet of said land



## **EXCEPTIONS (Continued)**

10. Any rights of the parties in possession of a portion of, or all of, said Land, which rights are not disclosed by the public records.

The Company will require, for review, a full and complete copy of any unrecorded agreement, contract, license and/or lease, together with all supplements, assignments and amendments thereto, before issuing any policy of title insurance without excepting this item from coverage.

The Company reserves the right to except additional items and/or make additional requirements after reviewing said documents.

11. This transaction requires high liability approval prior to close of escrow together with an inspection of the subject property.

Please advise title department with an estimated date that your transaction will close so we can schedule the necessary approvals and inspections.

12. Any invalidity or defect in the title of the vestees in the event that the trust referred to herein is invalid or fails to grant sufficient powers to the trustee(s) or in the event there is a lack of compliance with the terms and provisions of the trust instrument.

If title is to be insured in the trustee(s) of a trust, (or if their act is to be insured), this Company will require a Trust Certification pursuant to California Probate Code Section 18100.5.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

13. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other matters which a correct survey would disclose and which are not shown by the public records.

14. Any easements not disclosed by the public records as to matters affecting title to real property, whether or not said easements are visible and apparent.

15. Matters which may be disclosed by an inspection and/or by a correct ALTA/ACSM Land Title Survey of said Land that is satisfactory to the Company, and/or by inquiry of the parties in possession thereof.

16. Unrecorded matters which may be disclosed by an Owner's Affidavit or Declaration. A form of the Owner's Affidavit/Declaration is attached to this Preliminary Report/Commitment. This Affidavit/Declaration is to be completed by the record owner of the land and submitted for review prior to the closing of this transaction. Your prompt attention to this requirement will help avoid delays in the closing of this transaction. Thank you.

The Company reserves the right to add additional items or make further requirements after review of the requested Affidavit/Declaration.

**PLEASE REFER TO THE "INFORMATIONAL NOTES" AND "REQUIREMENTS" SECTIONS WHICH FOLLOW FOR INFORMATION NECESSARY TO COMPLETE THIS TRANSACTION.**

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**END OF EXCEPTIONS**

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## REQUIREMENTS SECTION

1. The Company will require either (a) a complete copy of the trust agreement and any amendments thereto certified by the trustee(s) to be a true and complete copy with respect to the hereinafter named trust, or (b) a Certification, pursuant to California Probate Code Section 18100.5, executed by all of the current trustee(s) of the hereinafter named trust, a form of which is attached.

Name of Trust:                    The Tai V. Trang and Helen T. Trang Revocable Trust dated January 17, 1997

2. In order to complete this report, the Company requires a Statement of Information to be completed by the following party(s),

Party(s):                         All Parties

The Company reserves the right to add additional items or make further requirements after review of the requested Statement of Information.

NOTE: The Statement of Information is necessary to complete the search and examination of title under this order. Any title search includes matters that are indexed by name only, and having a completed Statement of Information assists the Company in the elimination of certain matters which appear to involve the parties but in fact affect another party with the same or similar name. Be assured that the Statement of Information is essential and will be kept strictly confidential to this file.

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**END OF REQUIREMENTS**

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## INFORMATIONAL NOTES SECTION

1. Note: There are NO conveyances affecting said Land recorded within 24 months of the date of this report.
2. None of the items shown in this report will cause the Company to decline to attach ALTA Endorsement Form 9 to an Extended Coverage Loan Policy, when issued.
3. The Company is not aware of any matters which would cause it to decline to attach CLTA Endorsement Form 116 indicating that there is located on said Land Undeveloped Land properties, known as 150 Harley Knox Boulevard, located within the city of Perris, California, 92571, to an Extended Coverage Loan Policy.
4. Note: The policy of title insurance will include an arbitration provision. The Company or the insured may demand arbitration. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the insured arising out of or relating to this policy, any service of the Company in connection with its issuance or the breach of a policy provision or other obligation. Please ask your escrow or title officer for a sample copy of the policy to be issued if you wish to review the arbitration provisions and any other provisions pertaining to your Title Insurance coverage.
5. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.
6. Pursuant to Government Code Section 27388.1, as amended and effective as of 1-1-2018, a Documentary Transfer Tax (DTT) Affidavit may be required to be completed and submitted with each document when DTT is being paid or when an exemption is being claimed from paying the tax. If a governmental agency is a party to the document, the form will not be required. DTT Affidavits may be available at a Tax Assessor-County Clerk-Recorder.
7. The Company and its policy issuing agents are required by Federal law to collect additional information about certain transactions in specified geographic areas in accordance with the Bank Secrecy Act. If this transaction is required to be reported under a Geographic Targeting Order issued by FinCEN, the Company or its policy issuing agent must be supplied with a completed ALTA Information Collection Form ("ICF") prior to closing the transaction contemplated herein.

To protect the private information contained in the attached form and photo ID, please return via a secured method.

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**END OF INFORMATIONAL NOTES**

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Bob Taylor - LA/kt3

## Wire Fraud Alert

This Notice is not intended to provide legal or professional advice. If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the phone number of relevant parties to the transaction as soon as an escrow account is opened.** DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do NOT reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

**Federal Bureau of Investigation:**  
<http://www.fbi.gov>

**Internet Crime Complaint Center:**  
<http://www.ic3.gov>

## Notice of Available Discounts

Pursuant to Section 2355.3 in Title 10 of the California Code of Regulations Fidelity National Financial, Inc. and its subsidiaries ("FNF") must deliver a notice of each discount available under our current rate filing along with the delivery of escrow instructions, a preliminary report or commitment. Please be aware that the provision of this notice does not constitute a waiver of the consumer's right to be charged the filed rate. As such, your transaction may not qualify for the below discounts.

You are encouraged to discuss the applicability of one or more of the below discounts with a Company representative. These discounts are generally described below; consult the rate manual for a full description of the terms, conditions and requirements for such discount. These discounts only apply to transactions involving services rendered by the FNF Family of Companies. This notice only applies to transactions involving property improved with a one-to-four family residential dwelling.

Not all discounts are offered by every FNF Company. The discount will only be applicable to the FNF Company as indicated by the named discount.

### **FNF Underwritten Title Company**

CTC – Chicago Title company  
CLTC – Commonwealth Land Title Company  
FNTC – Fidelity National Title Company of California  
FNTCCA - Fidelity National Title Company of California  
TICOR – Ticor Title Company of California  
LTC – Lawyer's Title Company  
SLTC – ServiceLink Title Company

### **Underwritten by FNF Underwriters**

CTIC – Chicago Title Insurance Company  
CLTIC - Commonwealth Land Title Insurance Company  
FNTIC – Fidelity National Title Insurance Company  
FNTIC - Fidelity National Title Insurance Company  
CTIC – Chicago Title Insurance Company  
CLTIC – Commonwealth Land Title Insurance Company  
CTIC – Chicago Title Insurance Company

### **Available Discounts**

#### **DISASTER LOANS (CTIC, CLTIC, FNTIC)**

The charge for a Lender's Policy (Standard or Extended coverage) covering the financing or refinancing by an owner of record, within twenty-four (24) months of the date of a declaration of a disaster area by the government of the United States or the State of California on any land located in said area, which was partially or totally destroyed in the disaster, will be fifty percent (50%) of the appropriate title insurance rate.

#### **CHURCHES OR CHARITABLE NON-PROFIT ORGANIZATIONS (CTIC, FNTIC)**

On properties used as a church or for charitable purposes within the scope of the normal activities of such entities, provided said charge is normally the church's obligation the charge for an owner's policy shall be fifty percent (50%) to seventy percent (70%) of the appropriate title insurance rate, depending on the type of coverage selected. The charge for a lender's policy shall be forty (40%) to fifty percent (50%) of the appropriate title insurance rate, depending on the type of coverage selected.



# FIDELITY NATIONAL FINANCIAL, INC. PRIVACY NOTICE

Effective April 9, 2020

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, “FNF,” “our,” or “we”) respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary’s website and this Privacy Notice does not apply.

## **Collection of Personal Information**

FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g. Social Security Number, driver’s license, passport, or other government ID number);
- financial account information (e.g. loan or bank account information); and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

## **Collection of Browsing Information**

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an “FNF Website”) from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

## **Other Online Specifics**

**Cookies.** When you visit an FNF Website, a “cookie” may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer’s hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

**Web Beacons.** We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

**Do Not Track.** Currently our FNF Websites do not respond to “Do Not Track” features enabled through your browser.

**Links to Other Sites.** FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

## **Use of Personal Information**

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates’, and others’ products and services, jointly or independently.

## **When Information Is Disclosed**

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;

- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law. We may share your Personal Information with affiliates (other companies owned by FNF) to directly market to you. Please see "Choices with Your Information" to learn how to restrict that sharing.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

### **Security of Your Information**

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

### **Choices With Your Information**

If you do not want FNF to share your information among our affiliates to directly market to you, you may send an "opt out" request by email, phone, or physical mail as directed at the end of this Privacy Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you without your consent.

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (<https://fnf.com/pages/californiaprivacy.aspx>) or call (888) 413-1748.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 934-3354 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

### **Information From Children**

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

### **International Users**

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

### **FNF Website Services for Mortgage Loans**

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

**Your Consent To This Privacy Notice; Notice Changes; Use of Comments or Feedback**

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice. We may use comments or feedback that you submit to us in any manner without notice or compensation to you.

**Accessing and Correcting Information; Contact Us**

If you have questions, would like to correct your Personal Information, or want to opt-out of information sharing for affiliate marketing, send your requests to [privacy@fnf.com](mailto:privacy@fnf.com), by phone to (888) 934-3354, or by mail to:

Fidelity National Financial, Inc.  
601 Riverside Avenue  
Jacksonville, Florida 32204  
Attn: Chief Privacy Officer

## ATTACHMENT ONE (Revised 05-06-16)

### CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY – 1990

#### EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
  - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
  - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
  - (c) resulting in no loss or damage to the insured claimant;
  - (d) attaching or created subsequent to Date of Policy; or
  - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

#### EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.  
Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

### CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13)

### ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE

#### EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
  - a. building;
  - b. zoning;
  - c. land use;
  - d. improvements on the Land;
  - e. land division; and
  - f. environmental protection.This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
  - a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
  - b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;

- c. that result in no loss to You; or
- d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
- 5. Failure to pay value for Your Title.
- 6. Lack of a right:
  - a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
  - b. in streets, alleys, or waterways that touch the Land.
 This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
- 7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
- 8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
- 9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

### **LIMITATIONS ON COVERED RISKS**

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.
- The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	<b>Your Deductible Amount</b>	<b>Our Maximum Dollar Limit of Liability</b>
Covered Risk 16:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$ 10,000.00
Covered Risk 18:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 19:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 21:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$ 5,000.00

### **2006 ALTA LOAN POLICY (06-17-06)**

#### **EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13 or 14); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
  - (a) a fraudulent conveyance or fraudulent transfer, or
  - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

#### **EXCEPTIONS FROM COVERAGE**

{Except as provided in Schedule B - Part II, { t{or T}his policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:



## **{PART I**

{The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.}

## **PART II**

In addition to the matters set forth in Part I of this Schedule, the Title is subject to the following matters, and the Company insures against loss or damage sustained in the event that they are not subordinate to the lien of the Insured Mortgage:}

### **2006 ALTA OWNER'S POLICY (06-17-06)**

#### **EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
  - (a) a fraudulent conveyance or fraudulent transfer; or
  - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

#### **EXCEPTIONS FROM COVERAGE**

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

{The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

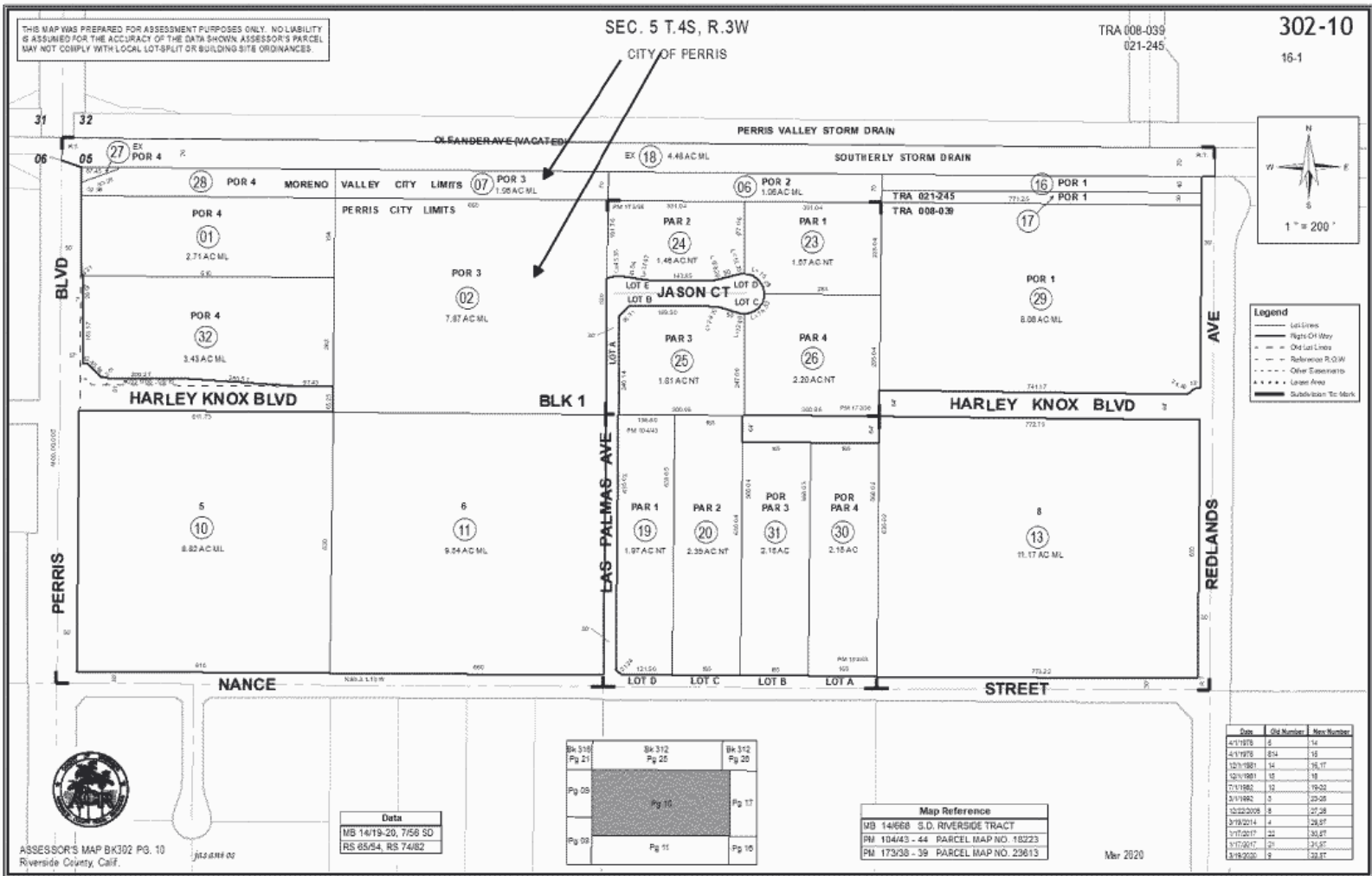
1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown in the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records. }
7. {Variable exceptions such as taxes, easements, CC&R's, etc. shown here.}

## ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY – ASSESSMENTS PRIORITY (04-02-15)

### EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
  - (a) a fraudulent conveyance or fraudulent transfer, or
  - (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.
10. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
11. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.



This map is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

## OWNER'S DECLARATION

Escrow No.: 00741916-007-ML-BLA  
Property Address: 150 Harley Knox Boulevard  
Perris, CA 92571

The undersigned hereby declares as follows:

1. (Fill in the applicable paragraph and strike the other)
  - a. Declarant ("Owner") is the owner or lessee, as the case may be, of certain premises located at 150 Harley Knox Boulevard, Perris, CA 92571, further described as follows: See Preliminary Report/Commitment No. 741916 for full legal description (the "Land").
  - b. Declarant is the \_\_\_\_\_ of \_\_\_\_\_ ("Owner"), which is the owner or lessee, as the case may be, of certain premises located at 150 Harley Knox Boulevard, Perris, CA 92571, further described as follows: See Preliminary Report/Commitment No. 741916 for full legal description (the "Land").
2. (Fill in the applicable paragraph and strike the other)
  - a. During the period of six months immediately preceding the date of this declaration no work has been done, no surveys or architectural or engineering plans have been prepared, and no materials have been furnished in connection with the erection, equipment, repair, protection or removal of any building or other structure on the Land or in connection with the improvement of the Land in any manner whatsoever.
  - b. During the period of six months immediately preceding the date of this declaration certain work has been done and materials furnished in connection with \_\_\_\_\_ upon the Land in the approximate total sum of \$\_\_\_\_\_, but no work whatever remains to be done and no materials remain to be furnished to complete the construction in full compliance with the plans and specifications, nor are there any unpaid bills incurred for labor and materials used in making such improvements or repairs upon the Land, or for the services of architects, surveyors or engineers, except as follows: \_\_\_\_\_ Owner, by the undersigned Declarant, agrees to and does hereby indemnify and hold harmless Ticor Title Company of California against any and all claims arising therefrom.
3. Owner has not previously conveyed the Land; is not a debtor in bankruptcy (and if a partnership, the general partner thereof is not a debtor in bankruptcy); and has not received notice of any pending court action affecting the title to the Land.
4. Except as shown in the above-referenced Preliminary Report/Commitment, there are no unpaid or unsatisfied mortgages, deeds of trust, Uniform Commercial Code financing statements, regular assessments, special assessments, periodic assessments or any assessment from any source, claims of lien, special assessments, or taxes that constitute a lien against the Land or that affect the Land but have not been recorded in the public records. There are no violations of the covenants, conditions and restrictions as shown in the above-referenced Preliminary Report/Commitment.
5. The Land is currently in use as \_\_\_\_\_; \_\_\_\_\_ occupy/occupies the Land; and the following are all of the leases or other occupancy rights affecting the Land:  
\_\_\_\_\_
6. There are no other persons or entities that assert an ownership interest in the Land, nor are there unrecorded easements, claims of easement, or boundary disputes that affect the Land.
7. There are no outstanding options to purchase or rights of first refusal affecting the Land.
8. Between the most recent Effective Date of the above-referenced Preliminary Report/Commitment and the date of recording of the Insured Instrument(s), Owner has not taken or allowed, and will not take or allow, any action or inaction to encumber or otherwise affect title to the Land.

This declaration is made with the intention that Ticor Title Company of California (the "Company") and its policy issuing agents will rely upon it in issuing their title insurance policies and endorsements. Owner, by the undersigned Declarant, agrees to indemnify the Company against loss or damage (including attorneys fees, expenses, and costs) incurred by the Company as a result of any untrue statement made herein.

I declare under penalty of perjury that the foregoing is true and correct and that this declaration was executed on \_\_\_\_\_ at \_\_\_\_\_.

Signature: \_\_\_\_\_

RECORDING REQUESTED BY  
**Ticor Title Company of California**  
WHEN RECORDED MAIL TO:  
**=addressee=**

ORDER NO.: **00741916-007-BLA**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**CERTIFICATION OF TRUST**  
**California Probate Code Section 18100.5**

The undersigned declare(s) under penalty of perjury under the laws of the State of California that the following is true and correct:

1. The Trust known as \_\_\_\_\_,  
executed on \_\_\_\_\_, is a valid and existing trust.
2. The name(s) of the settlor(s) of the Trust is (are): \_\_\_\_\_  
\_\_\_\_\_
3. The name(s) of the currently acting trustee(s) is (are): \_\_\_\_\_  
\_\_\_\_\_
4. The trustee(s) of the Trust have the following powers (initial applicable line(s)):  
\_\_\_\_\_ Power to acquire additional property.  
\_\_\_\_\_ Power to sell and execute deeds.  
\_\_\_\_\_ Power to encumber, and execute deeds of trust.  
\_\_\_\_\_ Other: \_\_\_\_\_
5. The Trust is (check one): \_\_\_\_\_ Revocable \_\_\_\_\_ Irrevocable  
The name of the person who may revoke the Trust is: \_\_\_\_\_
6. The number of trustees who must sign documents in order to exercise the powers of the Trust is (are): \_\_\_\_\_,  
whose name(s) is (are): \_\_\_\_\_
7. Title to Trust assets is to be taken as follows: \_\_\_\_\_
8. The Trust has not been revoked, modified or amended in any manner which would cause the representations  
contained herein to be incorrect.
9. I (we) am (are) all of the currently acting trustees.
10. I (we) understand that I (we) may be required to provide copies of excerpts from the original Trust documents  
which designate the trustees and confer the power to act in the pending transaction.

Dated: \_\_\_\_\_



---

(Acknowledgement must be attached)

## CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA  
COUNTY OF \_\_\_\_\_

} SS:

On \_\_\_\_\_ before me,  
\_\_\_\_\_

a Notary Public, personally appeared \_\_\_\_\_  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_

## CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA  
COUNTY OF \_\_\_\_\_

} SS:

On \_\_\_\_\_ before me,  
\_\_\_\_\_

a Notary Public, personally appeared \_\_\_\_\_  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_

# Ticor Title Company of California Statement Of Information

CONFIDENTIAL - TO BE USED ONLY IN CONNECTION WITH Transaction Number: 00741916-007-BLA

NOTE: This form is very important. It is needed to verify your identity and to eliminate judgments and liens against people with similar names.

THE STREET ADDRESS of the property in this transaction is: (If none, please leave blank)

ADDRESS: CITY and STATE:

1. Improvements: ☐ Single Residence ☐ Multiple Residence ☐ Commercial ☐ Vacant Land  
2. Occupied By: ☐ Owner ☐ Tenants 3. ANY CONSTRUCTION WITHIN THE LAST 6 MONTHS? ☐ YES ☐ NO  
4. IF YES to No. 3, STATE NATURE WORK DONE:

## PARTY 1

## PARTY 2

First Middle Last

First Middle Last

Former Last Name(s), if any

Former Last Name(s), if any

Birthplace Birth Date

Birthplace Birth Date

Social Security Number Driver's License No.

Social Security Number Driver's License No.

I ☐ am single ☐ am married ☐ have a **registered** domestic partner

I ☐ am single ☐ am married ☐ have a **registered** domestic partner

Current Spouse or Registered Domestic Partner (Other Than Party 2):

Current Spouse or Registered Domestic Partner (Other Than Party 1):

Name:

Name:

Former spouse/domestic partner (if none – check this box ☐)

Former spouse/domestic partner (if none – check this box ☐)

☐ Deceased Date: Where:

☐ Deceased Date: Where:

☐ Divorce/Dissolution Date: Where:

☐ Divorce/Dissolution Date: Where:

Children from current and/or former marriages and/or domestic partnerships

Children from current and/or former marriages and/or domestic partnerships

Child Name: DOB

Child Name: DOB

Child Name: DOB

Child Name: DOB

### Marriage or Domestic Partnership Between Parties 1 and 2

Are Parties 1 and 2: ☐ Married? Date: ☐ Registered Domestic Partners? Date:

### Party 1 - Occupations For Last 10 Years (attach an additional page, if necessary)

Present Occupation Firm Name Address From To

Prior Occupation Firm Name Address From To

### Party 1 - Residences For Last 10 Years (attach an additional page, if necessary)

Number And Street City, State, Zip Code From To

Number And Street City, State, Zip Code From To

### Party 2 - Occupations For Last 10 Years (attach an additional page, if necessary)

Present Occupation Firm Name Address From To

Prior Occupation Firm Name Address From To

### Party 2 - Residences For Last 10 Years (attach an additional page, if necessary)

Number And Street City, State, Zip Code From To

Number And Street City, State, Zip Code From To

Have any of the above parties owned or operated a business? ☐ No ☐ Yes If yes, please list name(s):  
I have never been adjudged, bankrupt nor are there any unsatisfied judgments or other matters pending against me which might affect my title to this property except as follows:

The undersigned declare under penalty of perjury that the above information is true and correct (all parties must sign)

Phone(s) #

Phone(s) #

E-Mail:

E-Mail:

Party 1 Signature

Date

Party 2 Signature

Date

## ALTA Information Collection Form

Page 7 of 4

Under 31 U.S.C. § 5326(a), the Treasury Department's Financial Crimes Enforcement Network (FinCEN) issued a Geographic Targeting Order to title insurance companies requiring the collection of beneficial ownership information for certain real estate transactions.

Please complete the below questionnaire. This Company will rely on the answers provided to meet its reporting obligations.

### Who is completing this form?

Name	Position/Title	Company/Law Firm	
Postal Address (Headquarters)	City	State	Zip
Phone	Email	Fax	

### Transactional Information

Property Address (If Multiple properties see NOTE below):			
City	State	Zip	County
Date of Settlement	Total purchase price (if multiple properties see NOTE below)		
Type of Transaction:	<input type="checkbox"/> Residential (1-4 family)	<input type="checkbox"/> Commercial	Bank Financing: <input type="checkbox"/> Yes <input type="checkbox"/> No
Purchase type:	<input type="checkbox"/> Natural Person	<input type="checkbox"/> Corporation	<input type="checkbox"/> LLC <input type="checkbox"/> Partnership <input type="checkbox"/> Other

**NOTE:** If more than one property is purchased, list each address and purchase price as an addendum.

### Purchase Funds Information

Total Amount paid by below instruments: \$	
Which type of Monetary Instruments were used (Use check boxes below)	
<input type="checkbox"/> U.S. Currency (Paper money & coin)	
<input type="checkbox"/> Foreign Currency	Country:
<input type="checkbox"/> Cashier's check(s)	<input type="checkbox"/> Money order(s)
<input type="checkbox"/> Certified check(s)	<input type="checkbox"/> Personal or Business check(s)
<input type="checkbox"/> Wire or other funds transfer(s)	<input type="checkbox"/> Virtual Currency

## ALTA Information Collection Form

Page 8 of 4

### Individual Primarily Representing Purchaser

(Define as the individual authorized by the entity to enter into legally binding contracts).

Attach Legible copy of government issued identification (i.e., passport, driver's license, etc.)				
Type of ID	Issuing State or Country		Gov't ID Number	
Last Name		First Name		M.I.
Date of Birth	Occupation	Individual Taxpayer ID # (if none write N/A)		% of ownership
Address		City	State	Zip

### Purchasing Entity Name & Address

Name of Purchaser			
Taxpayer ID Number or EIN (If none write N/A)		Doing Business Name (DBA) (if none write N/A)	
Address		City	State Zip

**Complete the information below if the real estate purchase is being made by a corporation, LLC, partnership, other legal entity. (Do not report trusts.)**

#### For Corporations, LLCs, Partnerships and Other Entities provide the information for:

- Each **BENEFICIAL OWNER** defined as an individual who, directly or indirectly, owns 25% or more of the equity interests of the Purchaser.
- If a legal entity or a series of legal entities own the equity interests of the Purchaser, provide information for each **BENEFICIAL OWNER**, of each legal entity in the series of legal entities.

(Note: It is NOT necessary to complete the address fields if the information is on a legible copy of the government issued ID submitted to the title company.)



## ALTA Information Collection Form

Page 9 of 4



Attach Legible copy of government issued identification (i.e., passport, driver's license, etc.)				
Type of ID		Issuing State or Country		Gov't ID Number
Last Name		First Name		M.I.
Date of Birth	Occupation		Individual Taxpayer ID # (if none write N/A)	
Address		City		State
				Zip

Attach Legible copy of government issued identification (i.e., passport, driver's license, etc.)				
Type of ID		Issuing State or Country		Gov't ID Number
Last Name		First Name		M.I.
Date of Birth	Occupation		Individual Taxpayer ID # (if none write N/A)	
Address		City		State
				Zip

Attach Legible copy of government issued identification (i.e., passport, driver's license, etc.)				
Type of ID		Issuing State or Country		Gov't ID Number
Last Name		First Name		M.I.
Date of Birth	Occupation		Individual Taxpayer ID # (if none write N/A)	
Address		City		State
				Zip

Attach Legible copy of government issued identification (i.e., passport, driver's license, etc.)				
Type of ID		Issuing State or Country		Gov't ID Number
Last Name		First Name		M.I.
Date of Birth	Occupation		Individual Taxpayer ID # (if none write N/A)	
Address		City		State
				Zip

Attach Legible copy of government issued identification (i.e., passport, driver's license, etc.)

## ALTA Information Collection Form

Page 10 of 4

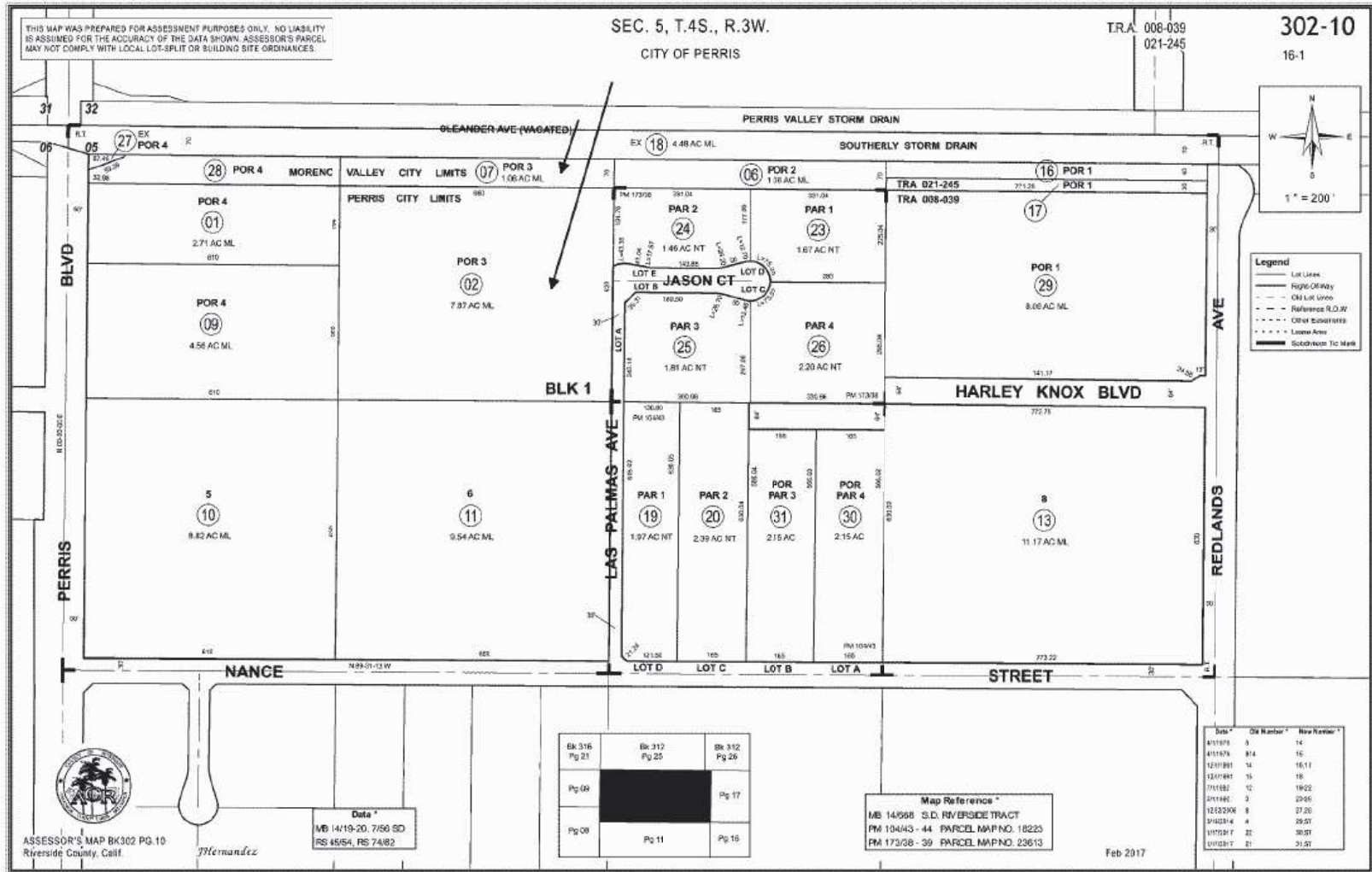


Type of ID	Issuing State or Country		Gov't ID Number	
Last Name		First Name		M.I.
Date of Birth	Occupation	Individual Taxpayer ID # <i>(if none write N/A)</i>		% of ownership
Address		City	State	Zip

I declare that to the best of my knowledge, the information I have furnished is true, correct and complete. I understand that this Title Company will rely on this information for the purposes of completing any reports made pursuant to an obligation under 31 U.S.C. § 5326(a),

Signature:	Date:
Type or Print Name:	Title:

This map is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



From: [Marcella Duran](#)  
To: [Joe Sepulveda](#); [Mike Tonkonogy](#)  
Cc: [Ieu Lamyuen JR](#); [Geoffrey Harris](#); [Hodgetts, Heather](#); [John Farmer](#); [Devin Turner](#); [Michael Johnson](#); [Jennifer Awad](#); [Jake Swan](#)  
Subject: RE: Haley Knox junk onsite  
Date: Monday, February 28, 2022 12:40:10 PM  
Attachments: [image002.jpg](#)  
[image003.jpg](#)  
[image004.jpg](#)  
[image005.png](#)  
[image006.jpg](#)  
[image007.jpg](#)

Hi All,

Please see below for the temporary EPA ID Number for this project.

[Map](#)

**ID Number:** CAC003163928

**Name:** CRG-LCI HARLEY KNOX

**County:** RIVERSIDE

**NAICS:** 99999

**Status:** ACTIVE

**Inactive Date:**

**Record Entered:** 2/28/2022 11:37:36 AM

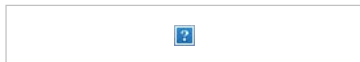
**Last Updated:** 2/28/2022 11:37:36 AM

	Name	Address	City	State	Zip Code	Phone
<b>Location</b>	CRG-LCI HARLEY KNOX	150 HARLEY KNOX BLVD.	PERRIS	CA	92571	
<b>Mailing</b>		1302 BRITTANY CROSS RD.	SANTA ANA	CA	92705	
<b>Owner</b>	MIKE TONKONOGY	1302 BRITTANY CROSS RD.	SANTA ANA	CA	92705	9493009243
<b>Operator/Contact</b>	MIKE TONKONOGY	1302 BRITTANY CROSS RD.	SANTA ANA	CA	92705	9493009243

Thank you,

**Marcella Duran**  
*Technical Waste Supervisor*

1502 E. Opp Street,  
Wilmington, CA 90744  
Cell#: 424-230-4002  
Office#: 310-522-1168



**From:** Joe Sepulveda <jsepulveda@americanintegrated.com>

**Sent:** Friday, February 25, 2022 2:20 PM

**To:** Mike Tonkonogy <TMike@lakecreekindustrial.com>; Marcella Duran <mduran@americanintegrated.com>

**Cc:** Ieu Lamyuen JR <ilamyuenjr@americanintegrated.com>; Geoffrey Harris <gharris@americanintegrated.com>; Hodgetts, Heather <HHodgetts@partneresi.com>; John Farmer <jfarmer@americanintegrated.com>; Devin Turner <dturner@americanintegrated.com>; Michael Johnson <MJ@lakecreekindustrial.com>; Jennifer Awad <Jen@lakecreekindustrial.com>; Jake Swan <Jake@lakecreekindustrial.com>

**Subject:** Re: Haley Knox junk onsite

Mike, JR has been out of the office and will return on Monday.

I have included Marci in this email so she can assist with obtaining the temporary EPA ID number to process the paperwork.

Joe Sepulveda, CECM  
Hazmat Project Manager  
American Integrated Services  
1877 Rubidoux Blvd.  
Jurupa Valley, CA 92509  
Cell# 424/308-5625  
Office# 310/522-1168



On Feb 25, 2022, at 14:06, Mike Tonkonogy <[TMike@lakecreekindustrial.com](mailto:TMike@lakecreekindustrial.com)> wrote:

Wanted to get a status update here. Thanks.



Mike Tonkonogy  
Manager  
(949) 300-9243  
[tmike@lakecreekindustrial.com](mailto:tmike@lakecreekindustrial.com)  
[www.lakecreekindustrial.com](http://www.lakecreekindustrial.com)

---

**From:** Joe Sepulveda <[jsepulveda@americanintegrated.com](mailto:jsepulveda@americanintegrated.com)>  
**Sent:** Thursday, February 24, 2022 4:19 PM  
**To:** Mike Tonkonogy <[TMike@lakecreekindustrial.com](mailto:TMike@lakecreekindustrial.com)>  
**Cc:** Ieu Lamuyen JR <[ilamyuenjr@americanintegrated.com](mailto:ilamyuenjr@americanintegrated.com)>; Geoffrey Harris <[gharris@americanintegrated.com](mailto:gharris@americanintegrated.com)>; Hodgetts, Heather <[HHodgetts@partneresi.com](mailto:HHodgetts@partneresi.com)>; John Farmer <[jfarmer@americanintegrated.com](mailto:jfarmer@americanintegrated.com)>; Devin Turner <[dturner@americanintegrated.com](mailto:dturner@americanintegrated.com)>; Michael Johnson <[MJ@lakecreekindustrial.com](mailto:MJ@lakecreekindustrial.com)>; Jennifer Awad <[Jen@lakecreekindustrial.com](mailto:Jen@lakecreekindustrial.com)>; Jake Swan <[jake@lakecreekindustrial.com](mailto:jake@lakecreekindustrial.com)>  
**Subject:** Re: Haley Knox junk onsite

Not a problem.

Joe Sepulveda, CECM  
Hazmat Project Manager  
American Integrated Services  
1877 Rubidoux Blvd.  
Jurupa Valley, CA 92509  
Cell# 424/308-5625  
Office# 310/522-1168



On Feb 24, 2022, at 15:41, Mike Tonkonogy <[TMike@lakecreekindustrial.com](mailto:TMike@lakecreekindustrial.com)> wrote:

Thanks everyone. Please provide documentation/photos evidencing removal once completed.



Mike Tonkonogy  
Manager  
(949) 300-9243  
[tmike@lakecreekindustrial.com](mailto:tmike@lakecreekindustrial.com)  
[www.lakecreekindustrial.com](http://www.lakecreekindustrial.com)

---

**From:** Joe Sepulveda <[jsepulveda@americanintegrated.com](mailto:jsepulveda@americanintegrated.com)>  
**Sent:** Thursday, February 24, 2022 9:52 AM  
**To:** Mike Tonkonogy <[TMike@lakecreekindustrial.com](mailto:TMike@lakecreekindustrial.com)>  
**Cc:** Ieu Lamyuen JR <[ilamyuenjr@americanintegrated.com](mailto:ilamyuenjr@americanintegrated.com)>; Geoffrey Harris <[gharris@americanintegrated.com](mailto:gharris@americanintegrated.com)>; Hodgetts, Heather <[HHodgetts@partneresi.com](mailto:HHodgetts@partneresi.com)>; John Farmer <[jfarmer@americanintegrated.com](mailto:jfarmer@americanintegrated.com)>; Devin Turner <[dturner@americanintegrated.com](mailto:dturner@americanintegrated.com)>; Michael Johnson <[MJ@lakecreekindustrial.com](mailto:MJ@lakecreekindustrial.com)>; Jennifer Awad <[Jen@lakecreekindustrial.com](mailto:Jen@lakecreekindustrial.com)>; Jake Swan <[jake@lakecreekindustrial.com](mailto:jake@lakecreekindustrial.com)>  
**Subject:** Re: Haley Knox junk onsite

Thank you.

JR; let me know when everything is processed so I can go take care of it.

Thanks,

**Joe Sepulveda, CECM**  
**Hazmat Project Manager**  
**American Integrated Services**  
**1877 Rubidoux Blvd.**  
**Jurupa Valley, CA 92509**  
**Cell# 424/308-5625**  
**Office# 310/522-1168**  




On Feb 24, 2022, at 09:33, Mike Tonkonogy <[TMike@lakecreekindustrial.com](mailto:TMike@lakecreekindustrial.com)> wrote:

Some people who received this message don't often get email from [tmike@lakecreekindustrial.com](mailto:tmike@lakecreekindustrial.com). [Learn why this is important](#)  
Please see attached and let us know if you need anything else.

Mike Tonkonogy  
Manager  
(949) 300-9243  
[tmike@lakecreekindustrial.com](mailto:tmike@lakecreekindustrial.com)  
[www.lakecreekindustrial.com](http://www.lakecreekindustrial.com)

---

**From:** Joe Sepulveda <[jsepulveda@americanintegrated.com](mailto:jsepulveda@americanintegrated.com)>  
**Sent:** Wednesday, February 23, 2022 11:31 AM  
**To:** Mike Tonkonogy <[TMike@lakecreekindustrial.com](mailto:TMike@lakecreekindustrial.com)>; Ieu Lamyuen JR <[ilamyuenjr@americanintegrated.com](mailto:ilamyuenjr@americanintegrated.com)>; Geoffrey Harris <[gharris@americanintegrated.com](mailto:gharris@americanintegrated.com)>  
**Cc:** Hodgetts, Heather <[HHodgetts@partneresi.com](mailto:HHodgetts@partneresi.com)>; John Farmer <[jfarmer@americanintegrated.com](mailto:jfarmer@americanintegrated.com)>; Devin Turner <[dturner@americanintegrated.com](mailto:dturner@americanintegrated.com)>; Michael Johnson <[MJ@lakecreekindustrial.com](mailto:MJ@lakecreekindustrial.com)>; Jennifer Awad <[Jen@lakecreekindustrial.com](mailto:Jen@lakecreekindustrial.com)>; Jake Swan <[jake@lakecreekindustrial.com](mailto:jake@lakecreekindustrial.com)>; Jake Swan <[jake@lakecreekindustrial.com](mailto:jake@lakecreekindustrial.com)>; Ieu Lamyuen JR <[ilamyuenjr@americanintegrated.com](mailto:ilamyuenjr@americanintegrated.com)>; Geoffrey Harris <[gharris@americanintegrated.com](mailto:gharris@americanintegrated.com)>  
**Subject:** RE: Haley Knox junk onsite

Hello Mike.

In order to remove the waste legally; the form needs to be filled out in order for us to obtain a ONE-TIME temporary



EPA ID number to process hazardous waste documentation for legal removal, disposal and transportation.

If ownership is of concern; the current property owner must provide the info on the form sent. Unfortunately, there is no other legal process.

This is the process for the State of California; Dept. of Toxic Substances Control regardless of one (1) small bucket or an abandoned 55-gallon drum.

Please let us know how to proceed.

Respectfully,

**Joe Sepulveda, CECM**  
**Hazmat Project Manager**  
**American Integrated Services**  
**1877 Rubidoux Blvd.**  
**Jurupa Valley, CA 92509**  
**Office: [310/522-1168](tel:3105221168)**  
**Cell Phone: [424/308-5625](tel:4243085625)**

---

**From:** Mike Tonkonogy <[TMike@lakecreekindustrial.com](mailto:TMike@lakecreekindustrial.com)>  
**Sent:** Wednesday, February 23, 2022 11:18 AM  
**To:** Ieu Lamyuen JR <[ilamyuenjr@americanintegrated.com](mailto:ilamyuenjr@americanintegrated.com)>; Geoffrey Harris <[gharris@americanintegrated.com](mailto:gharris@americanintegrated.com)>  
**Cc:** Hodgetts, Heather <[HHodgetts@partneresi.com](mailto:HHodgetts@partneresi.com)>; John Farmer <[jfarmer@americanintegrated.com](mailto:jfarmer@americanintegrated.com)>; Devin Turner <[dturner@americanintegrated.com](mailto:dturner@americanintegrated.com)>; Joe Sepulveda <[jsepulveda@americanintegrated.com](mailto:jsepulveda@americanintegrated.com)>; Michael Johnson <[MJ@lakecreekindustrial.com](mailto:MJ@lakecreekindustrial.com)>; Jennifer Awad <[Jen@lakecreekindustrial.com](mailto:Jen@lakecreekindustrial.com)>; Jake Swan <[jake@lakecreekindustrial.com](mailto:jake@lakecreekindustrial.com)>; Jake Swan <[jake@lakecreekindustrial.com](mailto:jake@lakecreekindustrial.com)>  
**Subject:** RE: Haley Knox junk onsite

Some people who received this message don't often get email from [tmike@lakecreekindustrial.com](mailto:tmike@lakecreekindustrial.com). [Learn why this is important](#)

Mike Tonkonogy  
Manager  
(949) 300-9243  
[tmike@lakecreekindustrial.com](mailto:tmike@lakecreekindustrial.com)  
[www.lakecreekindustrial.com](http://www.lakecreekindustrial.com)

---

**From:** Mike Tonkonogy  
**Sent:** Tuesday, February 22, 2022 4:31 PM  
**To:** Ieu Lamyuen JR <[ilamyuenjr@americanintegrated.com](mailto:ilamyuenjr@americanintegrated.com)>; Geoffrey Harris <[gharris@americanintegrated.com](mailto:gharris@americanintegrated.com)>  
**Cc:** Hodgetts, Heather <[HHodgetts@partneresi.com](mailto:HHodgetts@partneresi.com)>; John Farmer <[jfarmer@americanintegrated.com](mailto:jfarmer@americanintegrated.com)>; Devin Turner <[dturner@americanintegrated.com](mailto:dturner@americanintegrated.com)>; Joe Sepulveda <[jsepulveda@americanintegrated.com](mailto:jsepulveda@americanintegrated.com)>; Michael Johnson <[MJ@lakecreekindustrial.com](mailto:MJ@lakecreekindustrial.com)>; Jennifer Awad <[Jen@lakecreekindustrial.com](mailto:Jen@lakecreekindustrial.com)>; Jake Swan <[jake@lakecreekindustrial.com](mailto:jake@lakecreekindustrial.com)>; Jake Swan <[jake@lakecreekindustrial.com](mailto:jake@lakecreekindustrial.com)>  
**Subject:** RE: Haley Knox junk onsite

John / Geoff – Haven't filled one of these out before. Mind advising on the best way to do so considering the fact that we won't be owning this land for the next couple of months but would like the bucket disposed of asap?

Please feel free to give me a call to discuss if easier.

Thanks.

Mike Tonkonogy  
Manager  
(949) 300-9243  
[tmike@lakecreekindustrial.com](mailto:tmike@lakecreekindustrial.com)  
[www.lakecreekindustrial.com](http://www.lakecreekindustrial.com)

---

**From:** Ieu Lamyuen JR <[ilamyuenjr@americanintegrated.com](mailto:ilamyuenjr@americanintegrated.com)>  
**Sent:** Tuesday, February 22, 2022 2:54 PM  
**To:** Mike Tonkonogy <[TMike@lakecreekindustrial.com](mailto:TMike@lakecreekindustrial.com)>; Geoffrey Harris <[gharris@americanintegrated.com](mailto:gharris@americanintegrated.com)>  
**Cc:** Hodgetts, Heather <[HHodgetts@partneresi.com](mailto:HHodgetts@partneresi.com)>; John Farmer <[jfarmer@americanintegrated.com](mailto:jfarmer@americanintegrated.com)>; Devin Turner

<[dturner@americanintegrated.com](mailto:dturner@americanintegrated.com)>; Joe Sepulveda <[jsepulveda@americanintegrated.com](mailto:jsepulveda@americanintegrated.com)>; Michael Johnson <[MJ@lakecreekindustrial.com](mailto:MJ@lakecreekindustrial.com)>; Jennifer Awad <[Jen@lakecreekindustrial.com](mailto:Jen@lakecreekindustrial.com)>; Jake Swan <[jake@lakecreekindustrial.com](mailto:jake@lakecreekindustrial.com)>; Jake Swan <[jake@lakecreekindustrial.com](mailto:jake@lakecreekindustrial.com)>

**Subject:** RE: Haley Knox junk onsite

Hi Mike,

I can assist with setting up a temp EPA Id number. Please complete attach form and return. Any questions, please advise.

Thank you,

**JR Lamyuen**  
**Waste Coordinator**  
1502 East Opp Street, Wilmington CA 90744  
Cell# 424.308.4783  
Office# 310.522.1168

---

**From:** Mike Tonkonogy <[TMike@lakecreekindustrial.com](mailto:TMike@lakecreekindustrial.com)>  
**Sent:** Tuesday, February 22, 2022 1:37 PM  
**To:** Geoffrey Harris <[gharris@americanintegrated.com](mailto:gharris@americanintegrated.com)>  
**Cc:** Hodgetts, Heather <[HHodgetts@partneresi.com](mailto:HHodgetts@partneresi.com)>; John Farmer <[jfarmer@americanintegrated.com](mailto:jfarmer@americanintegrated.com)>; Devin Turner <[dturner@americanintegrated.com](mailto:dturner@americanintegrated.com)>; Joe Sepulveda <[jsepulveda@americanintegrated.com](mailto:jsepulveda@americanintegrated.com)>; Ieu Lamyuen JR <[ilamyuenjr@americanintegrated.com](mailto:ilamyuenjr@americanintegrated.com)>; Michael Johnson <[MJ@lakecreekindustrial.com](mailto:MJ@lakecreekindustrial.com)>; Jennifer Awad <[Jen@lakecreekindustrial.com](mailto:Jen@lakecreekindustrial.com)>; Jake Swan <[jake@lakecreekindustrial.com](mailto:jake@lakecreekindustrial.com)>; Jake Swan <[jake@lakecreekindustrial.com](mailto:jake@lakecreekindustrial.com)>  
**Subject:** RE: Haley Knox junk onsite

Some people who received this message don't often get email from [tmike@lakecreekindustrial.com](mailto:tmike@lakecreekindustrial.com). [Learn why this is important](#)

Just to confirm also, if you could send us documentation / photos showing that the bucket has been removed that'd be great as well.

Lastly, I think we'll need a temporary EPA number, don't believe we have one now.

Thanks.

Mike Tonkonogy  
Manager  
(949) 300-9243  
[tmike@lakecreekindustrial.com](mailto:tmike@lakecreekindustrial.com)  
[www.lakecreekindustrial.com](http://www.lakecreekindustrial.com)

---

**From:** Geoffrey Harris <[gharris@americanintegrated.com](mailto:gharris@americanintegrated.com)>  
**Sent:** Tuesday, February 22, 2022 8:58 AM  
**To:** Mike Tonkonogy <[TMike@lakecreekindustrial.com](mailto:TMike@lakecreekindustrial.com)>  
**Cc:** Hodgetts, Heather <[HHodgetts@partneresi.com](mailto:HHodgetts@partneresi.com)>; John Farmer <[jfarmer@americanintegrated.com](mailto:jfarmer@americanintegrated.com)>; Devin Turner <[dturner@americanintegrated.com](mailto:dturner@americanintegrated.com)>; Joe Sepulveda <[jsepulveda@americanintegrated.com](mailto:jsepulveda@americanintegrated.com)>; Ieu Lamyuen JR <[ilamyuenjr@americanintegrated.com](mailto:ilamyuenjr@americanintegrated.com)>  
**Subject:** RE: Haley Knox junk onsite

Mike –

\$1,100.00 would cover our Haz Mat PM's time, waste re-packaging materials, waste profiling, labeling & manifesting, plus transportation and disposal. This is a minimum charge more or less really.

We will need a one-time temporary EPA number unless you have an active number for the site location. The waste stream will be Non-RCRA oily water; 221

Thank you!

**Geoff Harris**  
**Sr. Account Manager**  
**2550 E. Miraloma Way, Anaheim CA 92806**  
**Cell# (310) 427-0808**  
**Office# (310) 522-1168**  
[gharris@americanintegrated.com](mailto:gharris@americanintegrated.com)

---

**From:** Geoffrey Harris <[gharris@americanintegrated.com](mailto:gharris@americanintegrated.com)>  
**Sent:** Tuesday, February 22, 2022 8:12 AM  
**To:** Mike Tonkonogy <[TMike@lakecreekindustrial.com](mailto:TMike@lakecreekindustrial.com)>  
**Cc:** Hodgetts, Heather <[HHodgetts@partneresi.com](mailto:HHodgetts@partneresi.com)>; John Farmer <[jfarmer@americanintegrated.com](mailto:jfarmer@americanintegrated.com)>; Devin Turner <[dturner@americanintegrated.com](mailto:dturner@americanintegrated.com)>  
**Subject:** Re: Haley Knox junk onsite

Sorry Mike.

I'm out for a few days but no this has not been picked up yet.  
Just sent a follow up message to our Haz mat crew to confirm our pricing and schedule for you.

Please standby

Thank you!

Geoff Harris  
American Integrated Services  
(310) 427-0808  
[gharris@americanintegrated.com](mailto:gharris@americanintegrated.com)

On Feb 22, 2022, at 8:04 AM, Mike Tonkonogy <[TMike@lakecreekindustrial.com](mailto:TMike@lakecreekindustrial.com)> wrote:

You don't often get email from [tmike@lakecreekindustrial.com](mailto:tmike@lakecreekindustrial.com). [Learn why this is important](#)

?

Thanks.

<image001.jpg>  
Mike Tonkonogy  
Manager  
(949) 300-9243  
[tmike@lakecreekindustrial.com](mailto:tmike@lakecreekindustrial.com)  
[www.lakecreekindustrial.com](http://www.lakecreekindustrial.com)

---

**From:** Hodgetts, Heather <[HHodgetts@partneresi.com](mailto:HHodgetts@partneresi.com)>  
**Sent:** Wednesday, February 16, 2022 2:34 PM  
**To:** Mike Tonkonogy <[TMike@lakecreekindustrial.com](mailto:TMike@lakecreekindustrial.com)>; Geoffrey Harris <[gharris@americanintegrated.com](mailto:gharris@americanintegrated.com)>  
**Subject:** RE: Haley Knox junk onsite

Sorry the other picture with the label is blurry.

---

**From:** Mike Tonkonogy <[TMike@lakecreekindustrial.com](mailto:TMike@lakecreekindustrial.com)>  
**Sent:** Wednesday, February 16, 2022 1:26 PM  
**To:** Geoffrey Harris <[gharris@americanintegrated.com](mailto:gharris@americanintegrated.com)>  
**Cc:** Hodgetts, Heather <[HHodgetts@partneresi.com](mailto:HHodgetts@partneresi.com)>  
**Subject:** RE: Haley Knox junk onsite

Thanks, Geoff!

<image001.jpg>

Mike Tonkonogy  
Manager  
(949) 300-9243  
[tmike@lakecreekindustrial.com](mailto:tmike@lakecreekindustrial.com)  
[www.lakecreekindustrial.com](http://www.lakecreekindustrial.com)

---

**From:** Geoffrey Harris <[gharris@americanintegrated.com](mailto:gharris@americanintegrated.com)>  
**Sent:** Wednesday, February 16, 2022 1:24 PM  
**To:** Mike Tonkonogy <[TMike@lakecreekindustrial.com](mailto:TMike@lakecreekindustrial.com)>  
**Cc:** Hodgetts, Heather <[HHodgetts@partneresi.com](mailto:HHodgetts@partneresi.com)>  
**Subject:** Re: Haley Knox junk onsite

Received.

Can't zoom in on the label really but will share this with our Haz Mat guys and see if they've got an educated guess as to what it is.

Thank you!

Geoff Harris  
American Integrated Services  
(310) 427-0808  
[gharris@americanintegrated.com](mailto:gharris@americanintegrated.com)

On Feb 16, 2022, at 1:13 PM, Mike Tonkonogy <[TMike@lakecreekindustrial.com](mailto:TMike@lakecreekindustrial.com)> wrote:

You don't often get email from [tmike@lakecreekindustrial.com](mailto:tmike@lakecreekindustrial.com). [Learn why this is important](#)

Hi Geoff,

Thanks for the call. Please see the attached photos of the bucket. Let us know next steps.

**Heather** – Any other photos that show the label a little more?

<image001.jpg>  
Mike Tonkonogy  
Manager  
(949) 300-9243  
[tmike@lakecreekindustrial.com](mailto:tmike@lakecreekindustrial.com)  
[www.lakecreekindustrial.com](http://www.lakecreekindustrial.com)

---

**From:** Hodgetts, Heather <[HHodgetts@partneresi.com](mailto:HHodgetts@partneresi.com)>  
**Sent:** Wednesday, February 16, 2022 11:49 AM  
**To:** Mike Tonkonogy <[TMike@lakecreekindustrial.com](mailto:TMike@lakecreekindustrial.com)>  
**Cc:** Stott, Debbie <[DStott@partneresi.com](mailto:DStott@partneresi.com)>  
**Subject:** FW: Haley Knox junk onsite

Hi Mike,  
See message below from John Farmer, call Geoff Harris. Attached is figure and photos of container.

Heather Hodgetts  
Senior Scientist  
**PARTNER ENGINEERING AND SCIENCE, INC.**  
5454 CAMINITO BAYO, LA JOLLA, CALIFORNIA 92037  
M: (858) 790-9327 | T: 619-878-9620 | F: 619-798-4315

---

**From:** John Farmer <[jfarmer@americanintegrated.com](mailto:jfarmer@americanintegrated.com)>  
**Sent:** Wednesday, February 16, 2022 11:27 AM  
**To:** Stott, Debbie <[DStott@partneresi.com](mailto:DStott@partneresi.com)>; Hodgetts, Heather <[HHodgetts@partneresi.com](mailto:HHodgetts@partneresi.com)>  
**Cc:** Devin Turner <[dturner@americanintegrated.com](mailto:dturner@americanintegrated.com)>; Geoffrey Harris <[gharris@americanintegrated.com](mailto:gharris@americanintegrated.com)>  
**Subject:** RE: Haley Knox junk onsite

No problem – give Geoff Harris call and he can set things up with one of our industrial guys.

His contact info is:

**Geoff Harris**  
**Sr. Account Manager**  
**2550 E. Miraloma Way, Anaheim CA 92806**  
**Cell# (310) 427-0808**

Sincerely,

**John Farmer**  
**Corporate Technical Advisor**  
**1502 E. Opp Street**  
**Wilmington, CA 90744**  
**Cell (714) 307-4322**  
**Office (310) 522-1168**  
Email [jfarmer@americanintegrated.com](mailto:jfarmer@americanintegrated.com)

---

**From:** Stott, Debbie <[DStott@partneresi.com](mailto:DStott@partneresi.com)>  
**Sent:** Wednesday, February 16, 2022 11:00 AM  
**To:** Hodgetts, Heather <[HHodgetts@partneresi.com](mailto:HHodgetts@partneresi.com)>; John Farmer  
<[jfarmer@americanintegrated.com](mailto:jfarmer@americanintegrated.com)>  
**Subject:** Haley Knox junk onsite

There a 5 gallon bucket of oily something on the propoerty. Can AIS have it removed for Lake Creek Industrial?

We will have Michael Tonkonogy call you.  
Heather will send photo and map of location

Debbie Stott, P.G.  
Principal

---

**PARTNER ENGINEERING AND SCIENCE, INC.**  
2154 Torrance Blvd. Ste. 200, Torrance, CA 90501  
[DStott@partneresi.com](mailto:DStott@partneresi.com)  
D: 310-622-8855 | F: 310-615-4544 | C: 310-803-4413

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<IMG\_9590 (800x600).jpg>  
<IMG\_9551 (800x600).jpg>  
<21-299613.1 Fig 2 Site Plan Landscape.docx>

## **APPENDIX C: REGULATORY DATABASE REPORT**

---





# DATABASE REPORT

**Project Property:** *150 Harley Knox  
150 Harley Knox Blvd  
PERRIS CA 92571*

**Project No:** *20-299613.2*

**Report Type:** *Database Report*

**Order No:** *22021500212*

**Requested by:** *Partner Engineering and Science, Inc.*

**Date Completed:** *February 16, 2022*

**Environmental Risk Information Services**

*A division of Glacier Media Inc.*

1.866.517.5204 | [info@erisinfo.com](mailto:info@erisinfo.com) | [erisinfo.com](http://erisinfo.com)

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## **Notice: IMPORTANT LIMITATIONS and YOUR LIABILITY**

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# Executive Summary

## Property Information:

**Project Property:** 150 Harley Knox  
150 Harley Knox Blvd PERRIS CA 92571

**Project No:** 20-299613.2

**Coordinates:**

<b>Latitude:</b>	33.8580963
<b>Longitude:</b>	-117.22280997
<b>UTM Northing:</b>	3,746,444.49
<b>UTM Easting:</b>	479,389.81
<b>UTM Zone:</b>	UTM Zone 11S

**Elevation:** 1,462 FT

## Order Information:

**Order No:** 22021500212  
**Date Requested:** February 15, 2022  
**Requested by:** Partner Engineering and Science, Inc.  
**Report Type:** Database Report

## Historicals/Products:

<b>Aerial Photographs</b>	Historical Aerials (with Project Boundaries)
<b>City Directory Search</b>	Smart CD Search
<b>ERIS Xplorer</b>	<a href="#">ERIS Xplorer</a>
<b>Excel Add-On</b>	Excel Add-On
<b>Fire Insurance Maps</b>	US Fire Insurance Maps
<b>Physical Setting Report (PSR)</b>	Physical Setting Report (PSR)
<b>Topographic Map</b>	Topographic Maps
<b>Vapor Screening Tool</b>	Vapor Screening Tool

## Executive Summary: Report Summary

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
<b><u>Standard Environmental Records</u></b>								
<b>Federal</b>								
DOE FUSRAP	Y	1	0	0	0	0	0	0
NPL	Y	1	0	0	0	0	0	0
PROPOSED NPL	Y	1	0	0	0	0	0	0
DELETED NPL	Y	0.5	0	0	0	0	-	0
SEMS	Y	0.5	0	0	0	0	-	0
ODI	Y	0.5	0	0	0	0	-	0
SEMS ARCHIVE	Y	0.5	0	0	0	0	-	0
CERCLIS	Y	0.5	0	0	0	0	-	0
IODI	Y	0.5	0	0	0	0	-	0
CERCLIS NFRAP	Y	0.5	0	0	0	0	-	0
CERCLIS LIENS	Y	PO	0	-	-	-	-	0
RCRA CORRACTS	Y	1	0	0	0	0	0	0
RCRA TSD	Y	0.5	0	0	0	0	-	0
RCRA LQG	Y	0.25	0	0	0	-	-	0
RCRA SQG	Y	0.25	0	0	1	-	-	1
RCRA VSQG	Y	0.25	0	0	0	-	-	0
RCRA NON GEN	Y	0.25	0	3	2	-	-	5
RCRA CONTROLS	Y	0.5	0	0	0	0	-	0
FED ENG	Y	0.5	0	0	0	0	-	0
FED INST	Y	0.5	0	0	0	0	-	0
LUCIS	Y	0.5	0	0	0	0	-	0
ERNS 1982 TO 1986	Y	PO	0	-	-	-	-	0
ERNS 1987 TO 1989	Y	PO	0	-	-	-	-	0
ERNS	Y	PO	0	-	-	-	-	0
FED BROWNFIELDS	Y	0.5	0	0	0	0	-	0
FEMA UST	Y	0.25	0	0	0	-	-	0
FRP	Y	0.25	0	0	0	-	-	0

<b>Database</b>	<b>Searched</b>	<b>Search Radius</b>	<b>Project Property</b>	<b>Within 0.12mi</b>	<b>0.125mi to 0.25mi</b>	<b>0.25mi to 0.50mi</b>	<b>0.50mi to 1.00mi</b>	<b>Total</b>
HIST GAS STATIONS	Y	0.25	0	0	0	-	-	0
REFN	Y	0.25	0	0	0	-	-	0
BULK TERMINAL	Y	0.25	0	0	0	-	-	0
SEMS LIEN	Y	PO	0	-	-	-	-	0
SUPERFUND ROD	Y	1	0	0	0	0	0	0
<b>State</b>								
RESPONSE	Y	1	0	0	0	0	0	0
ENVIROSTOR	Y	1	1	0	0	0	1	2
DELISTED ENVS	Y	1	0	0	0	0	0	0
SWF/LF	Y	0.5	0	0	0	0	-	0
SWRCB SWF	Y	0.5	0	0	0	0	-	0
WMUD	Y	0.5	0	0	0	0	-	0
HWP	Y	1	0	0	0	0	0	0
SWAT	Y	0.5	0	0	0	0	-	0
C&D DEBRIS RECY	Y	0.5	0	0	0	0	-	0
RECYCLING	Y	0.5	0	0	0	0	-	0
PROCESSORS	Y	0.5	0	0	0	0	-	0
CONTAINER RECY	Y	0.5	0	0	0	0	-	0
LDS	Y	0.5	0	0	0	0	-	0
LUST	Y	0.5	0	0	0	0	-	0
DELISTED LST	Y	0.5	0	0	0	0	-	0
UST	Y	0.25	0	0	0	-	-	0
UST CLOSURE	Y	0.5	0	0	0	0	-	0
HHSS	Y	0.25	0	0	0	-	-	0
UST SWEEPS	Y	0.25	0	0	0	-	-	0
AST	Y	0.25	0	0	0	-	-	0
AST SWRCB	Y	0.25	0	0	0	-	-	0
TANK OIL GAS	Y	0.25	0	0	0	-	-	0
DELISTED TNK	Y	0.25	0	0	0	-	-	0
CERS TANK	Y	0.25	0	1	2	-	-	3
DELISTED CTNK	Y	0.25	0	0	0	-	-	0
HIST TANK	Y	0.25	0	0	0	-	-	0
LUR	Y	0.5	0	0	0	0	-	0
CALSITES	Y	0.5	0	0	0	0	-	0

<b>Database</b>	<b>Searched</b>	<b>Search Radius</b>	<b>Project Property</b>	<b>Within 0.12mi</b>	<b>0.125mi to 0.25mi</b>	<b>0.25mi to 0.50mi</b>	<b>0.50mi to 1.00mi</b>	<b>Total</b>
HLUR	Y	0.5	0	0	0	0	-	0
DEED	Y	0.5	0	0	0	0	-	0
VCP	Y	0.5	0	0	0	0	-	0
CLEANUP SITES	Y	0.5	0	0	0	0	-	0
DELISTED COUNTY	Y	0.25	0	0	0	-	-	0
<b>Tribal</b>								
INDIAN LUST	Y	0.5	0	0	0	0	-	0
INDIAN UST	Y	0.25	0	0	0	-	-	0
DELISTED ILST	Y	0.5	0	0	0	0	-	0
DELISTED IUST	Y	0.25	0	0	0	-	-	0
<b>County</b>								
LOP RIVERSIDE	Y	0.5	0	0	0	0	-	0
UST RIVERSIDE	Y	0.25	0	0	0	-	-	0
<b><u>Additional Environmental Records</u></b>								
<b>Federal</b>								
FINDS/FRS	Y	PO	0	1	-	-	-	1
TRIS	Y	PO	0	-	-	-	-	0
PFAS TRI	Y	0.5	0	0	0	0	-	0
PFAS NPL	Y	0.5	0	0	0	0	-	0
PFAS SSEHRI	Y	0.5	0	0	0	0	-	0
PFAS WATER	Y	0.5	0	0	0	0	-	0
HMIRS	Y	0.125	0	0	-	-	-	0
NCDL	Y	0.125	0	0	-	-	-	0
TSCA	Y	0.125	0	0	-	-	-	0
HIST TSCA	Y	0.125	0	0	-	-	-	0
FTTS ADMIN	Y	PO	0	-	-	-	-	0
FTTS INSP	Y	PO	0	-	-	-	-	0
PRP	Y	PO	0	-	-	-	-	0
SCRD DRYCLEANER	Y	0.5	0	0	0	0	-	0
ICIS	Y	PO	0	-	-	-	-	0
FED DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DELISTED FED DRY	Y	0.25	0	0	0	-	-	0
FUDS	Y	1	0	0	0	0	1	1
FORMER NIKE	Y	1	0	0	0	0	0	0



<b>Database</b>	<b>Searched</b>	<b>Search Radius</b>	<b>Project Property</b>	<b>Within 0.12mi</b>	<b>0.125mi to 0.25mi</b>	<b>0.25mi to 0.50mi</b>	<b>0.50mi to 1.00mi</b>	<b>Total</b>
PIPELINE INCIDENT	Y	PO	0	-	-	-	-	0
MLTS	Y	PO	0	-	-	-	-	0
HIST MLTS	Y	PO	0	-	-	-	-	0
MINES	Y	0.25	0	0	0	-	-	0
SMCRA	Y	1	0	0	0	0	0	0
MRDS	Y	1	0	0	0	0	0	0
URANIUM	Y	1	0	0	0	0	0	0
ALT FUELS	Y	0.25	0	0	0	-	-	0
SSTS	Y	0.25	0	0	0	-	-	0
PCB	Y	0.5	0	0	0	0	-	0
<b>State</b>								
DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DELISTED DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DRYC GRANT	Y	0.25	0	0	0	-	-	0
PFAS	Y	0.5	0	0	0	0	-	0
PFAS GW	Y	0.5	0	0	0	0	-	0
HWSS CLEANUP	Y	0.5	0	0	0	0	-	0
TOXIC PITS	Y	1	0	0	0	0	0	0
DTSC HWF	Y	0.5	0	0	0	0	-	0
INSP COMP ENF	Y	1	0	0	0	0	0	0
SCH	Y	1	1	0	0	0	1	2
CHMIRS	Y	PO	0	-	-	-	-	0
HIST CHMIRS	Y	PO	0	-	-	-	-	0
HAZNET	Y	PO	0	-	-	-	-	0
HIST MANIFEST	Y	PO	0	-	-	-	-	0
HW TRANSPORT	Y	0.125	0	0	-	-	-	0
WASTE TIRE	Y	PO	0	-	-	-	-	0
MEDICAL WASTE	Y	0.25	0	0	0	-	-	0
HIST CORTESE	Y	0.5	0	0	0	0	-	0
CDO/CAO	Y	0.5	0	0	0	0	-	0
CERS HAZ	Y	0.125	0	0	-	-	-	0
DELISTED HAZ	Y	0.5	0	0	0	0	-	0
GEOTRACKER	Y	0.125	0	0	-	-	-	0
MINE	Y	1	0	0	0	0	0	0
LIEN	Y	PO	0	-	-	-	-	0

<b>Database</b>	<b>Searched</b>	<b>Search Radius</b>	<b>Project Property</b>	<b>Within 0.12mi</b>	<b>0.125mi to 0.25mi</b>	<b>0.25mi to 0.50mi</b>	<b>0.50mi to 1.00mi</b>	<b>Total</b>
WASTE DISCHG	Y	0.25	0	0	0	-	-	0
EMISSIONS	Y	0.25	0	0	0	-	-	0
CDL	Y	0.125	0	0	-	-	-	0

**Tribal** *No Tribal additional environmental record sources available for this State.*

<b>County</b>								
HWG RIVERSIDE	Y	0.125	0	1	-	-	-	1
HZH RIVERSIDE	Y	0.125	0	1	-	-	-	1
MED WST RIVERSIDE	Y	0.25	0	0	0	-	-	0
RMP RIVERSIDE	Y	PO	0	-	-	-	-	0
<hr/>								
<b>Total:</b>			<b>2</b>	<b>7</b>	<b>5</b>	<b>0</b>	<b>3</b>	<b>17</b>

\* PO – Property Only

\* 'Property and adjoining properties' database search radii are set at 0.25 miles.

## Executive Summary: Site Report Summary - Project Property

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
<a href="#">1</a>	SCH	MEADE VALLEY ELEMENTARY SCHOOL ADDITION	21-100 OLEANDER AVENUE PERRIS CA 92570 <i>Estor/EPA ID   Cleanup Status: 33820011   NO ACTION REQUIRED AS OF 10/13/2000</i>	S	0.00 / 0.00	0	<a href="#">20</a>
<a href="#">1</a>	ENVIROSTOR	MEADE VALLEY ELEMENTARY SCHOOL ADDITION	21-100 OLEANDER AVENUE PERRIS CA 92570 <i>Estor/EPA ID   Cleanup Status: 33820011   NO ACTION REQUIRED AS OF 10/13/2000</i>	S	0.00 / 0.00	0	<a href="#">20</a>

## Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
<a href="#">2</a>	FINDS/FRS	TPM 13182 STORM DRAIN FACILITIES	CA  <i>Registry ID: 110066685493</i>	NNE	0.02 / 94.56	1	<a href="#">21</a>
<a href="#">3</a>	HZH RIVERSIDE	Ross Stores, Inc	17800 Perris Blvd Moreno Valley CA 92551	NNE	0.11 / 555.17	2	<a href="#">22</a>
<a href="#">3</a>	HWG RIVERSIDE	Ross Stores, Inc	17800 Perris Blvd Moreno Valley CA 92551	NNE	0.11 / 555.17	2	<a href="#">22</a>
<a href="#">3</a>	CERS TANK	Ross Stores, Inc- Distribution Ctr	17800 PERRIS BLVD MORENO VALLEY CA 92551  <i>Site ID: 400923</i>	NNE	0.11 / 555.17	2	<a href="#">22</a>
<a href="#">3</a>	RCRA NON GEN	ROSS DISTRIBUTION CENTER	17800 PERRIS BLVD MORENO VALLEY CA 92551-9520 <i>EPA Handler ID: CAL000305843</i>	NNE	0.11 / 555.17	2	<a href="#">27</a>
<a href="#">3</a>	RCRA NON GEN	ROSS DISTRIBUTION CENTER	17800 PERRIS BLVD MORENO VALLEY CA 92551  <i>EPA Handler ID: CAC002971319</i>	NNE	0.11 / 555.17	2	<a href="#">28</a>
<a href="#">3</a>	RCRA NON GEN	ROSS DISTRIBUTION CENTER	17800 PERRIS BLVD MORENO VALLEY CA 92551  <i>EPA Handler ID: CAC002964752</i>	NNE	0.11 / 555.17	2	<a href="#">30</a>
<a href="#">4</a>	CERS TANK	Deckers Outdoor Corporation	17791 N. PERRIS BOULEVARD MORENO VALLEY CA 92551 <i>Site ID: 367045</i>	WNW	0.22 / 1,140.66	4	<a href="#">31</a>
<a href="#">5</a>	CERS TANK	The Home Depot DFC #6007	350 W MARKHAM ST PERRIS CA 92571  <i>Site ID: 403741</i>	WSW	0.24 / 1,243.67	0	<a href="#">36</a>
<a href="#">5</a>	RCRA SQG	HOME DEPOT NO 6007	350 WEST MARKHAM ST PERRIS CA 92571  <i>EPA Handler ID: CAR000247569</i>	WSW	0.24 / 1,243.67	0	<a href="#">43</a>
<a href="#">5</a>	RCRA NON GEN	SAIA TRANSPORTATION	350 WEST MARKHAM STREET PERRIS CA 92571 <i>EPA Handler ID: CAC003091696</i>	WSW	0.24 / 1,243.67	0	<a href="#">44</a>
<a href="#">6</a>	RCRA NON GEN	FABLETICS INC	290 E MARKHAM ST PERRIS CA 92571  <i>EPA Handler ID: CAL000457529</i>	SE	0.24 / 1,269.95	-5	<a href="#">45</a>



<b>Map Key</b>	<b>DB</b>	<b>Company/Site Name</b>	<b>Address</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev Diff (ft)</b>	<b>Page Number</b>
<a href="#"><u>7</u></a>	SCH	RANCHO VERDE HIGH ADDITION	17750 LA SALLE STREET MORENO VALLEY CA 92553	ENE	0.79 / 4,149.49	46	<a href="#"><u>47</u></a>
<b>Estor/EPA ID   Cleanup Status:</b> 33820009   NO ACTION REQUIRED AS OF 12/14/2000							
<a href="#"><u>7</u></a>	ENVIROSTOR	RANCHO VERDE HIGH ADDITION	17750 LA SALLE STREET MORENO VALLEY CA 92553	ENE	0.79 / 4,149.49	46	<a href="#"><u>47</u></a>
<b>Estor/EPA ID   Cleanup Status:</b> 33820009   NO ACTION REQUIRED AS OF 12/14/2000							
<a href="#"><u>8</u></a>	FUDS	MARCH AFB - POORMAN GUNNERY RANGE	MORENO VALLEY CA	NE	0.94 / 4,953.38	1	<a href="#"><u>48</u></a>
<b>FUDS Property No:</b> J09CA7400							

## Executive Summary: Summary by Data Source

### Standard

#### Federal

##### **RCRA SQG - RCRA Small Quantity Generators List**

A search of the RCRA SQG database, dated Nov 17, 2021 has found that there are 1 RCRA SQG site(s) within approximately 0.25 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
HOME DEPOT NO 6007	350 WEST MARKHAM ST PERRIS CA 92571	WSW	0.24 / 1,243.67	<a href="#"><u>5</u></a>
<i>EPA Handler ID: CAR000247569</i>				

##### **RCRA NON GEN - RCRA Non-Generators**

A search of the RCRA NON GEN database, dated Nov 17, 2021 has found that there are 5 RCRA NON GEN site(s) within approximately 0.25 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
ROSS DISTRIBUTION CENTER	17800 PERRIS BLVD MORENO VALLEY CA 92551	NNE	0.11 / 555.17	<a href="#"><u>3</u></a>
<i>EPA Handler ID: CAC002964752</i>				
ROSS DISTRIBUTION CENTER	17800 PERRIS BLVD MORENO VALLEY CA 92551	NNE	0.11 / 555.17	<a href="#"><u>3</u></a>
<i>EPA Handler ID: CAC002971319</i>				
ROSS DISTRIBUTION CENTER	17800 PERRIS BLVD MORENO VALLEY CA 92551-9520	NNE	0.11 / 555.17	<a href="#"><u>3</u></a>
<i>EPA Handler ID: CAL000305843</i>				
SAIA TRANSPORTATION	350 WEST MARKHAM STREET PERRIS CA 92571	WSW	0.24 / 1,243.67	<a href="#"><u>5</u></a>
<i>EPA Handler ID: CAC003091696</i>				

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
FABLETICS INC	290 E MARKHAM ST PERRIS CA 92571	SE	0.24 / 1,269.95	<a href="#"><u>6</u></a>
<i>EPA Handler ID: CAL000457529</i>				

#### State

##### **ENVIROSTOR - EnviroStor Database**

A search of the ENVIROSTOR database, dated Jan 6, 2022 has found that there are 2 ENVIROSTOR site(s) within approximately 1.00 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
MEADE VALLEY ELEMENTARY SCHOOL ADDITION	21-100 OLEANDER AVENUE PERRIS CA 92570	S	0.00 / 0.00	<a href="#">1</a>
<b>Estor/EPA ID   Cleanup Status:</b> 33820011   NO ACTION REQUIRED AS OF 10/13/2000				
RANCHO VERDE HIGH ADDITION	17750 LA SALLE STREET MORENO VALLEY CA 92553	ENE	0.79 / 4,149.49	<a href="#">7</a>
<b>Estor/EPA ID   Cleanup Status:</b> 33820009   NO ACTION REQUIRED AS OF 12/14/2000				

### **CERS TANK - California Environmental Reporting System (CERS) Tanks**

A search of the CERS TANK database, dated Dec 8, 2021 has found that there are 3 CERS TANK site(s) within approximately 0.25 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
Ross Stores, Inc-Distribution Ctr	17800 PERRIS BLVD MORENO VALLEY CA 92551	NNE	0.11 / 555.17	<a href="#">3</a>
<b>Site ID:</b> 400923				
Deckers Outdoor Corporation	17791 N. PERRIS BOULEVARD MORENO VALLEY CA 92551	WNW	0.22 / 1,140.66	<a href="#">4</a>
<b>Site ID:</b> 367045				
The Home Depot DFC #6007	350 W MARKHAM ST PERRIS CA 92571	WSW	0.24 / 1,243.67	<a href="#">5</a>
<b>Site ID:</b> 403741				

### **Non Standard**

#### **Federal**

### **FINDS/FRS - Facility Registry Service/Facility Index**

A search of the FINDS/FRS database, dated Nov 2, 2020 has found that there are 1 FINDS/FRS site(s) within approximately 0.02 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
TPM 13182 STORM DRAIN FACILITIES	CA	NNE	0.02 / 94.56	<a href="#">2</a>
<b>Registry ID:</b> 110066685493				

### **FUDS - Formerly Used Defense Sites**

A search of the FUDS database, dated May 26, 2021 has found that there are 1 FUDS site(s) within approximately 1.00 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
MARCH AFB - POORMAN GUNNERY RANGE	MORENO VALLEY CA	NE	0.94 / 4,953.38	<a href="#">8</a>
<b>FUDS Property No:</b> J09CA7400				

## State

### **SCH - School Property Evaluation Program Sites**

A search of the SCH database, dated Jan 6, 2022 has found that there are 2 SCH site(s) within approximately 1.00 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
MEADE VALLEY ELEMENTARY SCHOOL ADDITION	21-100 OLEANDER AVENUE PERRIS CA 92570	S	0.00 / 0.00	<a href="#"><u>1</u></a>
<i>Estor/EPA ID   Cleanup Status: 33820011   NO ACTION REQUIRED AS OF 10/13/2000</i>				
RANCHO VERDE HIGH ADDITION	17750 LA SALLE STREET MORENO VALLEY CA 92553	ENE	0.79 / 4,149.49	<a href="#"><u>7</u></a>
<i>Estor/EPA ID   Cleanup Status: 33820009   NO ACTION REQUIRED AS OF 12/14/2000</i>				

## County

### **HWG RIVERSIDE - Riverside County - Hazardous Waste Generator Sites List**

A search of the HWG RIVERSIDE database, dated Jan 18, 2022 has found that there are 1 HWG RIVERSIDE site(s) within approximately 0.12 miles of the project property.

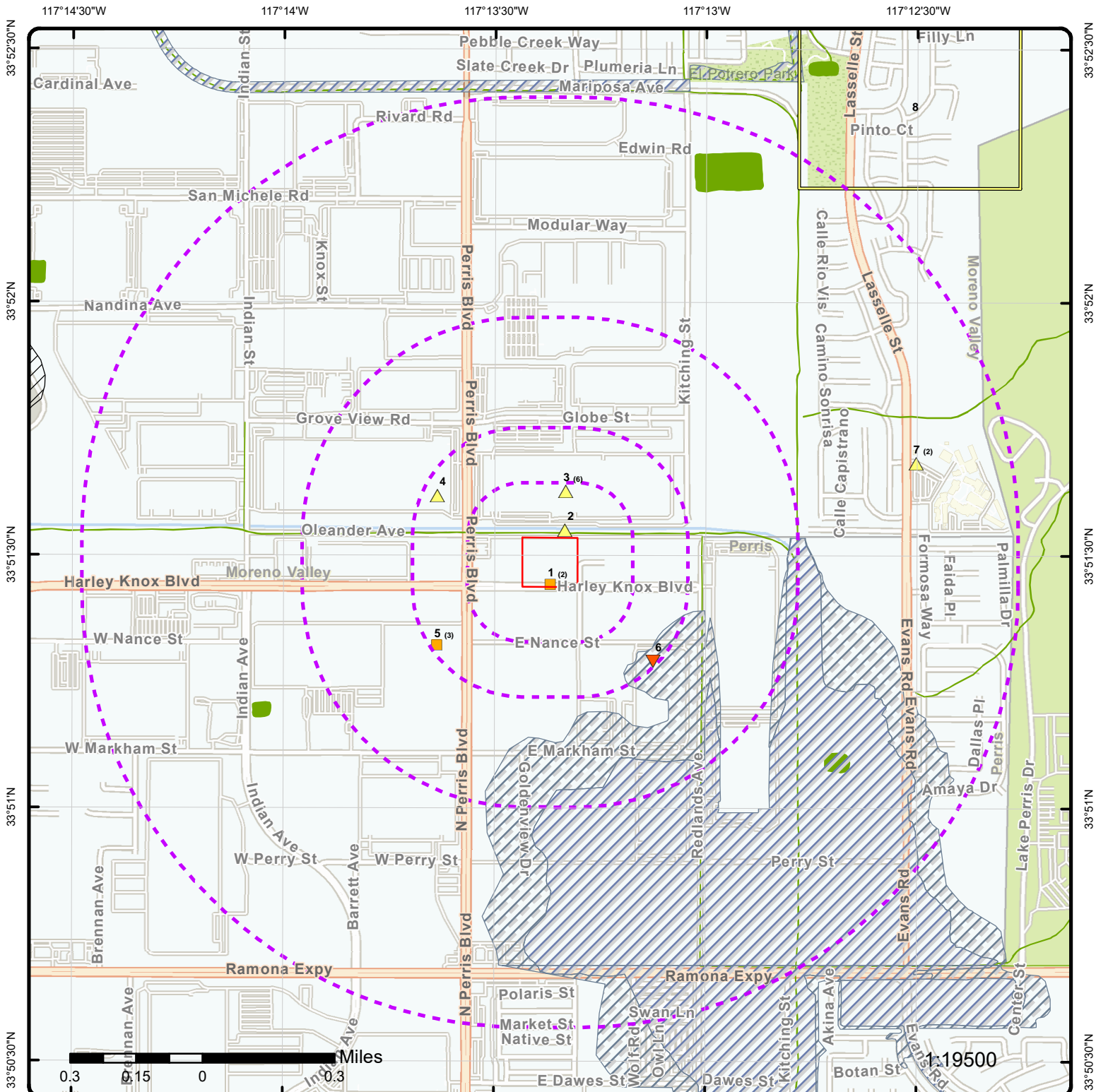
<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
Ross Stores, Inc	17800 Perris Blvd Moreno Valley CA 92551	NNE	0.11 / 555.17	<a href="#"><u>3</u></a>

### **HZH RIVERSIDE - Riverside County - Disclosure Facility List**

A search of the HZH RIVERSIDE database, dated Jan 18, 2022 has found that there are 1 HZH RIVERSIDE site(s) within approximately 0.12 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
Ross Stores, Inc	17800 Perris Blvd Moreno Valley CA 92551	NNE	0.11 / 555.17	<a href="#"><u>3</u></a>

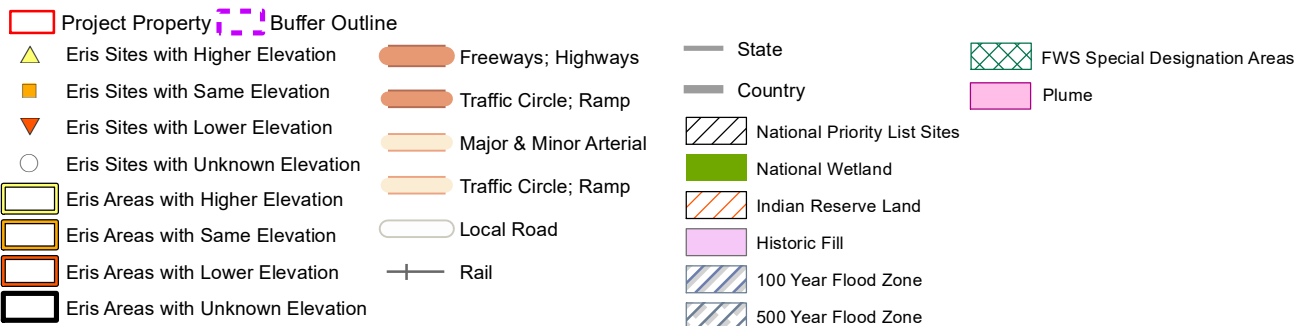


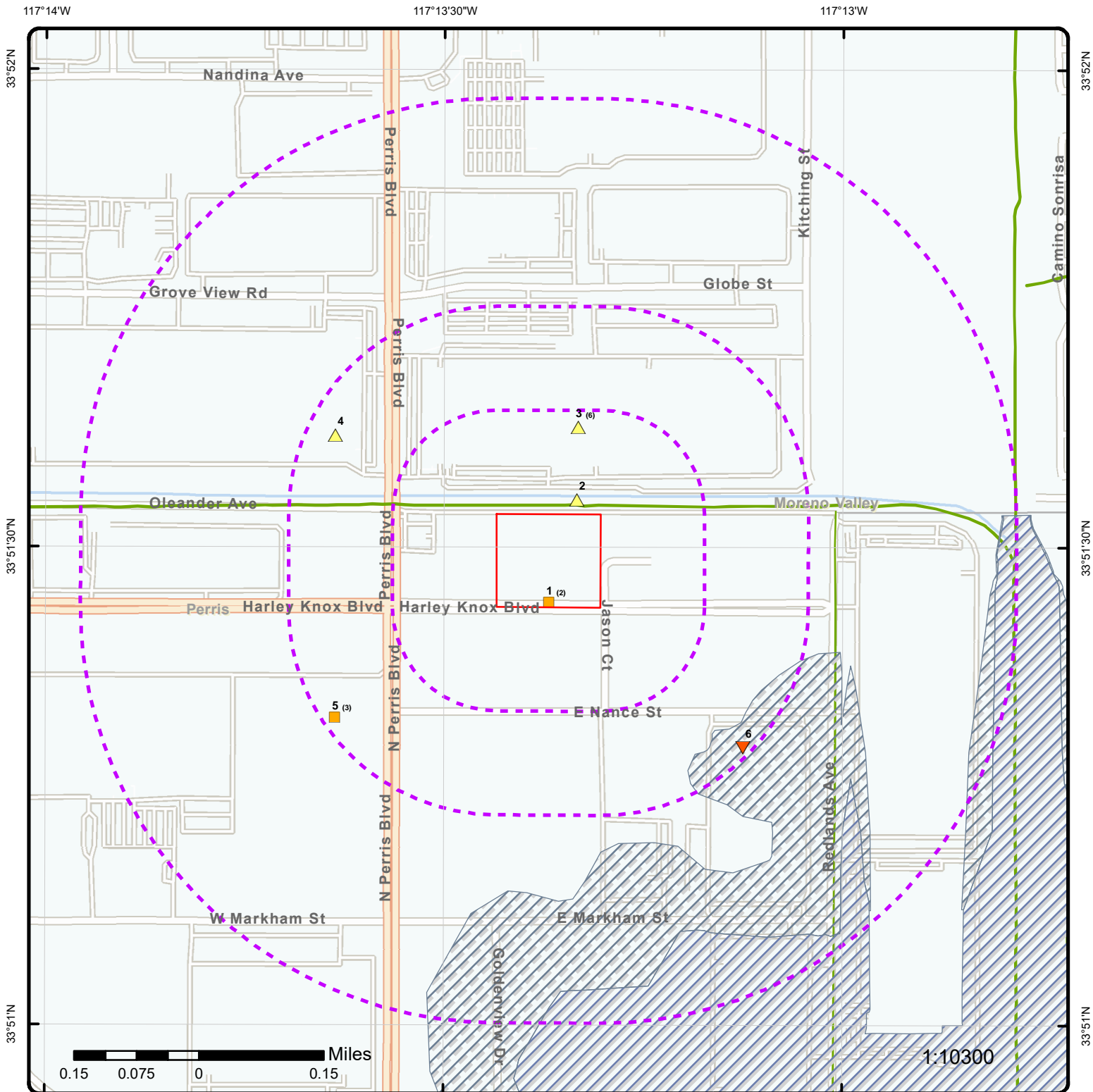


## Map: 1.0 Mile Radius

Order Number: 22021500212

Address: 150 Harley Knox Blvd, PERRIS, CA

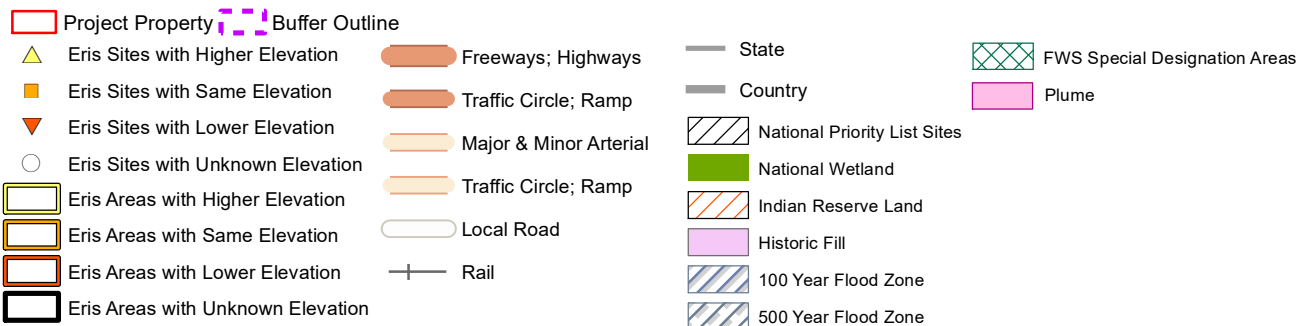


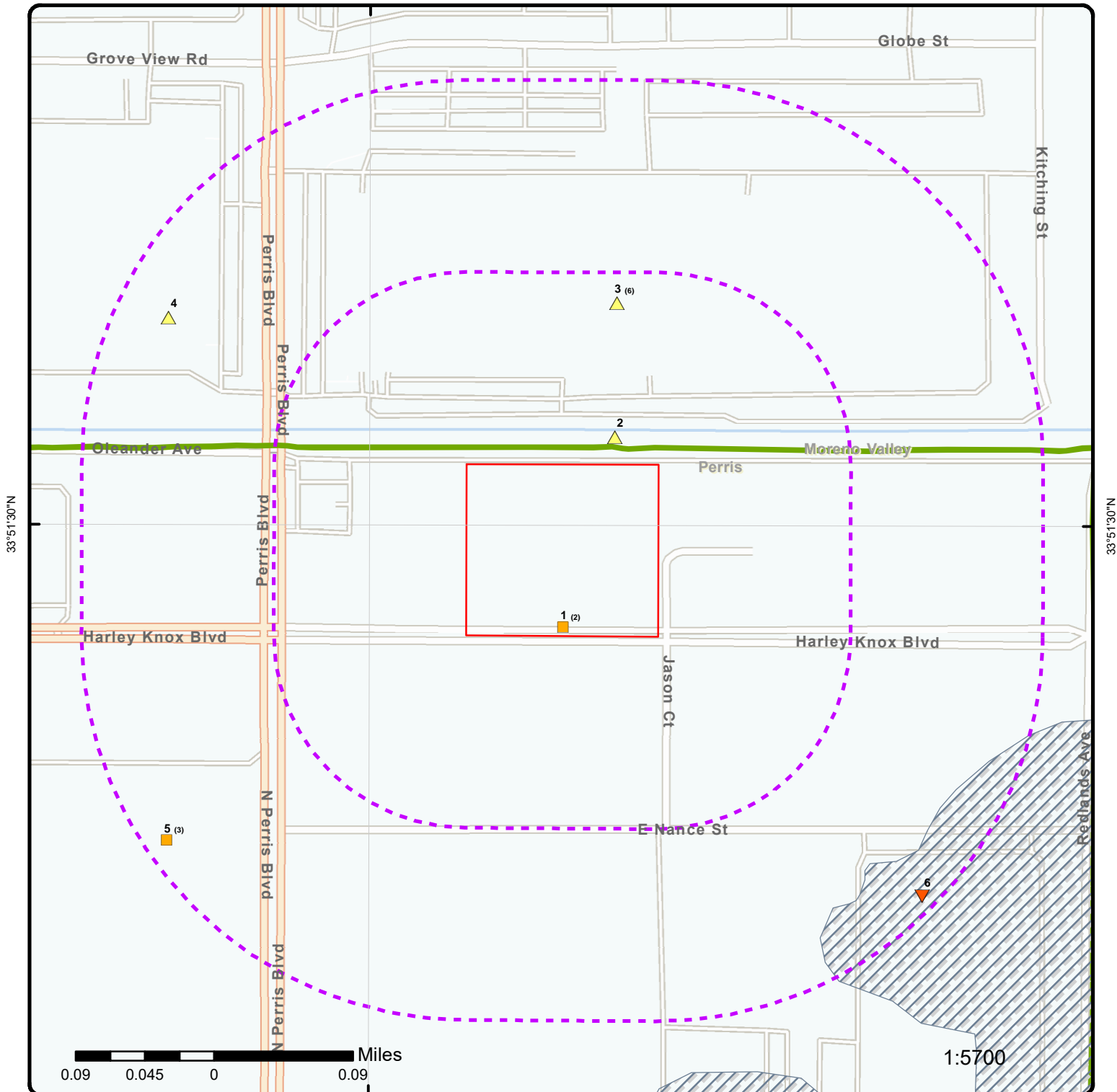


## Map: 0.5 Mile Radius

Order Number: 22021500212

Address: 150 Harley Knox Blvd, PERRIS, CA

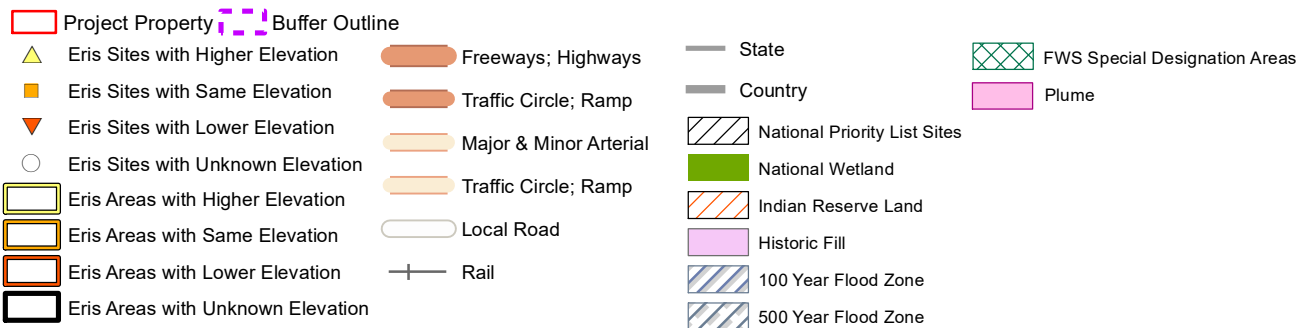




## Map: 0.25 Mile Radius

Order Number: 22021500212

Address: 150 Harley Knox Blvd, PERRIS, CA





117°14'W 117°13'30"W 117°13'W

33°52'N

33°52'N

33°51'30"N

33°51'30"N

33°51'N

33°51'N



**Aerial** Year: 2019

Address: 150 Harley Knox Blvd, PERRIS, CA

Source: ESRI World Imagery

Order Number: 22021500212



© ERIS Information Inc.





# Detail Report

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<a href="#">1</a>	1 of 2	S	0.00 / 0.00	1,461.54 / 0	MEADE VALLEY ELEMENTARY SCHOOL ADDITION 21-100 OLEANDER AVENUE PERRIS CA 92570	SCH

<b>Estor/EPA ID:</b>	33820011	<b>Permit Renewal Lead:</b>	
<b>Site Code:</b>	404133	<b>Project Manager:</b>	
<b>Nat Priority List:</b>	NO	<b>Supervisor:</b>	JAVIER HINOJOSA
<b>Acres:</b>	NONE SPECIFIED	<b>Public Partici Spclst:</b>	
<b>Special Program:</b>		<b>Census Tract:</b>	6065042620
<b>Funding:</b>	SCHOOL DISTRICT	<b>County:</b>	RIVERSIDE
<b>Assembly District:</b>	61	<b>Latitude:</b>	33.8573725
<b>Senate District:</b>	31	<b>Longitude:</b>	-117.2227988
<b>School District:</b>	VAL VERDE UNIFIED SCHOOL DISTRICT		
<b>APN:</b>	NONE SPECIFIED		
<b>Cleanup Status:</b>	NO ACTION REQUIRED AS OF 10/13/2000		
<b>Cleanup Oversight Agencies:</b>	DTSC - LEAD AGENCY		
<b>Site Type:</b>	SCHOOL		
<b>Office:</b>	SOUTHERN CALIFORNIA SCHOOLS & BROWNFIELDS OUTREACH		
<b>Past Use that Caused Contam:</b>	EDUCATIONAL SERVICES		
<b>Potential Media Affected:</b>	NO MEDIA AFFECTED		
<b>SITE HISTORY:</b>			

Operating ES since 1959. Two UST existed at site from 1970s until 1993. Site closed out by county of riverside, Health services agency, Dept of Environmental health on 08/15/00

## Potential Contamin of Concern:

NO CONTAMINANTS FOUND

<b>Status:</b>	NO ACTION REQUIRED
<b>Program Type:</b>	SCHOOL INVESTIGATION
<b>CalEnviroScreen Score:</b>	91-95%
<b>Summary Link:</b>	<a href="https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=33820011">https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=33820011</a>

## Completed Activities

<b>Title:</b>	Phase 1
<b>Title Link:</b>	<a href="https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=33820011&amp;doc_id=6004266">https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=33820011&amp;doc_id=6004266</a>
<b>Area Name:</b>	
<b>Area Link:</b>	
<b>Sub Area:</b>	
<b>Sub Area Link:</b>	
<b>Document Type:</b>	Phase 1
<b>Date Completed:</b>	10/13/2000
<b>Comments:</b>	

<a href="#">1</a>	2 of 2	S	0.00 / 0.00	1,461.54 / 0	MEADE VALLEY ELEMENTARY SCHOOL ADDITION 21-100 OLEANDER AVENUE PERRIS CA 92570	ENVIROSTOR
<b>Estor/EPA ID:</b>	33820011	<b>Assembly District:</b>	61			
<b>Site Code:</b>	404133	<b>Senate District:</b>	31			
<b>Nat Priority List:</b>	NO	<b>Permit Renewal Lead:</b>				
<b>APN:</b>	NONE SPECIFIED	<b>Public Partici Spclst:</b>				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>Census Tract:</b> 6065042620 <b>Site Type:</b> SCHOOL <b>Address Description:</b> 21-100 OLEANDER AVENUE <b>Office:</b> SOUTHERN CALIFORNIA SCHOOLS & BROWNFIELDS OUTREACH <b>Special Program:</b> <b>Funding:</b> SCHOOL DISTRICT <b>Cleanup Status:</b> NO ACTION REQUIRED AS OF 10/13/2000 <b>Cleanup Oversight Agencies:</b> DTSC - LEAD AGENCY <b>School District:</b> VAL VERDE UNIFIED SCHOOL DISTRICT <b>Past Use that Caused Contam:</b> EDUCATIONAL SERVICES <b>Potential Media Affected:</b> NO MEDIA AFFECTED <b>Potential Contaminant of Concern:</b>  NO CONTAMINANTS FOUND  <b>Site History:</b>  Operating ES since 1959. Two UST existed at site from 1970s until 1993. Site closed out by county of riverside, Health services agency, Dept of Environmental health on 08/15/00  <b>Status:</b> NO ACTION REQUIRED <b>Program Type:</b> SCHOOL INVESTIGATION <b>CalEnviroScreen Score:</b> 91-95% <b>Summary Link:</b> <a href="https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=33820011">https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=33820011</a>						
<b>Project Manager:</b> <b>County:</b> RIVERSIDE <b>Latitude:</b> 33.8573725 <b>Longitude:</b> -117.2227988  <b>Acres:</b> NONE SPECIFIED <b>Supervisor:</b> JAVIER HINOJOSA						
<b>Completed Activities</b>						
<b>Title:</b> Phase 1 <b>Title Link:</b> <a href="https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=33820011&amp;doc_id=6004266">https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=33820011&amp;doc_id=6004266</a> <b>Area Name:</b> <b>Area Link:</b> <b>Sub Area:</b> <b>Sub Area Link:</b> <b>Document Type:</b> Phase 1 <b>Date Completed:</b> 10/13/2000 <b>Comments:</b>						
<a href="#">2</a>	1 of 1	NNE	0.02 / 94.56	1,462.54 / 1	TPM 13182 STORM DRAIN FACILITIES	FINDS/FRS
CA						
<b>Registry ID:</b> 110066685493 <b>FIPS Code:</b> <b>HUC Code:</b> 18070202 <b>Site Type Name:</b> STATIONARY <b>Location Description:</b> <b>Supplemental Location:</b> <b>Create Date:</b> 14-OCT-15 <b>Update Date:</b> <b>Interest Types:</b> STATE MASTER <b>SIC Codes:</b> <b>SIC Code Descriptions:</b> <b>NAICS Codes:</b> <b>NAICS Code Descriptions:</b> <b>Conveyor:</b> CALEPA <b>Federal Facility Code:</b> <b>Federal Agency Name:</b> <b>Tribal Land Code:</b> <b>Tribal Land Name:</b> <b>Congressional Dist No:</b> 45 <b>Census Block Code:</b> 060650426201021 <b>EPA Region Code:</b> 09 <b>County Name:</b> RIVERSIDE <b>US/Mexico Border Ind:</b> <b>Latitude:</b> 33.859167						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Longitude:		-117.222222				
Reference Point:						
Coord Collection Method:		UNKNOWN				
Accuracy Value:						
Datum:		NAD83				
Source:						
Facility Detail Rprt URL:		https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110066685493				
Program Acronyms:						
CA-ENVIROVIEW:330782						

<a href="#">3</a>	1 of 6	NNE	0.11 / 555.17	1,463.54 / 2	Ross Stores, Inc 17800 Perris Blvd Moreno Valley CA 92551	HZH RIVERSIDE
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<a href="#">3</a>	2 of 6	NNE	0.11 / 555.17	1,463.54 / 2	Ross Stores, Inc 17800 Perris Blvd Moreno Valley CA 92551	HWG RIVERSIDE
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<a href="#">3</a>	3 of 6	NNE	0.11 / 555.17	1,463.54 / 2	Ross Stores, Inc-Distribution Ctr 17800 PERRIS BLVD MORENO VALLEY CA 92551	CERS TANK
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<b>Site ID:</b>	400923	<b>Latitude:</b>	33.860610
<b>Longitude:</b>	-117.221710		

#### Regulated Programs

<b>EI ID:</b>	10323745
<b>EI Description:</b>	Hazardous Waste Generator
<b>EI ID:</b>	10323745
<b>EI Description:</b>	Chemical Storage Facilities
<b>EI ID:</b>	10323745
<b>EI Description:</b>	Aboveground Petroleum Storage

#### Violations

<b>Violation Date:</b>	03/15/2016	<b>Violation Source:</b>	CERS
<b>Violation Program:</b>	HW	<b>Violation Division:</b>	Riverside County Department of Env Health
<b>Citation:</b>	22 CCR 12 66262.40(a) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.40(a)		
<b>Violation Notes:</b>			

Returned to compliance on 08/01/2016.

#### **Violation Description:**

Failure to maintain uniform hazardous waste manifest, consolidated manifest, or bills of lading copies for three years.

#### Violations

<b>Violation Date:</b>	03/15/2016	<b>Violation Source:</b>	CERS
<b>Violation Program:</b>	HW	<b>Violation Division:</b>	Riverside County Department of Env Health
<b>Citation:</b>	22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)		
<b>Violation Notes:</b>			



Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Returned to compliance on 08/01/2016.

**Violation Description:**

Failure to properly label hazardous waste accumulation containers with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.

**Violations**

<b>Violation Date:</b>	05/10/2018	<b>Violation Source:</b>	CERS
<b>Violation Program:</b>	HMRRP	<b>Violation Division:</b>	Riverside County Department of Env Health
<b>Citation:</b>	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)		
<b>Violation Notes:</b>			

Returned to compliance on 01/17/2019.

**Violation Description:**

Failure to annually review and electronically certify that the business plan is complete and accurate on or before the annual due date.

**Violations**

<b>Violation Date:</b>	03/16/2016	<b>Violation Source:</b>	CERS
<b>Violation Program:</b>	HW	<b>Violation Division:</b>	Riverside County Department of Env Health
<b>Citation:</b>	22 CCR 12 66262.40(a) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.40(a)		
<b>Violation Notes:</b>			

Returned to compliance on 08/01/2016.

**Violation Description:**

Failure to maintain uniform hazardous waste manifest, consolidated manifest, or bills of lading copies for three years.

**Violations**

<b>Violation Date:</b>	03/16/2016	<b>Violation Source:</b>	CERS
<b>Violation Program:</b>	HMRRP	<b>Violation Division:</b>	Riverside County Department of Env Health
<b>Citation:</b>	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)		
<b>Violation Notes:</b>			

Returned to compliance on 08/01/2016.

**Violation Description:**

Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities.

**Violations**

<b>Violation Date:</b>	03/29/2018	<b>Violation Source:</b>	CERS
<b>Violation Program:</b>	HMRRP	<b>Violation Division:</b>	Riverside County Department of Env Health
<b>Citation:</b>	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)		
<b>Violation Notes:</b>			

Returned to compliance on 01/17/2019.

**Violation Description:**

Failure to annually review and electronically certify that the business plan is complete and accurate on or before the annual due date.

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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#### Violations

**Violation Date:** 03/16/2016  
**Violation Program:** HW  
**Citation:** 22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)  
**Violation Notes:**

Returned to compliance on 08/01/2016.

#### **Violation Description:**

Failure to properly label hazardous waste accumulation containers with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.

#### Violations

**Violation Date:** 03/16/2016  
**Violation Program:** APSA  
**Citation:** HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)  
**Violation Notes:**

Returned to compliance on 08/01/2016.

#### **Violation Description:**

Failure to comply with all of the following requirements:

1. Failure to conduct inspections and tests in accordance with written procedures that you or a certifying engineer have developed for the facility.
2. Failure to sign written procedures and/or a record of inspections and/or customary business records by the appropriate supervisor or inspector.
3. Failure to keep written procedures and/or a record of inspections and/or customary business records with the plan. AND
4. Failure to maintain written procedures and/or a record of inspections and/or customary business records for three years.

#### Violations

**Violation Date:** 03/16/2016  
**Violation Program:** APSA  
**Citation:** HSC 6.11 25404.1 - California Health and Safety Code, Chapter 6.11, Section(s) 25404.1  
**Violation Notes:**

Returned to compliance on 08/01/2016.

#### **Violation Description:**

Failure to maintain a valid permit.

#### Violations

**Violation Date:** 03/16/2016  
**Violation Program:** APSA  
**Citation:** HSC 6.67 25270.6(b) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.6(b)  
**Violation Notes:**

Returned to compliance on 08/01/2016.

#### **Violation Description:**

Failure to pay the APSA Program fee.

#### Violations

**Violation Date:** 03/16/2016  
**Violation Program:** HW  
**Citation:** 22 CCR 12 66262.42 - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.42  
**Violation Notes:**



Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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#### Violation Notes:

Returned to compliance on 08/01/2016.

#### Violation Description:

Failure to complete the uniform hazardous waste manifest exception requirements.

#### Violations

<b>Violation Date:</b>	03/15/2016	<b>Violation Source:</b>	CERS
<b>Violation Program:</b>	HW	<b>Violation Division:</b>	Riverside County Department of Env Health
<b>Citation:</b>	22 CCR 12 66262.42 - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.42		
<b>Violation Notes:</b>			

Returned to compliance on 08/01/2016.

#### Violation Description:

Failure to complete the uniform hazardous waste manifest exception requirements.

#### Enforcements

<b>Enf Action Date:</b>	03/16/2016	<b>Enf Action Program:</b>	APSA
<b>Enf Action Type:</b>	Notice of Violation (Unified Program)	<b>Enf Action Source:</b>	CERS
<b>Enf Action Division:</b>	Riverside County Department of Env Health		
<b>Enf Action Description:</b>	Notice of Violation Issued by the Inspector at the Time of Inspection		
<b>Enf Action Notes:</b>			

<b>Enf Action Date:</b>	03/16/2016	<b>Enf Action Program:</b>	HW
<b>Enf Action Type:</b>	Notice of Violation (Unified Program)	<b>Enf Action Source:</b>	CERS
<b>Enf Action Division:</b>	Riverside County Department of Env Health		
<b>Enf Action Description:</b>	Notice of Violation Issued by the Inspector at the Time of Inspection		
<b>Enf Action Notes:</b>			

<b>Enf Action Date:</b>	03/15/2016	<b>Enf Action Program:</b>	HW
<b>Enf Action Type:</b>	Notice of Violation (Unified Program)	<b>Enf Action Source:</b>	CERS
<b>Enf Action Division:</b>	Riverside County Department of Env Health		
<b>Enf Action Description:</b>	Notice of Violation Issued by the Inspector at the Time of Inspection		
<b>Enf Action Notes:</b>			

<b>Enf Action Date:</b>	03/16/2016	<b>Enf Action Program:</b>	HMRP
<b>Enf Action Type:</b>	Notice of Violation (Unified Program)	<b>Enf Action Source:</b>	CERS
<b>Enf Action Division:</b>	Riverside County Department of Env Health		
<b>Enf Action Description:</b>	Notice of Violation Issued by the Inspector at the Time of Inspection		
<b>Enf Action Notes:</b>			

#### Evaluations

<b>Eval Date:</b>	03/16/2016
<b>Violations Found:</b>	Yes
<b>Eval General Type:</b>	Compliance Evaluation Inspection
<b>Eval Type:</b>	Routine done by local agency
<b>Eval Division:</b>	Riverside County Department of Env Health
<b>Eval Program:</b>	HW
<b>Eval Source:</b>	CERS
<b>Eval Notes:</b>	

<b>Eval Date:</b>	03/29/2018
<b>Violations Found:</b>	Yes

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>Eval General Type:</b>		Other/Unknown				
<b>Eval Type:</b>		Other, not routine, done by local agency				
<b>Eval Division:</b>		Riverside County Department of Env Health				
<b>Eval Program:</b>		HMRRP				
<b>Eval Source:</b>		CERS				
<b>Eval Notes:</b>						
<b>Eval Date:</b>		03/16/2016				
<b>Violations Found:</b>		Yes				
<b>Eval General Type:</b>		Compliance Evaluation Inspection				
<b>Eval Type:</b>		Routine done by local agency				
<b>Eval Division:</b>		Riverside County Department of Env Health				
<b>Eval Program:</b>		APSA				
<b>Eval Source:</b>		CERS				
<b>Eval Notes:</b>						
<b>Eval Date:</b>		05/10/2018				
<b>Violations Found:</b>		Yes				
<b>Eval General Type:</b>		Other/Unknown				
<b>Eval Type:</b>		Other, not routine, done by local agency				
<b>Eval Division:</b>		Riverside County Department of Env Health				
<b>Eval Program:</b>		HMRRP				
<b>Eval Source:</b>		CERS				
<b>Eval Notes:</b>						
<b>Eval Date:</b>		03/16/2016				
<b>Violations Found:</b>		Yes				
<b>Eval General Type:</b>		Compliance Evaluation Inspection				
<b>Eval Type:</b>		Routine done by local agency				
<b>Eval Division:</b>		Riverside County Department of Env Health				
<b>Eval Program:</b>		HMRRP				
<b>Eval Source:</b>		CERS				
<b>Eval Notes:</b>						
<b>Eval Date:</b>		03/15/2016				
<b>Violations Found:</b>		Yes				
<b>Eval General Type:</b>		Compliance Evaluation Inspection				
<b>Eval Type:</b>		Routine done by local agency				
<b>Eval Division:</b>		Riverside County Department of Env Health				
<b>Eval Program:</b>		HW				
<b>Eval Source:</b>		CERS				
<b>Eval Notes:</b>						

#### **Affiliations**

<b>Affil Type Desc:</b>	Environmental Contact
<b>Entity Name:</b>	Nathalle Ashu
<b>Entity Title:</b>	
<b>Address:</b>	1000 Retail Drive
<b>City:</b>	Fort Mill
<b>State:</b>	SC
<b>Country:</b>	
<b>Zip Code:</b>	29715
<b>Phone:</b>	
<b>Affil Type Desc:</b>	Parent Corporation
<b>Entity Name:</b>	Ross Stores, Inc-Distribution Ctr
<b>Entity Title:</b>	
<b>Address:</b>	
<b>City:</b>	
<b>State:</b>	
<b>Country:</b>	
<b>Zip Code:</b>	
<b>Phone:</b>	



<i>Map Key</i>	<i>Number of Records</i>	<i>Direction</i>	<i>Distance (mi/ft)</i>	<i>Elev/Diff (ft)</i>	<i>Site</i>	<i>DB</i>
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**Affil Type Desc:** CUPA District  
**Entity Name:** Riverside Cnty Env Health  
**Entity Title:**  
**Address:** 4065 County Circle Drive, Room 104  
**City:** Riverside  
**State:** CA  
**Country:**  
**Zip Code:** 92503  
**Phone:** (951) 358-5055

**Affil Type Desc:** Operator  
**Entity Name:** Ross Stores Inc  
**Entity Title:**  
**Address:**  
**City:**  
**State:**  
**Country:**  
**Zip Code:**  
**Phone:** (951) 489-5765

**Affil Type Desc:** Document Preparer  
**Entity Name:** Nathalie Ashu  
**Entity Title:**  
**Address:**  
**City:**  
**State:**  
**Country:**  
**Zip Code:**  
**Phone:**

**Affil Type Desc:** Legal Owner  
**Entity Name:** Ross, Dress For Less  
**Entity Title:**  
**Address:** 5130 Hacienda Drive  
**City:** Dublin  
**State:** CA  
**Country:** United States  
**Zip Code:** 94568  
**Phone:** (925) 965-4400

**Affil Type Desc:** Identification Signer  
**Entity Name:** Joshua Sheibe  
**Entity Title:** Loss Prevention & Safety Manager  
**Address:**  
**City:**  
**State:**  
**Country:**  
**Zip Code:**  
**Phone:**

**Affil Type Desc:** Facility Mailing Address  
**Entity Name:** Mailing Address  
**Entity Title:**  
**Address:** 17800 Perris Blvd  
**City:** Moreno Valley  
**State:** CA  
**Country:**  
**Zip Code:** 92551  
**Phone:**

<a href="#">3</a>	4 of 6	<b>NNE</b>	<b>0.11 / 555.17</b>	<b>1,463.54 / 2</b>	<b>ROSS DISTRIBUTION CENTER 17800 PERRIS BLVD MORENO VALLEY CA 92551-9520</b>	<b>RCRA NON GEN</b>
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**EPA Handler ID:** CAL000305843  
**Gen Status Universe:** No Report  
**Contact Name:** JOSHUA SHEIBE

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>Contact Address:</b>		17800 PERRIS BLVD , , MORENO VALLEY , CA, 92551 ,				
<b>Contact Phone No and Ext:</b>		951-489-5724				
<b>Contact Email:</b>		JOSHUA.SHEIBE@ROS.COM				
<b>Contact Country:</b>						
<b>County Name:</b>		RIVERSIDE				
<b>EPA Region:</b>		09				
<b>Land Type:</b>						
<b>Receive Date:</b>		20060421				
<b>Location Latitude:</b>		33.860565				
<b>Location Longitude:</b>		-117.222786				

#### Violation/Evaluation Summary

**Note:** NO RECORDS: As of Nov 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

#### Handler Summary

**Importer Activity:** No  
**Mixed Waste Generator:** No  
**Transporter Activity:** No  
**Transfer Facility:** No  
**Onsite Burner Exemption:** No  
**Furnace Exemption:** No  
**Underground Injection Activity:** No  
**Commercial TSD:** No  
**Used Oil Transporter:** No  
**Used Oil Transfer Facility:** No  
**Used Oil Processor:** No  
**Used Oil Refiner:** No  
**Used Oil Burner:** No  
**Used Oil Market Burner:** No  
**Used Oil Spec Marketer:** No

#### Hazardous Waste Handler Details

**Sequence No:** 1  
**Receive Date:** 20060421  
**Handler Name:** ROSS DISTRIBUTION CENTER  
**Source Type:** Implementer  
**Federal Waste Generator Code:** N  
**Generator Code Description:** Not a Generator, Verified

#### Owner/Operator Details

<b>Owner/Operator Ind:</b>	Current Owner	<b>Street No:</b>	
<b>Type:</b>	Other	<b>Street 1:</b>	5130 HACIENDA DR
<b>Name:</b>	ROSS STORES INC	<b>Street 2:</b>	
<b>Date Became Current:</b>		<b>City:</b>	DUBLIN
<b>Date Ended Current:</b>		<b>State:</b>	CA
<b>Phone:</b>	925-965-4400	<b>Country:</b>	
<b>Source Type:</b>	Implementer	<b>Zip Code:</b>	94588-0000

<b>Owner/Operator Ind:</b>	Current Operator	<b>Street No:</b>	
<b>Type:</b>	Other	<b>Street 1:</b>	17800 PERRIS BLVD
<b>Name:</b>	JOSHUA SHEIBE	<b>Street 2:</b>	
<b>Date Became Current:</b>		<b>City:</b>	MORENO VALLEY
<b>Date Ended Current:</b>		<b>State:</b>	CA
<b>Phone:</b>	951-489-5724	<b>Country:</b>	
<b>Source Type:</b>	Implementer	<b>Zip Code:</b>	92551



Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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MORENO VALLEY CA 92551

**EPA Handler ID:** CAC002971319  
**Gen Status Universe:** No Report  
**Contact Name:** JOSHUA SHEIBE  
**Contact Address:** 17800 PERRIS BLVD , , MORENO VALLEY , CA, 92551 ,  
**Contact Phone No and Ext:** 951-489-5724  
**Contact Email:** CLOPEZ@ENVIRONMENTALLOGISTICS.ORG  
**Contact Country:**  
**County Name:** RIVERSIDE  
**EPA Region:** 09  
**Land Type:**  
**Receive Date:** 20180717  
**Location Latitude:** 33.860565  
**Location Longitude:** -117.222786

Violation/Evaluation Summary

**Note:** NO RECORDS: As of Nov 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

**Importer Activity:** No  
**Mixed Waste Generator:** No  
**Transporter Activity:** No  
**Transfer Facility:** No  
**Onsite Burner Exemption:** No  
**Furnace Exemption:** No  
**Underground Injection Activity:** No  
**Commercial TSD:** No  
**Used Oil Transporter:** No  
**Used Oil Transfer Facility:** No  
**Used Oil Processor:** No  
**Used Oil Refiner:** No  
**Used Oil Burner:** No  
**Used Oil Market Burner:** No  
**Used Oil Spec Marketer:** No

Hazardous Waste Handler Details

**Sequence No:** 1  
**Receive Date:** 20180717  
**Handler Name:** ROSS DISTRIBUTION CENTER  
**Source Type:** Implementer  
**Federal Waste Generator Code:** N  
**Generator Code Description:** Not a Generator, Verified

Owner/Operator Details

<b>Owner/Operator Ind:</b>	Current Operator	<b>Street No:</b>	
<b>Type:</b>	Other	<b>Street 1:</b>	17800 PERRIS BLVD
<b>Name:</b>	JOSHUA SHEIBE	<b>Street 2:</b>	
<b>Date Became Current:</b>		<b>City:</b>	MORENO VALLEY
<b>Date Ended Current:</b>		<b>State:</b>	CA
<b>Phone:</b>	951-489-5724	<b>Country:</b>	
<b>Source Type:</b>	Implementer	<b>Zip Code:</b>	92551
<b>Owner/Operator Ind:</b>	Current Owner	<b>Street No:</b>	
<b>Type:</b>	Other	<b>Street 1:</b>	5130 HACIENDA DR
<b>Name:</b>	ROSS STORES, INC.	<b>Street 2:</b>	
<b>Date Became Current:</b>		<b>City:</b>	DUBLIN
<b>Date Ended Current:</b>		<b>State:</b>	CA
<b>Phone:</b>	925-965-4400	<b>Country:</b>	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Source Type:		Implementer		Zip Code:		94588

<a href="#"><u>3</u></a>	6 of 6	NNE	0.11 / 555.17	1,463.54 / 2	ROSS DISTRIBUTION CENTER 17800 PERRIS BLVD MORENO VALLEY CA 92551	RCRA NON GEN
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**EPA Handler ID:** CAC002964752  
**Gen Status Universe:** No Report  
**Contact Name:** JOSHUA SHEIBE  
**Contact Address:** 17800 PERRIS BLVD , , MORENO VALLEY , CA, 92551 ,  
**Contact Phone No and Ext:** 951-489-5724  
**Contact Email:** CLOPEZ@ENVIRONMENTALLOGISTICS.ORG  
**Contact Country:**  
**County Name:** RIVERSIDE  
**EPA Region:** 09  
**Land Type:**  
**Receive Date:** 20180604  
**Location Latitude:** 33.860565  
**Location Longitude:** -117.222786

#### Violation/Evaluation Summary

**Note:** NO RECORDS: As of Nov 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

#### Handler Summary

**Importer Activity:** No  
**Mixed Waste Generator:** No  
**Transporter Activity:** No  
**Transfer Facility:** No  
**Onsite Burner Exemption:** No  
**Furnace Exemption:** No  
**Underground Injection Activity:** No  
**Commercial TSD:** No  
**Used Oil Transporter:** No  
**Used Oil Transfer Facility:** No  
**Used Oil Processor:** No  
**Used Oil Refiner:** No  
**Used Oil Burner:** No  
**Used Oil Market Burner:** No  
**Used Oil Spec Marketer:** No

#### Hazardous Waste Handler Details

**Sequence No:** 1  
**Receive Date:** 20180604  
**Handler Name:** ROSS DISTRIBUTION CENTER  
**Source Type:** Implementer  
**Federal Waste Generator Code:** N  
**Generator Code Description:** Not a Generator, Verified

#### Owner/Operator Details

<b>Owner/Operator Ind:</b>	Current Owner	<b>Street No:</b>	
<b>Type:</b>	Other	<b>Street 1:</b>	5130 HACIENDA DR
<b>Name:</b>	ROSS STORES, INC.	<b>Street 2:</b>	
<b>Date Became Current:</b>		<b>City:</b>	DUBLIN
<b>Date Ended Current:</b>		<b>State:</b>	CA
<b>Phone:</b>	925-965-4400	<b>Country:</b>	
<b>Source Type:</b>	Implementer	<b>Zip Code:</b>	94588
<b>Owner/Operator Ind:</b>	Current Operator	<b>Street No:</b>	



Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Type: Name: Date Became Current: Date Ended Current: Phone: Source Type:	Other JOSHUA SHEIBE  951-489-5724 Implementer				Street 1: Street 2: City: State: Country: Zip Code:	17800 PERRIS BLVD  MORENO VALLEY CA  92551

<a href="#">4</a>	1 of 1	WNW	0.22 / 1,140.66	1,465.54 / 4	Deckers Outdoor Corporation 17791 N. PERRIS BOULEVARD MORENO VALLEY CA 92551	CERS TANK
Site ID:	367045			Latitude:	33.862980	
Longitude:	-117.226120					

#### Regulated Programs

EI ID:	10667068
EI Description:	Aboveground Petroleum Storage
EI ID:	10667068
EI Description:	Chemical Storage Facilities

#### Violations

Violation Date:	06/08/2016	Violation Source:	CERS
Violation Program:	HMRRP	Violation Division:	Riverside County Department of Env Health
Citation:	HSC 6.95 Multiple - California Health and Safety Code, Chapter 6.95, Section(s) Multiple		
Violation Notes:			

Returned to compliance on 08/01/2016. The Battery charging area is not posted.

#### Violation Description:

Business Plan Program - Operations/Maintenance - General

#### Violations

Violation Date:	07/12/2019	Violation Source:	CERS
Violation Program:	HMRRP	Violation Division:	Riverside County Department of Env Health
Citation:	HSC 6.95 25508.1(a)-(f) - California Health and Safety Code, Chapter 6.95, Section(s) 25508.1(a)-(f)		
Violation Notes:			

Returned to compliance on 07/31/2019. OBSERVATION: The hazardous material inventory for diesel fuel was not updated within 30 days after a 100% or more increase in the quantity stored on site. Observed 2, 900 gallon backup generators with diesel fuel. The inventory page submitted into CERS list only 300 gallons of diesel fuel. CORRECTIVE ACTION: Owner/operator shall update and submit a new hazardous material inventory page for each chemical stored on site at or above threshold quantities.

#### Violation Description:

Failure to electronically update business plan within 30 days of any one of the following events:  
A 100 percent or more increase in the quantity of a previously disclosed material.  
Any handling of a previously undisclosed hazardous materials at or above reportable quantities.  
A change of business address, business ownership, or business name.  
A substantial change in the handler's operations that requires modification to any portion of the business plan.

#### Violations

Violation Date:	07/12/2019	Violation Source:	CERS
Violation Program:	HMRRP	Violation Division:	Riverside County Department of Env Health
Citation:	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)		
Violation Notes:			

Returned to compliance on 07/31/2019. OBSERVATION: An incomplete Business Plan was submitted into the statewide information management

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
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system. Specifically, the chemical inventory page and site map were rejected on 7/9/2018 and an updated version has not been submitted. CORRECTIVE ACTION: Owner/operator shall submit all required Business Plan sections into the statewide information management system at <http://cers.calepa.ca.gov>.

**Violation Description:**

Failure to complete and electronically submit a business plan when storing/handling a hazardous material at or above reportable quantities.

**Violations**

**Violation Date:** 07/12/2019  
**Violation Program:** HMRRP  
**Citation:** Un-Specified  
**Violation Notes:**

**Violation Source:** CERS  
**Violation Division:** Riverside County Department of Env Health

Returned to compliance on 07/12/2019. OBSERVATION: No emergency contact posting was observed. CORRECTIVE ACTION: Owner/operator shall post emergency contact information in a conspicuous location. Template provided at the time of inspection.

**Violation Description:**

Business Plan Program - Administration/Documentation - General Local Ordinance

**Violations**

**Violation Date:** 06/08/2016  
**Violation Program:** HMRRP  
**Citation:** HSC 6.95 Multiple - California Health and Safety Code, Chapter 6.95, Section(s) Multiple  
**Violation Notes:**

**Violation Source:** CERS  
**Violation Division:** Riverside County Department of Env Health

Returned to compliance on 08/01/2016. The business does not have a current permit.

**Violation Description:**

Business Plan Program - Administration/Documentation - General

**Violations**

**Violation Date:** 07/12/2019  
**Violation Program:** HMRRP  
**Citation:** HSC 6.95 25505(c) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(c)  
**Violation Notes:**

**Violation Source:** CERS  
**Violation Division:** Riverside County Department of Env Health

Returned to compliance on 07/12/2019. OBSERVATION: Facility personnel were unable to access/locate a complete current copy of the business plan during the inspection. Specifically, inspectors observed only the Consolidated Emergency Response/ Contingency Plan. CORRECTIVE ACTION: Owner/operator shall ensure a complete current copy of the hazardous materials business plan is readily available on site at all times when the facility is staffed.

**Violation Description:**

Failure to have a business plan readily available to personnel of the business or the unified program facility with responsibilities for emergency response or training.

**Violations**

**Violation Date:** 07/12/2019  
**Violation Program:** HMRRP  
**Citation:** Un-Specified  
**Violation Notes:**

**Violation Source:** CERS  
**Violation Division:** Riverside County Department of Env Health

Returned to compliance on 07/12/2019. OBSERVATION: Required Safety Data Sheets for all reportable materials were not readily available. CORRECTIVE ACTION: Owner/operator shall ensure Safety Data Sheets for all reportable materials are readily available.



Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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#### **Violation Description:**

Business Plan Program - Administration/Documentation - General Local Ordinance

#### **Violations**

**Violation Date:** 07/12/2019  
**Violation Program:** HMRRP  
**Citation:** HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)  
**Violation Source:** CERS  
**Violation Division:** Riverside County Department of Env Health  
**Violation Notes:**

Returned to compliance on 07/31/2019. OBSERVATION: The chemical inventory description page submitted for Diesel fuel contained incorrect information. The chemical inventory page lists diesel fuel at 300 gallons. Inspector observed 2, 900 gallon tanks. CORRECTIVE ACTION: Owner/operator shall update the chemical inventory page for Diesel Fuel and submit to the statewide information management system at <http://cers.calepa.ca.gov>. Missing information may be found by looking at the chemical safety data sheet. OBSERVATION: The chemical inventory description pages submitted for Diesel Fuel and Lead Acid Batteries contained incorrect information. Specifically the new 24 Federal Hazard Classes were missing on the Lead Acid Batteries and incorrect on the Diesel Fuel. CORRECTIVE ACTION: Owner/operator shall update the chemical inventory pages for Diesel Fuel and Lead Acid Batteries and submit to the statewide information management system at <http://cers.calepa.ca.gov>. Missing information may be found by [Truncated]

#### **Violation Description:**

Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities.

#### **Violations**

**Violation Date:** 07/12/2019  
**Violation Program:** HMRRP  
**Citation:** HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)  
**Violation Source:** CERS  
**Violation Division:** Riverside County Department of Env Health  
**Violation Notes:**

Returned to compliance on 07/31/2019. OBSERVATION: No annual business plan certification was observed in the statewide information management system. The last submission observed was 4/26/2018 and this submission was accepted on 7/9/2018. CORRECTIVE ACTION: Owner/Operator shall submit an updated business plan in the statewide information management system at <http://cers.calepa.ca.gov>. Business plans shall be reviewed and certified on at least an annual basis.

#### **Violation Description:**

Failure to annually review and electronically certify that the business plan is complete and accurate on or before the annual due date.

#### **Violations**

**Violation Date:** 07/12/2019  
**Violation Program:** HMRRP  
**Citation:** HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)  
**Violation Source:** CERS  
**Violation Division:** Riverside County Department of Env Health  
**Violation Notes:**

Returned to compliance on 07/31/2019. OBSERVATION: Site map submitted in CERS was missing the North orientation. CORRECTIVE ACTION: Owner/operator shall complete an annotated site map which includes all elements outlines in CA Health and Safety Code and submit into the statewide information management system at <http://cers.calepa.ca.gov>.

#### **Violation Description:**

Failure to complete and electronically submit a site map with all required content.

#### **Violations**

**Violation Date:** 06/08/2016  
**Violation Program:** HMRRP  
**Citation:** HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)  
**Violation Source:** CERS  
**Violation Division:** Riverside County Department of Env Health  
**Violation Notes:**

Returned to compliance on 08/01/2016.

#### Violation Description:

Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities.

#### Violations

<b>Violation Date:</b>	07/12/2019	<b>Violation Source:</b>	CERS
<b>Violation Program:</b>	HMRRP	<b>Violation Division:</b>	Riverside County Department of Env Health
<b>Citation:</b>	Un-Specified		
<b>Violation Notes:</b>			

Returned to compliance on 07/18/2019. OBSERVATION: Required NFPA-704 signs were not posted. Observed no NFPA-704 signs on all gate entrances. Inspector also observed a 300 gallon diesel fuel tank in the fire pump room that was missing an NFPA-704 sign. CORRECTIVE ACTION: Owner/operator shall research chemical safety data sheets and post proper NFPA-704 signs. Signs shall be posted on all front gate entrances. Submit photos to this department at kestrada@rivco.org. Inspector recommended that NFPA-704 signs posted on 2 back up generators should be moved to a higher location to ensure they are visible from a distance.

#### Violation Description:

Business Plan Program - Operations/Maintenance - General Local Ordinance

#### Evaluations

<b>Eval Date:</b>	07/12/2019
<b>Violations Found:</b>	Yes
<b>Eval General Type:</b>	Compliance Evaluation Inspection
<b>Eval Type:</b>	Routine done by local agency
<b>Eval Division:</b>	Riverside County Department of Env Health
<b>Eval Program:</b>	HMRRP
<b>Eval Source:</b>	CERS
<b>Eval Notes:</b>	

Facility is a distribution center with lead acid batteries and 2 back up generators with diesel fuel.; Note: data in [EVAL Notes] field for some records is truncated from the source.

<b>Eval Date:</b>	06/08/2016
<b>Violations Found:</b>	Yes
<b>Eval General Type:</b>	Compliance Evaluation Inspection
<b>Eval Type:</b>	Routine done by local agency
<b>Eval Division:</b>	Riverside County Department of Env Health
<b>Eval Program:</b>	HMRRP
<b>Eval Source:</b>	CERS
<b>Eval Notes:</b>	

#### Affiliations

<b>Affil Type Desc:</b>	Document Preparer
<b>Entity Name:</b>	Claudia Vazquez
<b>Entity Title:</b>	
<b>Address:</b>	
<b>City:</b>	
<b>State:</b>	
<b>Country:</b>	
<b>Zip Code:</b>	
<b>Phone:</b>	

<b>Affil Type Desc:</b>	Identification Signer
<b>Entity Name:</b>	Mark Zambrano
<b>Entity Title:</b>	Facilities Manager



Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Address:						
City:						
State:						
Country:						
Zip Code:						
Phone:						
Affil Type Desc:		Environmental Contact				
Entity Name:		Mark Zambrano				
Entity Title:						
Address:		17791 N. Perris Boulevard				
City:		Moreno Valley				
State:		CA				
Country:						
Zip Code:		92551				
Phone:						
Affil Type Desc:		CUPA District				
Entity Name:		Riverside Cnty Env Health				
Entity Title:						
Address:		4065 County Circle Drive, Room 104				
City:		Riverside				
State:		CA				
Country:						
Zip Code:		92503				
Phone:		(951) 358-5055				
Affil Type Desc:		Facility Mailing Address				
Entity Name:		Mailing Address				
Entity Title:						
Address:		17791 N. Perris Boulevard				
City:		Moreno Valley				
State:		CA				
Country:						
Zip Code:		92551				
Phone:						
Affil Type Desc:		Parent Corporation				
Entity Name:		DECKERS OUTDOOR CORP				
Entity Title:						
Address:						
City:						
State:						
Country:						
Zip Code:						
Phone:						
Affil Type Desc:		Operator				
Entity Name:		Deckers Brands Distribution Center				
Entity Title:						
Address:						
City:						
State:						
Country:						
Zip Code:						
Phone:		(951) 313-4406				
Affil Type Desc:		Legal Owner				
Entity Name:		DECKERS OUTDOOR CORP				
Entity Title:						
Address:		250 Coromar Drive				
City:		Goleta				
State:		CA				
Country:		United States				
Zip Code:		93117				
Phone:		(805) 967-7611				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<a href="#">5</a>	1 of 3	WSW	0.24 / 1,243.67	1,461.54 / 0	The Home Depot DFC #6007 350 W MARKHAM ST PERRIS CA 92571	CERS TANK

**Site ID:** 403741  
**Longitude:** -117.233546  
**Latitude:** 33.851848

#### Regulated Programs

**EI ID:** 10504903  
**EI Description:** Aboveground Petroleum Storage

**EI ID:** 10504903  
**EI Description:** Hazardous Waste Generator

**EI ID:** 10504903  
**EI Description:** Chemical Storage Facilities

#### Violations

**Violation Date:** 05/28/2014  
**Violation Program:** HMRRP  
**Citation:** HSC 6.95 Multiple - California Health and Safety Code, Chapter 6.95, Section(s) Multiple  
**Violation Notes:**

**Violation Source:** CERS  
**Violation Division:** Riverside County Department of Env Health

Returned to compliance on 10/21/2014. [LOCAL ORDINANCE VIOLATION 104A] NFPA 704 sign(s) have been posted appropriately.

#### **Violation Description:**

Business Plan Program - Administration/Documentation - General

#### Violations

**Violation Date:** 05/28/2014  
**Violation Program:** HW  
**Citation:** 40 CFR 1 262.34(d)(5)(i) - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 262.34(d)(5)(i)  
**Violation Notes:**

**Violation Source:** CERS  
**Violation Division:** Riverside County Department of Env Health

Returned to compliance on 10/21/2014.

#### **Violation Description:**

Failure to have an emergency coordinator or a designee onsite during operating hours.

#### Violations

**Violation Date:** 09/04/2018  
**Violation Program:** HMRRP  
**Citation:** Un-Specified  
**Violation Notes:**

**Violation Source:** CERS  
**Violation Division:** Riverside County Department of Env Health

Returned to compliance on 10/09/2018. OBSERVATION: Observed a fire pump room without a sign at the entrance to the room that states diesel fuel storage area. CORRECTIVE ACTION: Owner/operator shall properly identify all hazardous materials storage areas appropriately. The entrance to the fire pump room needs to have a diesel storage area sign. Submit photos to this department.

#### **Violation Description:**

Business Plan Program - Operations/Maintenance - General Local Ordinance

#### Violations

**Violation Date:** 09/04/2018  
**Violation Source:** CERS



Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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<b>Violation Program:</b>	HMRRP				<b>Violation Division:</b>	Riverside County Department of Env Health
<b>Citation:</b>		Un-Specified				
<b>Violation Notes:</b>						

Returned to compliance on 10/09/2018. OBSERVATION: Observed two diesel generators and a diesel tank inside the fire pump room without product labels. CORRECTIVE ACTION: Owner/operator shall ensure all hazardous materials containers are labeled with a product name. Submit photos to this department.

**Violation Description:**

Business Plan Program - Operations/Maintenance - General Local Ordinance

**Violations**

<b>Violation Date:</b>	05/28/2014	<b>Violation Source:</b>	CERS
<b>Violation Program:</b>	HW	<b>Violation Division:</b>	Riverside County Department of Env Health
<b>Citation:</b>	HSC 6.11 25404.1 - California Health and Safety Code, Chapter 6.11, Section(s) 25404.1		
<b>Violation Notes:</b>			

Returned to compliance on 10/21/2014.

**Violation Description:**

Failure to obtain and/or maintain an active hazardous waste generator permit.

**Violations**

<b>Violation Date:</b>	05/28/2014	<b>Violation Source:</b>	CERS
<b>Violation Program:</b>	APSA	<b>Violation Division:</b>	Riverside County Department of Env Health
<b>Citation:</b>	HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)		
<b>Violation Notes:</b>			

Returned to compliance on 10/21/2014.

**Violation Description:**

1. Failure to prepare a SPCC plan that follows a sequence of rule and/or cross-reference.
2. Failure of the owner or operator of a facility subject to this part to prepare a SPCC plan in accordance with good engineering practices.
3. Failure to have the full approval of management at a level of authority to commit the necessary resources to fully implement the SPCC plan.
4. Failure to prepare the Plan in writing. AND
5. Failure to prepare a SPCC plan that addresses additional procedures/methods/equipment not yet fully operational.

**Violations**

<b>Violation Date:</b>	05/28/2014	<b>Violation Source:</b>	CERS
<b>Violation Program:</b>	HMRRP	<b>Violation Division:</b>	Riverside County Department of Env Health
<b>Citation:</b>	HSC 6.95 Multiple - California Health and Safety Code, Chapter 6.95, Section(s) Multiple		
<b>Violation Notes:</b>			

Returned to compliance on 10/21/2014. [LOCAL ORDINANCE VIOLATION 104C] Hazardous materials storage area(s) have been posted appropriately.

**Violation Description:**

Business Plan Program - Operations/Maintenance - General

**Violations**

<b>Violation Date:</b>	05/28/2014	<b>Violation Source:</b>	CERS
<b>Violation Program:</b>	HMRRP	<b>Violation Division:</b>	Riverside County Department of Env Health
<b>Citation:</b>	HSC 6.95 25504(b) - California Health and Safety Code, Chapter 6.95, Section(s) 25504(b)		
<b>Violation Notes:</b>			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Returned to compliance on 10/21/2014.

**Violation Description:**

Failure to include adequate emergency response procedures in the business plan for a release or threatened release.

**Violations**

<b>Violation Date:</b>	09/04/2018	<b>Violation Source:</b>	CERS
<b>Violation Program:</b>	APSA	<b>Violation Division:</b>	Riverside County Department of Env Health
<b>Citation:</b>	HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)		
<b>Violation Notes:</b>			

Returned to compliance on 10/09/2018.

**Violation Description:**

Failure to provide the following training to all oil-handling personnel:

1. Operation and maintenance of equipment to prevent discharges.
2. Discharge procedure protocols.
3. Applicable pollution control laws, rules, and regulations.
4. General facility operations.
5. Contents of the SPCC Plan.

**Violations**

<b>Violation Date:</b>	05/28/2014	<b>Violation Source:</b>	CERS
<b>Violation Program:</b>	HMRRP	<b>Violation Division:</b>	Riverside County Department of Env Health
<b>Citation:</b>	HSC 6.95 Multiple - California Health and Safety Code, Chapter 6.95, Section(s) Multiple		
<b>Violation Notes:</b>			

Returned to compliance on 10/21/2014. [LOCAL ORDINANCE VIOLATION 104B] Emergency phone numbers have been posted appropriately.

**Violation Description:**

Business Plan Program - Administration/Documentation - General

**Violations**

<b>Violation Date:</b>	05/28/2014	<b>Violation Source:</b>	CERS
<b>Violation Program:</b>	HW	<b>Violation Division:</b>	Riverside County Department of Env Health
<b>Citation:</b>	HSC 6.67 Multiple - California Health and Safety Code, Chapter 6.67, Section(s) Multiple		
<b>Violation Notes:</b>			

Returned to compliance on 10/21/2014.

**Violation Description:**

Haz Waste Generator Program - Administration/Documentation - General

**Violations**

<b>Violation Date:</b>	09/04/2018	<b>Violation Source:</b>	CERS
<b>Violation Program:</b>	APSA	<b>Violation Division:</b>	Riverside County Department of Env Health
<b>Citation:</b>	HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)		
<b>Violation Notes:</b>			



Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Returned to compliance on 10/09/2018.

**Violation Description:**

Failure to comply with one or more of the following requirements:

1. Have record of inspections and integrity tests signed by the appropriate supervisor or inspector.
2. Keep written procedures and records of inspections and integrity tests for at least three years.
3. Keep comparison records.

**Violations**

<b>Violation Date:</b>	05/28/2014	<b>Violation Source:</b>	CERS
<b>Violation Program:</b>	HMRRP	<b>Violation Division:</b>	Riverside County Department of Env Health
<b>Citation:</b>	HSC 6.95 Multiple - California Health and Safety Code, Chapter 6.95, Section(s) Multiple		
<b>Violation Notes:</b>			

Returned to compliance on 10/21/2014.

**Violation Description:**

Business Plan Program - Administration/Documentation - General

**Violations**

<b>Violation Date:</b>	05/28/2014	<b>Violation Source:</b>	CERS
<b>Violation Program:</b>	APSA	<b>Violation Division:</b>	Riverside County Department of Env Health
<b>Citation:</b>	HSC 6.67 25270.6(a)(2) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.6(a)(2)		
<b>Violation Notes:</b>			

Returned to compliance on 10/21/2014.

**Violation Description:**

Failure to submit a Tank Facility Statement or Business Plan.

**Violations**

<b>Violation Date:</b>	05/28/2014	<b>Violation Source:</b>	CERS
<b>Violation Program:</b>	HMRRP	<b>Violation Division:</b>	Riverside County Department of Env Health
<b>Citation:</b>	19 CCR 4 2729.2(a)(3) - California Code of Regulations, Title 19, Chapter 4, Section(s) 2729.2(a)(3)		
<b>Violation Notes:</b>			

Returned to compliance on 10/21/2014.

**Violation Description:**

Failure to complete and/or submit an annotated site map if required by CUPA.

**Enforcements**

<b>Enf Action Date:</b>	05/28/2014	<b>Enf Action Program:</b>	HMRRP
<b>Enf Action Type:</b>	Notice of Violation (Unified Program)	<b>Enf Action Source:</b>	CERS
<b>Enf Action Division:</b>	Riverside County Department of Env Health		
<b>Enf Action Description:</b>	Notice of Violation Issued by the Inspector at the Time of Inspection		
<b>Enf Action Notes:</b>			

<b>Enf Action Date:</b>	05/28/2014	<b>Enf Action Program:</b>	APSA
<b>Enf Action Type:</b>	Notice of Violation (Unified Program)	<b>Enf Action Source:</b>	CERS
<b>Enf Action Division:</b>	Riverside County Department of Env Health		
<b>Enf Action Description:</b>	Notice of Violation Issued by the Inspector at the Time of Inspection		
<b>Enf Action Notes:</b>			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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<b>Enf Action Date:</b>	05/28/2014	<b>Enf Action Program:</b>	HW
<b>Enf Action Type:</b>	Notice of Violation (Unified Program)	<b>Enf Action Source:</b>	CERS
<b>Enf Action Division:</b>	Riverside County Department of Env Health		
<b>Enf Action Description:</b>	Notice of Violation Issued by the Inspector at the Time of Inspection		
<b>Enf Action Notes:</b>			

#### Evaluations

<b>Eval Date:</b>	10/01/2014
<b>Violations Found:</b>	No
<b>Eval General Type:</b>	Other/Unknown
<b>Eval Type:</b>	Other, not routine, done by local agency
<b>Eval Division:</b>	Riverside County Department of Env Health
<b>Eval Program:</b>	HMRPP
<b>Eval Source:</b>	CERS
<b>Eval Notes:</b>	

<b>Eval Date:</b>	10/01/2014
<b>Violations Found:</b>	No
<b>Eval General Type:</b>	Other/Unknown
<b>Eval Type:</b>	Other, not routine, done by local agency
<b>Eval Division:</b>	Riverside County Department of Env Health
<b>Eval Program:</b>	APSA
<b>Eval Source:</b>	CERS
<b>Eval Notes:</b>	

<b>Eval Date:</b>	09/04/2018
<b>Violations Found:</b>	Yes
<b>Eval General Type:</b>	Compliance Evaluation Inspection
<b>Eval Type:</b>	Routine done by local agency
<b>Eval Division:</b>	Riverside County Department of Env Health
<b>Eval Program:</b>	APSA
<b>Eval Source:</b>	CERS
<b>Eval Notes:</b>	

<b>Eval Date:</b>	09/04/2018
<b>Violations Found:</b>	No
<b>Eval General Type:</b>	Compliance Evaluation Inspection
<b>Eval Type:</b>	Routine done by local agency
<b>Eval Division:</b>	Riverside County Department of Env Health
<b>Eval Program:</b>	HW
<b>Eval Source:</b>	CERS
<b>Eval Notes:</b>	

<b>Eval Date:</b>	10/01/2014
<b>Violations Found:</b>	No
<b>Eval General Type:</b>	Other/Unknown
<b>Eval Type:</b>	Other, not routine, done by local agency
<b>Eval Division:</b>	Riverside County Department of Env Health
<b>Eval Program:</b>	HW
<b>Eval Source:</b>	CERS
<b>Eval Notes:</b>	

<b>Eval Date:</b>	05/28/2014
<b>Violations Found:</b>	Yes
<b>Eval General Type:</b>	Compliance Evaluation Inspection
<b>Eval Type:</b>	Routine done by local agency
<b>Eval Division:</b>	Riverside County Department of Env Health
<b>Eval Program:</b>	APSA
<b>Eval Source:</b>	CERS
<b>Eval Notes:</b>	



Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Eval Date:	05/28/2014					
Violations Found:	Yes					
Eval General Type:	Compliance Evaluation Inspection					
Eval Type:	Routine done by local agency					
Eval Division:	Riverside County Department of Env Health					
Eval Program:	HMRRP					
Eval Source:	CERS					
Eval Notes:						

Eval Date:	10/04/2021					
Violations Found:	No					
Eval General Type:	Compliance Evaluation Inspection					
Eval Type:	Routine done by local agency					
Eval Division:	Riverside County Department of Env Health					
Eval Program:	APSA					
Eval Source:	CERS					
Eval Notes:						

Eval Date:	05/28/2014					
Violations Found:	Yes					
Eval General Type:	Compliance Evaluation Inspection					
Eval Type:	Routine done by local agency					
Eval Division:	Riverside County Department of Env Health					
Eval Program:	HW					
Eval Source:	CERS					
Eval Notes:						

Eval Date:	09/04/2018					
Violations Found:	Yes					
Eval General Type:	Compliance Evaluation Inspection					
Eval Type:	Routine done by local agency					
Eval Division:	Riverside County Department of Env Health					
Eval Program:	HMRRP					
Eval Source:	CERS					
Eval Notes:						

Eval Date:	10/04/2021					
Violations Found:	No					
Eval General Type:	Compliance Evaluation Inspection					
Eval Type:	Routine done by local agency					
Eval Division:	Riverside County Department of Env Health					
Eval Program:	HMRRP					
Eval Source:	CERS					
Eval Notes:						

This facility is a fulfillment center that handles Diesel fuel (generators and fire pump room), Lead Acid Batteries and Propane.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date:	10/04/2021					
Violations Found:	No					
Eval General Type:	Compliance Evaluation Inspection					
Eval Type:	Routine done by local agency					
Eval Division:	Riverside County Department of Env Health					
Eval Program:	HW					
Eval Source:	CERS					
Eval Notes:						

This facility is a fulfillment center that generates retail hazardous waste.; Note: data in [EVAL Notes] field for some records is truncated from the source.

#### Affiliations

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
<b>Affil Type Desc:</b> <b>Entity Name:</b> <b>Entity Title:</b> <b>Address:</b> <b>City:</b> <b>State:</b> <b>Country:</b> <b>Zip Code:</b> <b>Phone:</b>		Operator The Home Depot U.S.A., Inc.				
<b>Affil Type Desc:</b> <b>Entity Name:</b> <b>Entity Title:</b> <b>Address:</b> <b>City:</b> <b>State:</b> <b>Country:</b> <b>Zip Code:</b> <b>Phone:</b>		Environmental Contact ARCADIS U.S., Inc.  213 Court Street, Suite 700 c/o Compliance Dept. Middletown CT  06457				
<b>Affil Type Desc:</b> <b>Entity Name:</b> <b>Entity Title:</b> <b>Address:</b> <b>City:</b> <b>State:</b> <b>Country:</b> <b>Zip Code:</b> <b>Phone:</b>		Identification Signer John Falcetti, Agent for The Home Depot Regulatory Compliance Specialist				
<b>Affil Type Desc:</b> <b>Entity Name:</b> <b>Entity Title:</b> <b>Address:</b> <b>City:</b> <b>State:</b> <b>Country:</b> <b>Zip Code:</b> <b>Phone:</b>		Facility Mailing Address Mailing Address  213 Court Street, Suite 700 c/o Compliance Dept. Middletown CT  06457				
<b>Affil Type Desc:</b> <b>Entity Name:</b> <b>Entity Title:</b> <b>Address:</b> <b>City:</b> <b>State:</b> <b>Country:</b> <b>Zip Code:</b> <b>Phone:</b>		Parent Corporation The Home Depot USA, Inc.				
<b>Affil Type Desc:</b> <b>Entity Name:</b> <b>Entity Title:</b> <b>Address:</b> <b>City:</b> <b>State:</b> <b>Country:</b> <b>Zip Code:</b> <b>Phone:</b>		Document Preparer ARCADIS U.S., Inc.				
<b>Affil Type Desc:</b> <b>Entity Name:</b> <b>Entity Title:</b> <b>Address:</b> <b>City:</b> <b>State:</b> <b>Country:</b> <b>Zip Code:</b> <b>Phone:</b>		Legal Owner The Home Depot U.S.A., Inc.  2455 Paces Ferry Road, C-19 Atlanta GA United States 30339 (770) 433-8211				



Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>Affil Type Desc:</b>		CUPA District				
<b>Entity Name:</b>		Riverside Cnty Env Health				
<b>Entity Title:</b>						
<b>Address:</b>		4065 County Circle Drive, Room 104				
<b>City:</b>		Riverside				
<b>State:</b>		CA				
<b>Country:</b>						
<b>Zip Code:</b>		92503				
<b>Phone:</b>		(951) 358-5055				

#### Coordinates

<b>Env Int Type Code:</b>	APSA	<b>Longitude:</b>	-117.233550
<b>Program ID:</b>	10504903	<b>Coord Name:</b>	
<b>Latitude:</b>	33.851850	<b>Ref Point Type Desc:</b>	Center of a facility or station.

<u>5</u>	2 of 3	WSW	0.24 / 1,243.67	1,461.54 / 0	HOME DEPOT NO 6007 350 WEST MARKHAM ST PERRIS CA 92571	RCRA SQG
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<b>EPA Handler ID:</b>	CAR000247569
<b>Gen Status Universe:</b>	Small Quantity Generator
<b>Contact Name:</b>	CHRIS BAKER
<b>Contact Address:</b>	5151 SAN FELIPE ST , STE 1600 , HOUSTON , TX, 77056 , US
<b>Contact Phone No and Ext:</b>	713-625-7015
<b>Contact Email:</b>	CHRIS.BAKER@PSCNOW.COM
<b>Contact Country:</b>	US
<b>County Name:</b>	RIVERSIDE
<b>EPA Region:</b>	09
<b>Land Type:</b>	Private
<b>Receive Date:</b>	20140707
<b>Location Latitude:</b>	33.854049
<b>Location Longitude:</b>	-117.231827

#### Violation/Evaluation Summary

**Note:** NO RECORDS: As of Nov 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

#### Handler Summary

<b>Importer Activity:</b>	No
<b>Mixed Waste Generator:</b>	No
<b>Transporter Activity:</b>	No
<b>Transfer Facility:</b>	No
<b>Onsite Burner Exemption:</b>	No
<b>Furnace Exemption:</b>	No
<b>Underground Injection Activity:</b>	No
<b>Commercial TSD:</b>	No
<b>Used Oil Transporter:</b>	No
<b>Used Oil Transfer Facility:</b>	No
<b>Used Oil Processor:</b>	No
<b>Used Oil Refiner:</b>	No
<b>Used Oil Burner:</b>	No
<b>Used Oil Market Burner:</b>	No
<b>Used Oil Spec Marketer:</b>	No

#### Hazardous Waste Handler Details

<b>Sequence No:</b>	1
<b>Receive Date:</b>	20140707
<b>Handler Name:</b>	HOME DEPOT NO 6007

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<hr/>						
<b>Federal Waste Generator Code:</b>	2					
<b>Generator Code Description:</b>	Small Quantity Generator					
<b>Source Type:</b>	Notification					
 <b><u>Waste Code Details</u></b>						
<b>Hazardous Waste Code:</b>	D001					
<b>Waste Code Description:</b>	IGNITABLE WASTE					
<b>Hazardous Waste Code:</b>	D002					
<b>Waste Code Description:</b>	CORROSIVE WASTE					
<b>Hazardous Waste Code:</b>	D009					
<b>Waste Code Description:</b>	MERCURY					
<b>Hazardous Waste Code:</b>	D016					
<b>Waste Code Description:</b>	2,4-D (2,4-DICHLOROPHENOXYACETIC ACID)					
<b>Hazardous Waste Code:</b>	D018					
<b>Waste Code Description:</b>	BENZENE					
<b>Hazardous Waste Code:</b>	D035					
<b>Waste Code Description:</b>	METHYL ETHYL KETONE					
 <b><u>Owner/Operator Details</u></b>						
<b>Owner/Operator Ind:</b>	Current Owner					
<b>Type:</b>	Private					
<b>Name:</b>	HD CALIFORNIA DFDC LANDLORD LLC					
<b>Date Became Current:</b>	20140625					
<b>Date Ended Current:</b>						
<b>Phone:</b>	800-451-8346					
<b>Source Type:</b>	Notification					
<b>Street No:</b>					3333 PEACHTREE RD	
<b>Street 1:</b>						
<b>Street 2:</b>						
<b>City:</b>					ATLANTA	
<b>State:</b>					GA	
<b>Country:</b>					US	
<b>Zip Code:</b>					30326	
<b>Owner/Operator Ind:</b>	Current Operator					
<b>Type:</b>	Private					
<b>Name:</b>	HOME DEPOT USA					
<b>Date Became Current:</b>	20140625					
<b>Date Ended Current:</b>						
<b>Phone:</b>						
<b>Source Type:</b>	Notification					
<b>Street No:</b>						
<b>Street 1:</b>						
<b>Street 2:</b>						
<b>City:</b>						
<b>State:</b>						
<b>Country:</b>					US	
<b>Zip Code:</b>						

<b>5</b>	<b>3 of 3</b>	<b>WSW</b>	<b>0.24 / 1,243.67</b>	<b>1,461.54 / 0</b>	<b>SAIA TRANSPORTATION 350 WEST MARKHAM STREET PERRIS CA 92571</b>	<b>RCRA NON GEN</b>
<hr/>						
<b>EPA Handler ID:</b>	CAC003091696					
<b>Gen Status Universe:</b>	No Report					
<b>Contact Name:</b>	SAIA TRANSPORTATION					
<b>Contact Address:</b>	11465 JOHNS CREEK PKWY , , JOHNS CREEK , GA, 30097 ,					
<b>Contact Phone No and Ext:</b>	800-765-7242					
<b>Contact Email:</b>	TERRENCE.WOOD@USECOLOGY.COM					
<b>Contact Country:</b>						
<b>County Name:</b>	RIVERSIDE					
<b>EPA Region:</b>	09					
<b>Land Type:</b>						
<b>Receive Date:</b>	20201106					
<b>Location Latitude:</b>						
<b>Location Longitude:</b>						

#### **Violation/Evaluation Summary**

**Note:** NO RECORDS: As of Nov 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).



Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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**Handler Summary**

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

**Hazardous Waste Handler Details**

Sequence No:	1
Receive Date:	20201106
Handler Name:	SAIA TRANSPORTATION
Source Type:	Implementer
Federal Waste Generator Code:	N
Generator Code Description:	Not a Generator, Verified

**Owner/Operator Details**

<b>Owner/Operator Ind:</b>	Current Operator	<b>Street No:</b>	
<b>Type:</b>	Other	<b>Street 1:</b>	11465 JOHNS CREEK PKWY
<b>Name:</b>	SAIA TRANSPORTATION	<b>Street 2:</b>	
<b>Date Became Current:</b>		<b>City:</b>	JOHNS CREEK
<b>Date Ended Current:</b>		<b>State:</b>	GA
<b>Phone:</b>	800-765-7242	<b>Country:</b>	
<b>Source Type:</b>	Implementer	<b>Zip Code:</b>	30097
<b>Owner/Operator Ind:</b>	Current Owner	<b>Street No:</b>	
<b>Type:</b>	Other	<b>Street 1:</b>	11465 JOHNS CREEK PKWY
<b>Name:</b>	SAIA TRANSPORTATION	<b>Street 2:</b>	
<b>Date Became Current:</b>		<b>City:</b>	JOHNS CREEK
<b>Date Ended Current:</b>		<b>State:</b>	GA
<b>Phone:</b>	800-765-7242	<b>Country:</b>	
<b>Source Type:</b>	Implementer	<b>Zip Code:</b>	30097

<a href="#">6</a>	1 of 1	SE	0.24 / 1,269.95	1,456.54 / -5	FABLETICS INC 290 E MARKHAM ST PERRIS CA 92571	RCRA NON GEN
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EPA Handler ID:	CAL000457529
Gen Status Universe:	No Report
Contact Name:	KRYSTLE MILLER
Contact Address:	290 EAST MARKHAM ST , , PERRIS , CA, 92571 , US
Contact Phone No and Ext:	562-826-7023
Contact Email:	KRMILLER@TECHSTYLE.COM
Contact Country:	US
County Name:	SAN BERNARDINO
EPA Region:	09
Land Type:	
Receive Date:	20210604
Location Latitude:	
Location Longitude:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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#### Violation/Evaluation Summary

**Note:** NO RECORDS: As of Nov 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

#### Handler Summary

**Importer Activity:** No  
**Mixed Waste Generator:** No  
**Transporter Activity:** No  
**Transfer Facility:** No  
**Onsite Burner Exemption:** No  
**Furnace Exemption:** No  
**Underground Injection Activity:** No  
**Commercial TSD:** No  
**Used Oil Transporter:** No  
**Used Oil Transfer Facility:** No  
**Used Oil Processor:** No  
**Used Oil Refiner:** No  
**Used Oil Burner:** No  
**Used Oil Market Burner:** No  
**Used Oil Spec Marketer:** No

#### Hazardous Waste Handler Details

**Sequence No:** 1  
**Receive Date:** 20201014  
**Handler Name:** TECHSTYLE INC DBA TECHSTYLE FASHION GROUP  
**Source Type:** Implementer  
**Federal Waste Generator Code:** N  
**Generator Code Description:** Not a Generator, Verified

#### Hazardous Waste Handler Details

**Sequence No:** 2  
**Receive Date:** 20210604  
**Handler Name:** FABLETICS INC  
**Source Type:** Implementer  
**Federal Waste Generator Code:** N  
**Generator Code Description:** Not a Generator, Verified

#### Owner/Operator Details

<b>Owner/Operator Ind:</b> Current Operator	<b>Street No:</b>
<b>Type:</b> Other	<b>Street 1:</b> 290 EAST MARKHAM ST
<b>Name:</b> KRYSTLE MILLER	<b>Street 2:</b>
<b>Date Became Current:</b>	<b>City:</b> PERRIS
<b>Date Ended Current:</b>	<b>State:</b> CA
<b>Phone:</b> 562-826-7023	<b>Country:</b>
<b>Source Type:</b> Implementer	<b>Zip Code:</b> 92571
<b>Owner/Operator Ind:</b> Current Owner	<b>Street No:</b>
<b>Type:</b> Other	<b>Street 1:</b> 800 APOLLO ST
<b>Name:</b> TECHSTYLE INC	<b>Street 2:</b>
<b>Date Became Current:</b>	<b>City:</b> EL SEGUNDO
<b>Date Ended Current:</b>	<b>State:</b> CA
<b>Phone:</b> 310-683-0940	<b>Country:</b>
<b>Source Type:</b> Implementer	<b>Zip Code:</b> 90245
<b>Owner/Operator Ind:</b> Current Operator	<b>Street No:</b> 800
<b>Type:</b> Other	<b>Street 1:</b> APOLLO ST
<b>Name:</b> FABLETICS INC	<b>Street 2:</b>
<b>Date Became Current:</b>	<b>City:</b> EL SEGUNDO
<b>Date Ended Current:</b>	<b>State:</b> CA



Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Phone:	310-683-0940	Country:	US
Source Type:	Implementer	Zip Code:	90245

### Historical Handler Details

Receive Dt:	20201014
Generator Code Description:	Not a Generator, Verified
Handler Name:	TECHSTYLE INC DBA TECHSTYLE FASHION GROUP

<a href="#">7</a>	1 of 2	ENE	0.79 / 4,149.49	1,507.63 / 46	RANCHO VERDE HIGH ADDITION 17750 LA SALLE STREET MORENO VALLEY CA 92553	SCH
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Estor/EPA ID:	33820009	Permit Renewal Lead:	
Site Code:	404134	Project Manager:	
Nat Priority List:	NO	Supervisor:	JAVIER HINOJOSA
Acres:	NONE SPECIFIED	Public Partici Spclst:	
Special Program:		Census Tract:	6065049000
Funding:	SCHOOL DISTRICT	County:	RIVERSIDE
Assembly District:	61	Latitude:	33.8613638
Senate District:	31	Longitude:	-117.2083723
School District:	VAL VERDE UNIFIED SCHOOL DISTRICT		
APN:	NONE SPECIFIED		
Cleanup Status:	NO ACTION REQUIRED AS OF 12/14/2000		
Cleanup Oversight Agencies:	DTSC - LEAD AGENCY		
Site Type:	SCHOOL		
Office:	SOUTHERN CALIFORNIA SCHOOLS & BROWNFIELDS OUTREACH		
Past Use that Caused Contam:	EDUCATIONAL SERVICES		
Potential Media Affected:	NO MEDIA AFFECTED		
Potential Contamin of Concern:			

NO CONTAMINANTS FOUND

### SITE HISTORY:

Expanding existing school in recreational area.

Status:	NO ACTION REQUIRED
Program Type:	SCHOOL INVESTIGATION
CalEnviroScreen Score:	56-60%
Summary Link:	<a href="https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=33820009">https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=33820009</a>

### Completed Activities

Title:	Phase 1
Title Link:	<a href="https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=33820009&amp;doc_id=6004257">https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=33820009&amp;doc_id=6004257</a>
Area Name:	
Area Link:	
Sub Area:	
Sub Area Link:	
Document Type:	Phase 1
Date Completed:	12/14/2000
Comments:	

<a href="#">7</a>	2 of 2	ENE	0.79 / 4,149.49	1,507.63 / 46	RANCHO VERDE HIGH ADDITION 17750 LA SALLE STREET MORENO VALLEY CA 92553	ENVIROSTOR
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Estor/EPA ID:	33820009	Assembly District:	61
Site Code:	404134	Senate District:	31
Nat Priority List:	NO	Permit Renewal Lead:	
APN:	NONE SPECIFIED	Public Partici Spclst:	
Census Tract:	6065049000	Project Manager:	
Site Type:	SCHOOL	County:	RIVERSIDE

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<hr/>						
<b>Address Description:</b>	17750 LA SALLE STREET			<b>Latitude:</b>	33.8613638	
<b>Office:</b>	SOUTHERN CALIFORNIA SCHOOLS & BROWNFIELDS OUTREACH			<b>Longitude:</b>	-117.2083723	
<b>Special Program:</b>				<b>Acres:</b>	NONE SPECIFIED	
<b>Funding:</b>	SCHOOL DISTRICT			<b>Supervisor:</b>	JAVIER HINOJOSA	
<b>Cleanup Status:</b>	NO ACTION REQUIRED AS OF 12/14/2000					
<b>Cleanup Oversight Agencies:</b>	DTSC - LEAD AGENCY					
<b>School District:</b>	VAL VERDE UNIFIED SCHOOL DISTRICT					
<b>Past Use that Caused Contam:</b>	EDUCATIONAL SERVICES					
<b>Potential Media Affected:</b>	NO MEDIA AFFECTED					
<b>Potential Contamin of Concern:</b>						
NO CONTAMINANTS FOUND						
<b>Site History:</b>						
Expanding existing school in recreational area.						
<b>Status:</b>	NO ACTION REQUIRED					
<b>Program Type:</b>	SCHOOL INVESTIGATION					
<b>CalEnviroScreen Score:</b>	56-60%					
<b>Summary Link:</b>	<a href="https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=33820009">https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=33820009</a>					
<b><u>Completed Activities</u></b>						
<b>Title:</b>	Phase 1					
<b>Title Link:</b>	<a href="https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=33820009&amp;doc_id=6004257">https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=33820009&amp;doc_id=6004257</a>					
<b>Area Name:</b>						
<b>Area Link:</b>						
<b>Sub Area:</b>						
<b>Sub Area Link:</b>						
<b>Document Type:</b>	Phase 1					
<b>Date Completed:</b>	12/14/2000					
<b>Comments:</b>						

<a href="#">8</a>	1 of 1	NE	0.94 / 4,953.38	1,462.54 / 1	MARCH AFB - POORMAN GUNNERY RANGE	FUDS
MORENO VALLEY CA						
<b>FUDS Property No:</b>	J09CA7400					
<b>EMS Map Link:</b>	<a href="https://fudsportal.usace.army.mil/ems/ems/inventory/map/map?id=63136">https://fudsportal.usace.army.mil/ems/ems/inventory/map/map?id=63136</a>					
<b>FUDS INST ID:</b>	CA99799FA42700					
<b>Status:</b>						
<b>SDS ID:</b>						
<b>NPL Status Code:</b>	Not on the NPL					
<b>Eligibility:</b>	Eligible					
<b>Site Eligib:</b>						
<b>Current Owner:</b>						
<b>Has Project:</b>	Yes					
<b>DOD FUDS Pro:</b>						
<b>Project Required:</b>	Yes					
<b>No Further Action:</b>						
<b>Congressional District:</b>	41					
<b>EPA Region:</b>	09					
<b>County:</b>	RIVERSIDE					
<b>Latitude:</b>	33.873798					
<b>Longitude:</b>	-117.209					
<b>Fiscal year:</b>	2019					
<b>USACE Division:</b>	SPD					
<b>USACE District:</b>	Los Angeles District (SPL)					
<b>Shape Area:</b>	.00006126					
<b>Shape Len:</b>	.03149414					
<b>Centroid Latitude:</b>						
<b>Centroid Longitude:</b>						
<b>Media ID:</b>						



<i>Map Key</i>	<i>Number of Records</i>	<i>Direction</i>	<i>Distance (mi/ft)</i>	<i>Elev/Diff (ft)</i>	<i>Site</i>	<i>DB</i>
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**Metadata ID:**

**Feature Desc:**

**Property History:**

Based on documentation, the range was used as a range and included a platform for the following types of practice: A-GC gun mount, Sperry ball turret, Emerson nose turret, machine gun, and Martin upper with steel sighting support. he lease for the 162.84

## Unplottable Summary

Total: 0 Unplottable sites

DB	Company Name/Site Name	Address	City	Zip	ERIS ID
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No unplottable records were found that may be relevant for the search criteria.



## Unplottable Report

No unplottable records were found that may be relevant for the search criteria.

## Appendix: Database Descriptions

*Environmental Risk Information Services (ERIS) can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to ERIS at the time of update. ERIS updates databases as set out in ASTM Standard E1527-13 and E1527-21, Section 8.1.8 Sources of Standard Source Information:*

*"Government information from nongovernmental sources may be considered current if the source updates the information at least every 90 days, or, for information that is updated less frequently than quarterly by the government agency, within 90 days of the date the government agency makes the information available to the public."*

### Standard Environmental Record Sources

#### Federal

##### Formerly Utilized Sites Remedial Action Program:

DOE FUSRAP

The U.S. Department of Energy (DOE) established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from the Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations. The DOE Office of Legacy Management (LM) established long-term surveillance and maintenance (LTS&M) requirements for remediated FUSRAP sites. DOE evaluates the final site conditions of a remediated site on the basis of risk for different future uses. DOE then confirms that LTS&M requirements will maintain protectiveness.

**Government Publication Date:** Mar 4, 2017

##### National Priority List:

NPL

National Priorities List (Superfund)-NPL: EPA's (United States Environmental Protection Agency) list of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. The NPL, which EPA is required to update at least once a year, is based primarily on the score a site receives from EPA's Hazard Ranking System. A site must be on the NPL to receive money from the Superfund Trust Fund for remedial action.

**Government Publication Date:** Dec 30, 2021

##### National Priority List - Proposed:

PROPOSED NPL

Includes sites proposed (by the EPA, the state, or concerned citizens) for addition to the NPL due to contamination by hazardous waste and identified by the Environmental Protection Agency (EPA) as a candidate for cleanup because it poses a risk to human health and/or the environment.

**Government Publication Date:** Dec 30, 2021

##### Deleted NPL:

DELETED NPL

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

**Government Publication Date:** Dec 30, 2021

##### SEMS List 8R Active Site Inventory:

SEMS

The Superfund Program has deployed the Superfund Enterprise Management System (SEMS), which integrates multiple legacy systems into a comprehensive tracking and reporting tool. This inventory contains active sites evaluated by the Superfund program that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The Active Site Inventory Report displays site and location information at active SEMS sites. An active site is one at which site assessment, removal, remedial, enforcement, cost recovery, or oversight activities are being planned or conducted.

**Government Publication Date:** Dec 30, 2021

##### Inventory of Open Dumps, June 1985:

ODI

The Resource Conservation and Recovery Act (RCRA) provides for publication of an inventory of open dumps. The Act defines "open dumps" as facilities which do not comply with EPA's "Criteria for Classification of Solid Waste Disposal Facilities and Practices" (40 CFR 257).

**Government Publication Date:** Jun 1985



**SEMS List 8R Archive Sites:**[SEMS ARCHIVE](#)

The Superfund Enterprise Management System (SEMS) Archived Site Inventory displays site and location information at sites archived from SEMS. An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time.

**Government Publication Date: Dec 30, 2021**

**Comprehensive Environmental Response, Compensation and Liability Information System -**[CERCLIS](#)**CERCLIS:**

Superfund is a program administered by the United States Environmental Protection Agency (EPA) to locate, investigate, and clean up the worst hazardous waste sites throughout the United States. CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The EPA administers the Superfund program in cooperation with individual states and tribal governments; this database is made available by the EPA.

**Government Publication Date: Oct 25, 2013**

**EPA Report on the Status of Open Dumps on Indian Lands:**[IODI](#)

Public Law 103-399, The Indian Lands Open Dump Cleanup Act of 1994, enacted October 22, 1994, identified congressional concerns that solid waste open dump sites located on American Indian or Alaska Native (AI/AN) lands threaten the health and safety of residents of those lands and contiguous areas. The purpose of the Act is to identify the location of open dumps on Indian lands, assess the relative health and environment hazards posed by those sites, and provide financial and technical assistance to Indian tribal governments to close such dumps in compliance with Federal standards and regulations or standards promulgated by Indian Tribal governments or Alaska Native entities.

**Government Publication Date: Dec 31, 1998**

**CERCLIS - No Further Remedial Action Planned:**[CERCLIS NFRAP](#)

An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. The Archive designation means that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

**Government Publication Date: Oct 25, 2013**

**CERCLIS Liens:**[CERCLIS LIENS](#)

A Federal Superfund lien exists at any property where EPA has incurred Superfund costs to address contamination ("Superfund site") and has provided notice of liability to the property owner. A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. This database is made available by the United States Environmental Protection Agency (EPA).

**Government Publication Date: Jan 30, 2014**

**RCRA CORRACTS-Corrective Action:**[RCRA CORRACTS](#)

RCRA Info 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. At these sites, the Corrective Action Program ensures that cleanups occur. EPA and state regulators work with facilities and communities to design remedies based on the contamination, geology, and anticipated use unique to each site.

**Government Publication Date: Nov 17, 2021**

**RCRA non-CORRACTS TSD Facilities:**[RCRA TSD](#)

RCRA Info 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. This database includes Non-Corrective Action sites listed as treatment, storage and/or disposal facilities of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).

**Government Publication Date: Nov 17, 2021**

**RCRA Generator List:**[RCRA LQG](#)

RCRA Info 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. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Large Quantity Generators (LQGs) generate 1,000 kilograms per month or more of hazardous waste or more than one kilogram per month of acutely hazardous waste.

**Government Publication Date: Nov 17, 2021**

**RCRA Small Quantity Generators List:**[RCRA SQG](#)

RCRA Info is the 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. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Small Quantity Generators (SQGs) generate more than 100 kilograms, but less than 1,000 kilograms, of hazardous waste per month.

**Government Publication Date: Nov 17, 2021**

**RCRA Very Small Quantity Generators List:**[RCRA VSQG](#)

RCRA Info is the 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. A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Very Small Quantity Generators (VSQG) generate 100 kilograms or less per month of hazardous waste, or one kilogram or less per month of acutely hazardous waste. Additionally, VSQG may not accumulate more than 1,000 kilograms of hazardous waste at any time.

**Government Publication Date: Nov 17, 2021**

**RCRA Non-Generators:**[RCRA NON GEN](#)

RCRA Info 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. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Non-Generators do not presently generate hazardous waste.

**Government Publication Date: Nov 17, 2021**

**RCRA Sites with Controls:**[RCRA CONTROLS](#)

List of Resource Conservation and Recovery Act (RCRA) facilities with institutional controls in place. RCRA gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances.

**Government Publication Date: Nov 17, 2021**

**Federal Engineering Controls-ECs:**[FED ENG](#)

Engineering controls (ECs) encompass a variety of engineered and constructed physical barriers (e.g., soil capping, sub-surface venting systems, mitigation barriers, fences) to contain and/or prevent exposure to contamination on a property. This database is made available by the United States Environmental Protection Agency (EPA).

**Government Publication Date: Dec 30, 2021**

**Federal Institutional Controls- ICs:**[FED INST](#)

Institutional controls are non-engineered instruments, such as administrative and legal controls, that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. Although it is EPA's (United States Environmental Protection Agency) expectation that treatment or engineering controls will be used to address principal threat wastes and that groundwater will be returned to its beneficial use whenever practicable, ICs play an important role in site remedies because they reduce exposure to contamination by limiting land or resource use and guide human behavior at a site.

**Government Publication Date: Dec 30, 2021**

**Land Use Control Information System:**[LUCIS](#)

The LUCIS database is maintained by the U.S. Department of the Navy and contains information for former Base Realignment and Closure (BRAC) properties across the United States.

**Government Publication Date: Sep 1, 2006**

**Emergency Response Notification System:**[ERNS 1982 TO 1986](#)

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

**Government Publication Date: 1982-1986**



**Emergency Response Notification System:**

ERNS 1987 TO 1989

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

**Government Publication Date:** 1987-1989

**Emergency Response Notification System:**

ERNS

Database of oil and hazardous substances spill reports made available by the United States Coast Guard National Response Center (NRC). The NRC fields initial reports for pollution and railroad incidents and forwards that information to appropriate federal/state agencies for response. These data contain initial incident data that has not been validated or investigated by a federal/state response agency.

**Government Publication Date:** Jul 26, 2021

**The Assessment, Cleanup and Redevelopment Exchange System (ACRES) Brownfield Database:**

FED BROWNFIELDS

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties protects the environment, reduces blight, and takes development pressures off greenspaces and working lands. This database is made available by the United States Environmental Protection Agency (EPA).

**Government Publication Date:** Aug 20, 2021

**FEMA Underground Storage Tank Listing:**

FEMA UST

The Federal Emergency Management Agency (FEMA) of the Department of Homeland Security maintains a list of FEMA owned underground storage tanks.

**Government Publication Date:** Dec 31, 2017

**Facility Response Plan:**

FRP

List of facilities that have submitted Facility Response Plans (FRP) to EPA. Facilities that could reasonably be expected to cause "substantial harm" to the environment by discharging oil into or on navigable waters are required to prepare and submit Facility Response Plans (FRPs). Harm is determined based on total oil storage capacity, secondary containment and age of tanks, oil transfer activities, history of discharges, proximity to a public drinking water intake or sensitive environments.

**Government Publication Date:** Dec 2, 2020

**Historical Gas Stations:**

HIST GAS STATIONS

This historic directory of service stations is provided by the Cities Service Company. The directory includes Cities Service filling stations that were located throughout the United States in 1930.

**Government Publication Date:** Jul 1, 1930

**Petroleum Refineries:**

REFN

List of petroleum refineries from the U.S. Energy Information Administration (EIA) Refinery Capacity Report. Includes operating and idle petroleum refineries (including new refineries under construction) and refineries shut down during the previous year located in the 50 States, the District of Columbia, Puerto Rico, the Virgin Islands, Guam, and other U.S. possessions. Survey locations adjusted using public data.

**Government Publication Date:** Jul 10, 2020

**Petroleum Product and Crude Oil Rail Terminals:**

BULK TERMINAL

List of petroleum product and crude oil rail terminals made available by the U.S. Energy Information Administration (EIA). Includes operable bulk petroleum product terminals located in the 50 States and the District of Columbia with a total bulk shell storage capacity of 50,000 barrels or more, and/or the ability to receive volumes from tanker, barge, or pipeline; also rail terminals handling the loading and unloading of crude oil that were active between 2017 and 2018. Petroleum product terminals comes from the EIA-815 Bulk Terminal and Blender Report, which includes working, shell in operation, and shell idle for several major product groupings. Survey locations adjusted using public data.

**Government Publication Date:** Apr 28, 2020

**LIEN on Property:**

SEMS LIEN

The EPA Superfund Enterprise Management System (SEMS) provides LIEN information on properties under the EPA Superfund Program.

**Government Publication Date:** Dec 30, 2021

**Superfund Decision Documents:**

SUPERFUND ROD

This database contains a listing of decision documents for Superfund sites. Decision documents serve to provide the reasoning for the choice of (or) changes to a Superfund Site cleanup plan. The decision documents include Records of Decision (ROD), ROD Amendments, Explanations of Significant Differences (ESD), along with other associated memos and files. This information is maintained and made available by the US EPA (Environmental Protection Agency).

**Government Publication Date:** Nov 16, 2021

**State****State Response Sites:**

RESPONSE

A list of identified confirmed release sites where the Department of Toxic Substances Control (DTSC) is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk. This database is state equivalent NPL.

**Government Publication Date:** Jan 6, 2022

**EnviroStor Database:**

ENVIROSTOR

The EnviroStor Data Management System is made available by the Department of Toxic Substances Control (DTSC). Includes Corrective Action sites, Tiered Permit sites, Historical Sites and Evaluation/Investigation sites. This database is state equivalent CERCLIS.

**Government Publication Date:** Jan 6, 2022

**Delisted State Response Sites:**

DELISTED ENVS

Sites removed from the list of State Response Sites made available by the EnviroStor Data Management System, Department of Toxic Substances Control (DTSC).

**Government Publication Date:** Jan 6, 2022

**Solid Waste Information System (SWIS):**

SWF/LF

The Solid Waste Information System (SWIS) database made available by the Department of Resources Recycling and Recovery (CalRecycle) contains information on solid waste facilities, operations, and disposal sites throughout the State of California. The types of facilities found in this database include landfills, transfer stations, material recovery facilities, composting sites, transformation facilities, waste tire sites, and closed disposal sites.

**Government Publication Date:** Nov 2, 2021

**Solid Waste Disposal Sites with Waste Constituents Above Hazardous Waste Levels:**

SWRCB SWF

This is a list of solid waste disposal sites identified by California State Water Resources Control Board with waste constituents above hazardous waste levels outside the waste management unit.

**Government Publication Date:** Sep 20, 2006

**Waste Management Unit Database:**

WMUD

The Waste Management Unit Database System tracks and inventories waste management units. CCR Title 27 contains criteria stating that Waste Management Units are classified according to their ability to contain wastes. Containment shall be determined by geology, hydrology, topography, climatology, and other factors relating to the ability of the Unit to protect water quality. Water Code Section 13273.1 requires that operators submit a water quality solid waste assessment test (SWAT) report to address leak status. The WMUDS was last updated by the State Water Resources control board in 2000.

**Government Publication Date:** Jan 1, 2000

**EnviroStor Hazardous Waste Facilities:**

HWP

A list of hazardous waste facilities including permitted, post-closure and historical facilities found in the Department of Toxic Substances Control (DTSC) EnviroStor database.

**Government Publication Date:** Jan 6, 2022

**Sites Listed in the Solid Waste Assessment Test (SWAT) Program Report:**

SWAT

In a 1993 Memorandum of Understanding, the State Water Resources Control Board (SWRCB) agreed to submit a comprehensive report on the Solid Waste Assessment Test (SWAT) Program to the California Integrated Waste Management Board (CIWMB). This report summarizes the work completed to date on the SWAT Program, and addresses both the impacts that leakage from solid waste disposal sites (SWDS) may have upon waters of the State and the actions taken to address such leakage.

**Government Publication Date:** Dec 31, 1995

**Construction and Demolition Debris Recyclers:**

C&amp;D DEBRIS RECY



This listing of Construction and Demolition Debris Recyclers is maintained by the California Intergrated Waste Management Board-common C&D materials include lumber, drywall, metals, masonry (brick, concrete, etc.), carpet, plastic, pipe, rocks, dirt, paper, cardboard, or green waste related to land development.

**Government Publication Date: Jun 20, 2018**

**Recycling Centers:**

**RECYCLING**

This list of Certified Recycling Centers that are operating under the state of California's Beverage Container Recycling Program is maintained by the California Department of Resources Recycling and Recovery.

**Government Publication Date: Dec 17, 2021**

**Listing of Certified Processors:**

**PROCESSORS**

This list of Certified Processors that are operating under the state of California's Beverage Container Recycling Program is maintained by the California Department of Resources Recycling and Recovery.

**Government Publication Date: Dec 20, 2021**

**Listing of Certified Dropoff, Collection, and Community Service Programs:**

**CONTAINER RECY**

This list of Certified Dropoff, Collection, and Community Service Programs (non-buyback) operating under the state of California's Beverage Container Recycling Program is maintained by the California Department of Resources Recycling and Recovery.

**Government Publication Date: Dec 17, 2021**

**Land Disposal Sites:**

**LDS**

Land Disposal Sites in GeoTracker, the State Water Resources Control Board (SWRCB)'s data management system. The Land Disposal program regulates of waste discharge to land for treatment, storage and disposal in waste management units. Waste management units include waste piles, surface impoundments, and landfills.

**Government Publication Date: Oct 20, 2021**

**Leaking Underground Fuel Tank Reports:**

**LUST**

List of Leaking Underground Storage Tanks within the Cleanup Sites data in GeoTracker database. GeoTracker is the State Water Resources Control Board's (SWRCB) data management system for managing sites that impact groundwater, especially those that require groundwater cleanup (Underground Storage Tanks, Department of Defense and Site Cleanup Program) as well as permitted facilities such as operating Underground Storage Tanks. The Leak Prevention Program that overlooks LUST sites is the SWRCB in California's Environmental Protection Agency.

**Government Publication Date: Oct 20, 2021**

**Delisted Leaking Storage Tanks:**

**DELISTED LST**

List of Leaking Underground Storage Tanks (LUST) cleanup sites removed from GeoTracker, the State Water Resources Control Board (SWRCB)'s database system, as well as sites removed from the SWRCB's list of UST Case closures.

**Government Publication Date: Oct 20, 2021**

**Permitted Underground Storage Tank (UST) in GeoTracker:**

**UST**

List of Permitted Underground Storage Tank (UST) sites made available by the State Water Resources Control Board (SWRCB) in California's Environmental Protection Agency (EPA).

**Government Publication Date: Jan 3, 2022**

**Proposed Closure of Underground Storage Tank Cases:**

**UST CLOSURE**

List of UST cases that are being considered for closure by either the California Environmental Protection Agency, State Water Resources Control Board or the Executive Director that have been posted for a 60-day public comment period.

**Government Publication Date: May 5, 2021**

**Historical Hazardous Substance Storage Information Database:**

**HHSS**

The Historical Hazardous Substance Storage database contains information collected in the 1980s from facilities that stored hazardous substances. The information was originally collected on paper forms, was later transferred to microfiche, and recently indexed as a searchable database. When using this database, please be aware that it is based upon self-reported information submitted by facilities which has not been independently verified. It is unlikely that every facility responded to the survey and the database should not be expected to be a complete inventory of all facilities that were operating at that time. This database is maintained by the California State Water Resources Control Board's (SWRCB) Geotracker.

**Government Publication Date: Aug 27, 2015**

**Statewide Environmental Evaluation and Planning System:**

**UST SWEEPS**

The Statewide Environmental Evaluation and Planning System (SWEEPS) is a historical listing of active and inactive underground storage tanks made available by the California State Water Resources Control Board (SWRCB).

**Government Publication Date:** Oct 1, 1994

**Aboveground Storage Tanks:**

AST

A statewide list from 2009 of aboveground storage tanks (ASTs) made available by the Cal FIRE Office of the State Fire Marshal (OSFM). This list is no longer maintained or updated by the Cal FIRE OSFM.

**Government Publication Date:** Aug 31, 2009

**SWRCB Historical Aboveground Storage Tanks:**

AST SWRCB

A list of aboveground storage tanks made available by the California State Water Resources Control Board (SWRCB). Effective January 1, 2008, the Certified Unified Program Agencies (CUPAs) are vested with the responsibility and authority to implement the Aboveground Petroleum Storage Act (APSA).

**Government Publication Date:** Dec 1, 2007

**Oil and Gas Facility Tanks:**

TANK OIL GAS

Locations of oil and gas tanks that fall under the jurisdiction of the Geologic Energy Management Division of the California Department of Conservation (CalGEM) (CCR 1760). CalGEM was formerly the Division of Oil, Gas, and Geothermal Resources (DOGGR).

**Government Publication Date:** Dec 9, 2021

**Delisted Storage Tanks:**

DELISTED TNK

This database contains a list of storage tank sites that were removed by the State Water Resources Control Board (SWRCB) in California's Environmental Protection Agency (EPA) and the Cal FIRE Office of State Fire Marshal (OSFM).

**Government Publication Date:** Jan 25, 2022

**California Environmental Reporting System (CERS) Tanks:**

CERS TANK

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Aboveground Petroleum Storage and Underground Storage Tank regulatory programs. The CalEPA oversees the statewide implementation of the Unified Program which applies regulatory standards to protect Californians from hazardous waste and materials.

**Government Publication Date:** Dec 8, 2021

**Delisted California Environmental Reporting System (CERS) Tanks:**

DELISTED CTNK

This database contains a list of Aboveground Petroleum Storage and Underground Storage Tank sites that were removed from in the California Environmental Protection Agency (CalEPA) Regulated Site Portal.

**Government Publication Date:** Dec 8, 2021

**Historical Hazardous Substance Storage Container Information - Facility Summary:**

HIST TANK

The State Water Resources Control Board maintained the Hazardous Substance Storage Containers listing and inventory in the 1980s. This facility summary lists historic tank sites where the following container types were present: farm motor vehicle fuel tanks; waste tanks; sumps; pits, ponds, lagoons, and others; and all other product tanks. This set, published in May 1988, lists facility and owner information, as well as the number of containers. This data is historic and will not be updated.

**Government Publication Date:** May 27, 1988

**Site Mitigation and Brownfields Reuse Program Facility Sites with Land Use Restrictions:**

LUR

The Department of Toxic Substances Control (DTSC) Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents land use restrictions that are active. Some sites have multiple land use restrictions.

**Government Publication Date:** Jan 6, 2022

**CALSITES Database:**

CALSITES

This historical database was maintained by the Department of Toxic Substance Control (DTSC) for more than a decade. CALSITES contains information on Brownfield properties with confirmed or potential hazardous contamination. In 2006, DTSC introduced EnviroStor as the latest Brownfields site database.

**Government Publication Date:** May 1, 2004

**Hazardous Waste Management Program Facility Sites with Deed / Land Use Restrictions:**

HLUR



The Department of Toxic Substances Control (DTSC) Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

**Government Publication Date: Feb 18, 2021**

**Deed Restrictions and Land Use Restrictions:**

**DEED**

List of Deed Restrictions, Land Use Restrictions and Covenants in GeoTracker made available by the State Water Resources Control Board (SWRCB) in California's Environmental Protection Agency. A deed restriction (land use covenant) may be required to facilitate the remediation of past environmental contamination and to protect human health and the environment by reducing the risk of exposure to residual hazardous materials.

**Government Publication Date: Oct 20, 2021**

**Voluntary Cleanup Program:**

**VCP**

List of sites in the Voluntary Cleanup Program made available by the Department of Toxic Substances and Control (DTSC). The Voluntary Cleanup Program was designed to respond to lower priority sites. Under the Voluntary Cleanup Program, DTSC enters site-specific agreements with project proponents for DTSC oversight of site assessment, investigation, and/or removal or remediation activities, and the project proponents agree to pay DTSC's reasonable costs for those services.

**Government Publication Date: Jan 6, 2022**

**GeoTracker Cleanup Program Sites:**

**CLEANUP SITES**

A list of Cleanup Program sites in the state of California made available by The State Water Resources Control Board (SWRCB) of the California Environmental Protection Agency (EPA). SWRCB tracks leaking underground storage tank cleanups as well as other water board cleanups.

**Government Publication Date: Oct 20, 2021**

**Delisted County Records:**

**DELISTED COUNTY**

Records removed from county or CUPA databases. Records may be removed from the county lists made available by the respective county departments because they are inactive, or because they have been deemed to be below reportable thresholds.

**Government Publication Date: Sep 27, 2021**

**Tribal**

**Leaking Underground Storage Tanks (LUSTs) on Indian Lands:**

**INDIAN LUST**

LUSTs on Tribal/Indian Lands in Region 9, which includes California.

**Government Publication Date: Apr 8, 2020**

**Underground Storage Tanks (USTs) on Indian Lands:**

**INDIAN UST**

USTs on Tribal/Indian Lands in Region 9, which includes California.

**Government Publication Date: Apr 8, 2020**

**Delisted Tribal Leaking Storage Tanks:**

**DELISTED ILST**

Leaking Underground Storage Tank facilities which have been removed from the Regional Tribal LUST lists made available by the EPA.

**Government Publication Date: Oct 12, 2021**

**Delisted Tribal Underground Storage Tanks:**

**DELISTED IUST**

Underground Storage Tank facilities which have been removed from the Regional Tribal UST lists made available by the EPA.

**Government Publication Date: Oct 12, 2021**

**County**

**Riverside County - Local Oversight Program List:**

**LOP RIVERSIDE**

A list of Leaking Underground Storage Tank (LUST) facilities in Riverside County. This list is made available by Riverside County Department of Environmental Health. Environmental Cleanup Program provides oversight of assessments and cleanups at properties that have been, or may have been, contaminated with hazardous substances from LUSTs or releases associated with other commercial/industrial use.

**Government Publication Date: Jan 18, 2022**

### **Riverside County - Underground Storage Tanks List:**

UST RIVERSIDE

A list of registered Underground Storage Tank (UST) sites in Riverside County. This list is made available by Riverside County Department of Environmental Health. The Hazardous Materials Management Branch (HMMB) regulates and oversees the inspections of constructions, repairs, upgrades, system operation and removal of UST systems.

**Government Publication Date:** Jan 18, 2022

## ***Additional Environmental Record Sources***

### **Federal**

#### **Facility Registry Service/Facility Index:**

FINDS/FRS

The Facility Registry Service (FRS) is a centrally managed database that identifies facilities, sites, or places subject to environmental regulations or of environmental interest. FRS creates high-quality, accurate, and authoritative facility identification records through rigorous verification and management procedures that incorporate information from program national systems, state master facility records, and data collected from EPA's Central Data Exchange registrations and data management personnel. This list is made available by the Environmental Protection Agency (US EPA).

**Government Publication Date:** Nov 2, 2020

#### **Toxics Release Inventory (TRI) Program:**

TRIS

The EPA's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of over 650 toxic chemicals from thousands of U.S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment. One of TRI's primary purposes is to inform communities about toxic chemical releases to the environment.

**Government Publication Date:** Aug 24, 2021

#### **Perfluorinated Alkyl Substances (PFAS) Releases:**

PFAS TRI

List of Toxics Release Inventory (TRI) facilities at which the reported chemical is a Per- or polyfluorinated alkyl substance (PFAS) included in the Environmental Protection Agency (EPA)'s consolidated PFAS Master List of PFAS Substances. The EPA's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of over 650 toxic chemicals from thousands of U.S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment.

**Government Publication Date:** Aug 24, 2021

#### **PFOA/PFOS Contaminated Sites:**

PFAS NPL

List of sites where PFOA or PFOS contaminants have been found in drinking water or soil. Made available by the Federal Environmental Protection Agency (EPA).

**Government Publication Date:** Sep 17, 2021

#### **SSEHRI PFAS Contamination Sites:**

PFAS SSEHRI

This PFAS Contamination Site Tracker database is compiled by the Social Science Environmental Health Research Institute (SSEHRI) at Northeastern University. According to the SSEHRI, the database records qualitative and quantitative data from each known site of PFAS contamination, including timeline of discovery, sources, levels, health impacts, community response, and government response. The goal of this database is to compile information and support public understanding of the rapidly unfolding issue of PFAS contamination. All data presented was extracted from government websites, news articles, or publicly available documents, and this is cited in the tracker. Disclaimer: The source conveys this database undergoes regular updates as new information becomes available, some sites may be missing and/or contain information that is incorrect or outdated, as well as their information represents all contamination sites SSEHRI is aware of, not all possible contamination sites. This data is not intended to be used for legal purposes. Limited location details are available with this data. Access the following for the most current information <https://pfasproject.com/pfas-contamination-site-tracker/>

**Government Publication Date:** Dec 12, 2019

#### **Perfluorinated Alkyl Substances (PFAS) Water Quality:**

PFAS WATER

The Water Quality Portal (WQP) is a cooperative service sponsored by the United States Geological Survey (USGS), the Environmental Protection Agency (EPA), and the National Water Quality Monitoring Council (NWQMC). This listing includes records from the Water Quality Portal where the characteristic (environmental measurement) is in the Environmental Protection Agency (EPA)'s consolidated PFAS Master List of PFAS Substances.

**Government Publication Date:** Jul 20, 2020

#### **Hazardous Materials Information Reporting System:**

HMIRS



**Government Publication Date:** Sep 1, 2020

**National Clandestine Drug Labs:**

[NCDL](#)

The U.S. Department of Justice ("the Department") provides this data as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy.

**Government Publication Date:** Oct 5, 2020

**Toxic Substances Control Act:**

[TSCA](#)

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The CDR enables EPA to collect and publish information on the manufacturing, processing, and use of commercial chemical substances and mixtures (referred to hereafter as chemical substances) on the TSCA Chemical Substance Inventory (TSCA Inventory). This includes current information on chemical substance production volumes, manufacturing sites, and how the chemical substances are used. This information helps the Agency determine whether people or the environment are potentially exposed to reported chemical substances. EPA publishes submitted CDR data that is not Confidential Business Information (CBI).

**Government Publication Date:** Apr 11, 2019

**Hist TSCA:**

[HIST TSCA](#)

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The 2006 IUR data summary report includes information about chemicals manufactured or imported in quantities of 25,000 pounds or more at a single site during calendar year 2005. In addition to the basic manufacturing information collected in previous reporting cycles, the 2006 cycle is the first time EPA collected information to characterize exposure during manufacturing, processing and use of organic chemicals. The 2006 cycle also is the first time manufacturers of inorganic chemicals were required to report basic manufacturing information.

**Government Publication Date:** Dec 31, 2006

**FTTS Administrative Case Listing:**

[FTTS ADMIN](#)

An administrative case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

**Government Publication Date:** Jan 19, 2007

**FTTS Inspection Case Listing:**

[FTTS INSP](#)

An inspection case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

**Government Publication Date:** Jan 19, 2007

**Potentially Responsible Parties List:**

[PRP](#)

Early in the cleanup process, the Environmental Protection Agency (EPA) conducts a search to find the potentially responsible parties (PRPs). EPA looks for evidence to determine liability by matching wastes found at the site with parties that may have contributed wastes to the site.

**Government Publication Date:** Oct 20, 2021

**State Coalition for Remediation of Drycleaners Listing:**

[SCRD DRYCLEANER](#)

The State Coalition for Remediation of Drycleaners (SCRD) was established in 1998, with support from the U.S. Environmental Protection Agency (EPA) Office of Superfund Remediation and Technology Innovation. Coalition members are states with mandated programs and funding for drycleaner site remediation. Current members are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

**Government Publication Date:** Nov 08, 2017

**Integrated Compliance Information System (ICIS):**

[ICIS](#)

The Integrated Compliance Information System (ICIS) is a system that provides information for the Federal Enforcement and Compliance (FE&C) and the National Pollutant Discharge Elimination System (NPDES) programs. The FE&C component supports the Environmental Protection Agency's (EPA) Civil Enforcement and Compliance program activities. These activities include Compliance Assistance, Compliance Monitoring and Enforcement. The NPDES program supports tracking of NPDES permits, limits, discharge monitoring data and other program reports.

**Government Publication Date:** Oct 14, 2021

**Drycleaner Facilities:**

FED DRYCLEANERS

A list of drycleaner facilities from Enforcement and Compliance History Online (ECHO) online search. The Environmental Protection Agency (EPA) tracks facilities that possess NAIC and SIC codes that classify businesses as drycleaner establishments.

**Government Publication Date: May 5, 2021**

**Delisted Drycleaner Facilities:**

DELISTED FED DRY

List of sites removed from the list of Drycleaner Facilities (sites in the EPA's Integrated Compliance Information System (ICIS) with NAIC or SIC codes identifying the business as a drycleaner establishment).

**Government Publication Date: May 5, 2021**

**Formerly Used Defense Sites:**

FUDS

Formerly Used Defense Sites (FUDS) are properties that were formerly owned by, leased to, or otherwise possessed by and under the jurisdiction of the Secretary of Defense prior to October 1986, where the Department of Defense (DoD) is responsible for an environmental restoration. This list is published by the U.S. Army Corps of Engineers.

**Government Publication Date: May 26, 2021**

**Former Military Nike Missile Sites:**

FORMER NIKE

This information was taken from report DRXTH-AS-IA-83A016 (Historical Overview of the Nike Missile System, 12/1984) which was performed by Environmental Science and Engineering, Inc. for the U.S. Army Toxic and Hazardous Materials Agency Assessment Division. The Nike system was deployed between 1954 and the mid-1970's. Among the substances used or stored on Nike sites were liquid missile fuel (JP-4); starter fluids (UDKH, aniline, and furfuryl alcohol); oxidizer (IRFNA); hydrocarbons (motor oil, hydraulic fluid, diesel fuel, gasoline, heating oil); solvents (carbon tetrachloride, trichloroethylene, trichloroethane, stoddard solvent); and battery electrolyte. The quantities of material a disposed of and procedures for disposal are not documented in published reports. Virtually all information concerning the potential for contamination at Nike sites is confined to personnel who were assigned to Nike sites. During deactivation most hardware was shipped to depot-level supply points. There were reportedly instances where excess materials were disposed of on or near the site itself at closure. There was reportedly no routine site decontamination.

**Government Publication Date: Dec 2, 1984**

**PHMSA Pipeline Safety Flagged Incidents:**

PIPELINE INCIDENT

A list of flagged pipeline incidents made available by the U.S. Department of Transportation (US DOT) Pipeline and Hazardous Materials Safety Administration (PHMSA). PHMSA regulations require incident and accident reports for five different pipeline system types.

**Government Publication Date: Jul 7, 2020**

**Material Licensing Tracking System (MLTS):**

MLTS

A list of sites that store radioactive material subject to the Nuclear Regulatory Commission (NRC) licensing requirements. This list is maintained by the NRC. As of September 2016, the NRC no longer releases location information for sites. Site locations were last received in July 2016.

**Government Publication Date: May 11, 2021**

**Historic Material Licensing Tracking System (MLTS) sites:**

HIST MLTS

A historic list of sites that have inactive licenses and/or removed from the Material Licensing Tracking System (MLTS). In some cases, a site is removed from the MLTS when the state becomes an "Agreement State". An Agreement State is a State that has signed an agreement with the Nuclear Regulatory Commission (NRC) authorizing the State to regulate certain uses of radioactive materials within the State.

**Government Publication Date: Jan 31, 2010**

**Mines Master Index File:**

MINES

The Master Index File (MIF) contains mine identification numbers issued by the Department of Labor Mine Safety and Health Administration (MSHA) for mines active or opened since 1971. Note that addresses may or may not correspond with the physical location of the mine itself.

**Government Publication Date: Nov 2, 2021**

**Surface Mining Control and Reclamation Act Sites:**

SMCRA

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by the Office of Surface Mining Reclamation and Enforcement (OSMRE) to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of Abandoned Mine Land (AML) impacts, as well as information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

**Government Publication Date: Dec 18, 2020**



**Mineral Resource Data System:****MRDS**

The Mineral Resource Data System (MRDS) is a collection of reports describing metallic and nonmetallic mineral resources throughout the world. Included are deposit name, location, commodity, deposit description, geologic characteristics, production, reserves, resources, and references. This database contains the records previously provided in the Mineral Resource Data System (MRDS) of USGS and the Mineral Availability System/Mineral Industry Locator System (MAS/MILS) originated in the U.S. Bureau of Mines, which is now part of USGS. The USGS has ceased systematic updates of the MRDS database with their focus more recently on deposits of critical minerals while providing a well-documented baseline of historical mine locations from USGS topographic maps.

**Government Publication Date: Mar 15, 2006**

**Uranium Mill Tailings Radiation Control Act Sites:****URANIUM**

The Legacy Management Office of the Department of Energy (DOE) manages radioactive and chemical waste, environmental contamination, and hazardous material at over 100 sites across the U.S. The L.M. Office manages this database of sites registered under the Uranium Mill Tailings Control Act (UMTRCA).

**Government Publication Date: Mar 4, 2017**

**Alternative Fueling Stations:****ALT FUELS**

List of alternative fueling stations made available by the US Department of Energy's Office of Energy Efficiency & Renewable Energy. Includes Biodiesel stations, Ethanol (E85) stations, Liquefied Petroleum Gas (Propane) stations, Ethanol (E85) stations, Natural Gas stations, Hydrogen stations, and Electric Vehicle Supply Equipment (EVSE). The National Renewable Energy Laboratory (NREL) obtains information about new stations from trade media, Clean Cities coordinators, a Submit New Station form on the Station Locator website, and through collaborating with infrastructure equipment and fuel providers, original equipment manufacturers (OEMs), and industry groups.

**Government Publication Date: Dec 21, 2021**

**Registered Pesticide Establishments:****SSTS**

List of active EPA-registered foreign and domestic pesticide-producing and device-producing establishments based on data from the Section Seven Tracking System (SSTS). The Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) Section 7 requires that facilities producing pesticides, active ingredients, or devices be registered. The list of establishments is made available by the EPA.

**Government Publication Date: Apr 13, 2021**

**Polychlorinated Biphenyl (PCB) Notifiers:****PCB**

Facilities included in the national list of facilities that have notified the United States Environmental Protection Agency (EPA) of Polychlorinated Biphenyl (PCB) activities. Any company or person storing, transporting or disposing of PCBs or conducting PCB research and development must notify the EPA and receive an identification number.

**Government Publication Date: Jan 20, 2022**

**State****Dry Cleaning Facilities:****DRYCLEANERS**

A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial, linen supply, commercial laundry, dry cleaning and pressing machines - Coin Operated Laundry and Dry Cleaning. This is provided by the Department of Toxic Substance Control.

**Government Publication Date: Dec 20, 2021**

**Delisted Drycleaners:****DELISTED DRYCLEANERS**

Sites removed from the list of drycleaner related facilities that have EPA ID numbers, made available by the California Department of Toxic Substance Control.

**Government Publication Date: Dec 20, 2021**

**Non-Toxic Dry Cleaning Incentive Program:****DRYC GRANT**

A list of grant recipients of the Non-Toxic Dry Cleaning Incentive Program made available by the California Air Resources Board (CARB). The program provides grants to eligible dry cleaning businesses to assist them in transitioning away from PERC machines to alternative non-toxic and non-smog forming technologies.

**Government Publication Date: Feb 28, 2018**

**Per- and Polyfluoroalkyl Substances (PFAS):****PFAS**

List of sites from the State Water Resources Control Board (SWRCB)'s GeoTracker at which one or more of the potential contaminants of concern are in the PFAS Master List of PFAS Substances made available by the Environmental Protection Agency (US EPA).

**PFOA/PFOS Groundwater:**

PFAS GW

A list of water wells from the Groundwater Ambient Monitoring and Assessment Program (GAMA) Groundwater Information System with the groundwater chemical perfluorooctanoic acid (PFOA) (NL = 0.014 UG/L) or perfluorooctanoic sulfonate (PFOS) (NL = 0.013 UG/L). The GAMA Groundwater Information System search is made available by California Water Boards.

Government Publication Date: Oct 22, 2020

**Hazardous Waste and Substances Site List - Site Cleanup:**

HWSS CLEANUP

The Hazardous Waste and Substances Sites (Cortese) List is a planning document used by the State, local agencies and developers to comply with the California Environmental Quality Act requirements in providing information about the location of hazardous materials release sites. This list is published by California Department of Toxic Substance Control.

Government Publication Date: May 20, 2021

**Toxic Pit Cleanup Act Sites:**

TOXIC PITS

The Toxic Pits Cleanup Act (TPCA) list identifies sites suspected of containing hazardous substances where cleanup has not yet been completed. This list was maintained by the State Water Resources Control Board (SWRCB), is not longer maintained, and updates are not planned.

Government Publication Date: Jul 1, 1995

**List of Hazardous Waste Facilities Subject to Corrective Action:**

DTSC HWF

This is a list of hazardous waste facilities identified in Health and Safety Code (HSC) § 25187.5. These facilities are those where Department of Toxic Substances Control (DTSC) has taken or contracted for corrective action because a facility owner/operator has failed to comply with a date for taking corrective action in an order issued under HSC § 25187, or because DTSC determined that immediate corrective action was necessary to abate an imminent or substantial endangerment.

Government Publication Date: Jul 18, 2016

**EnviroStor Inspection, Compliance, and Enforcement:**

INSP COMP ENF

A list of permitted facilities with inspections and enforcements tracked in the Department of Toxic Substance Control (DTSC) EnviroStor.

Government Publication Date: Apr 29, 2021

**School Property Evaluation Program Sites:**

SCH

A list of sites registered with The Department of Toxic Substances Control (DTSC) School Property Evaluation and Cleanup (SPEC) Division. SPEC is responsible for assessing, investigating and cleaning up proposed school sites. The Division ensures that selected properties are free of contamination or, if the properties were previously contaminated, that they have been cleaned up to a level that protects the students and staff who will occupy the new school.

Government Publication Date: Jan 6, 2022

**California Hazardous Material Incident Report System (CHMIRS):**

CHMIRS

A list of reported hazardous material incidents, spills, and releases from the California Hazardous Material Incident Report System (CHMIRS). This list has been made available by the California Office of Emergency Services (OES).

Government Publication Date: Aug 1, 2021

**Historical California Hazardous Material Incident Report System (CHMIRS):**

HIST CHMIRS

A list of reported hazardous material incidents, spills, and releases from the California Hazardous Material Incident Report System (CHMIRS) prior to 1993. This list has been made available by the California Office of Emergency Services (OES).

Government Publication Date: Jan 1, 1993

**Hazardous Waste Manifest Data:**

HAZNET

A list of hazardous waste manifests received each year by Department of Toxic Substances Control (DTSC). The volume of manifests is typically 900,000 - 1,000,000 annually, representing approximately 450,000 - 500,000 shipments.

Government Publication Date: Oct 24, 2016

**Historical Hazardous Waste Manifest Data:**

HIST MANIFEST

A list of historic hazardous waste manifests received by the Department of Toxic Substances Control (DTSC) from year the 1980 to 1992. The volume of manifests is typically 900,000 - 1,000,000 annually, representing approximately 450,000 - 500,000 shipments.

Government Publication Date: Dec 31, 1992



**DTSC Registered Hazardous Waste Transporters:**

HW TRANSPORT

The California Department of Toxic Substances Control (DTSC) maintains this list of Registered Hazardous Waste Transporters.

**Government Publication Date:** Oct 19, 2020

**Registered Waste Tire Haulers:**

WASTE TIRE

This list of registered waste tire haulers is maintained by the California Department of Resources Recycling and Recovery.

**Government Publication Date:** Dec 17, 2021

**California Medical Waste Management Program Facility List:**

MEDICAL WASTE

This list of Medical Waste Management Program Facilities is maintained by the California Department of Public Health. The Medical Waste Management Program (MWMP) regulates the generation, handling, storage, treatment, and disposal of medical waste by providing oversight for the implementation of the Medical Waste Management Act (MWMA). The MWMP permits and inspects all medical waste off-site treatment facilities, medical waste transporters, and medical waste transfer stations. This list contains transporters, treatment, and transfer facilities.

**Government Publication Date:** Dec 31, 2020

**Historical Cortese List:**

HIST CORTESE

List of sites which were once included on the Cortese list. The Hazardous Waste and Substances Sites (Cortese) List is a planning document used by the State, local agencies and developers to comply with the California Environmental Quality Act requirements for providing information about the location of hazardous sites.

**Government Publication Date:** Nov 13, 2008

**Cease and Desist Orders and Cleanup and Abatement Orders:**

CDO/CAO

The California Environment Protection Agency "Cortese List" of active Cease and Desist Orders (CDO) and Cleanup and Abatement Orders (CAO). This list contains many CDOs and CAOs that do NOT concern the discharge of wastes that are hazardous materials. Many of the listed orders concern, as examples, discharges of domestic sewage, food processing wastes, or sediment that do not contain hazardous materials, but the Water Boards' database does not distinguish between these types of orders.

**Government Publication Date:** Dec 6, 2021

**California Environmental Reporting System (CERS) Hazardous Waste Sites:**

CERS HAZ

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the following regulatory programs: Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, RCRA LQ HW Generator. The CalEPA oversees the statewide implementation of the Unified Program which applies regulatory standards to protect Californians from hazardous waste and materials.

**Government Publication Date:** Dec 8, 2021

**Delisted Environmental Reporting System (CERS) Hazardous Waste Sites:**

DELISTED HAZ

This database contains a list of sites that were removed from the California Environmental Protection Agency (CalEPA) in the following regulatory programs: Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, RCRA LQ HW Generator.

**Government Publication Date:** Nov 29, 2018

**Sites in GeoTracker:**

GEOTRACKER

GeoTracker is the State Water Resource Control Boards' data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater. This is a list of sites in GeoTracker that aren't otherwise categorized as LUST, Land Disposal Sites (LDS), Cleanup Sites, or sites having Waste Discharge Requirements (WDR). This listing includes program types such as Underground Injection Control (UIC), Confined Animal Facilities (CAF), Irrigated Lands Regulatory Program, plans, and non-case information.

**Government Publication Date:** Oct 20, 2021

**Mines Listing:**

MINE

This list includes mine site locations extracted from the Mines Online database, maintained by the California Department of Conservation. Mines Online (MOL) is an interactive web map designed with GIS features that provide information such as the mine name, mine status, commodity sold, location, and other mine specific data. Please note: Mine location information is provided to assist experts in determining the location of mine operators in accordance with California Civil Code section 1103.4 and reflects information reported by mine operators in annual reports provided under Public Resources Code section 2207. While the Division of Mine Reclamation (DMR) attempts to populate MOL with accurate location information, the DMR cannot guarantee the accuracy of operator reported location information.

**Government Publication Date:** Dec 17, 2021

**Recorded Environmental Cleanup Liens:**[LIEN](#)

The California Department of Toxic Substance Control (DTSC) maintains this list of liens placed upon real properties. A lien is utilized by the DTSC to obtain reimbursement from responsible parties for costs associated with the remediation of contaminated properties.

**Government Publication Date: Dec 15, 2021**

**Waste Discharge Requirements:**[WASTE DISCHG](#)

List of sites in California State Water Resources Control Board (SWRCB) Waste Discharge Requirements (WDRs) Program in California, made available by the SWRCB via GeoTracker. The WDR program regulates point discharges that are exempt pursuant to Subsection 20090 of Title 27 and not subject to the Federal Water Pollution Control Act. The scope of the WDRs Program also includes the discharge of wastes classified as inert, pursuant to section 20230 of Title 27.

**Government Publication Date: Oct 20, 2021**

**Toxic Pollutant Emissions Facilities:**[EMISSIONS](#)

A list of criteria and toxic pollutant emissions data for facilities in California made available by the California Environmental Protection Agency - Air Resources Board (ARB). Risk data may be based on previous inventory submittals. The toxics data are submitted to the ARB by the local air districts as requirement of the Air Toxics "Hot Spots" Program. This program requires emission inventory updates every four years.

**Government Publication Date: Dec 31, 2019**

**Clandestine Drug Lab Sites:**[CDL](#)

The Department of Toxic Substances Control (DTSC) maintains a listing of drug lab sites. DTSC is responsible for removal and disposal of hazardous substances discovered by law enforcement officials while investigating illegal/ clandestine drug laboratories.

**Government Publication Date: Jan 19, 2021**

**Tribal**

**No Tribal additional environmental record sources available for this State.**

**County****Riverside County - Hazardous Waste Generator Sites List:**[HWG RIVERSIDE](#)

A list of Hazardous Waste Generator Sites in the County of Riverside. This list is made available by Riverside County Department of Environmental Health which has been designated as the CUPA for the County.

**Government Publication Date: Jan 18, 2022**

**Riverside County - Disclosure Facility List:**[HZH RIVERSIDE](#)

A list of facilities disclosed to Riverside County Department of Environmental Health (DEH). This list is made available by Riverside County DEH which has been designated as the CUPA for the County. A business is required to establish and submit a Business Plan if the facility handles hazardous material equal to or greater than 55 gallons, 500 pounds or 200 cubic feet at any time during the year.

**Government Publication Date: Jan 18, 2022**

**Riverside County - Medical Waste Facilities:**[MED WST RIVERSIDE](#)

This list of active and inactive medical waste facilities is maintained by the County of Riverside Department of Environmental Health.

**Government Publication Date: Sep 1, 2020**

**Riverside County - California Accidental Release Prevention Program Sites:**[RMP RIVERSIDE](#)

This list of Riverside County California Accidental Release Prevention Program sites is maintained by the County of Riverside Department of Environmental Health. AB 3777 was enacted in 1986 to minimize potential emergencies involving acutely hazardous materials by requiring facilities which handle these materials to submit Risk Management Prevention Plans. The Riverside County Department of Environmental Health Hazardous Materials Branch began implementation of this Program County-wide in January 1991. All cities within Riverside County are included in this list.

**Government Publication Date: Jan 18, 2022**



# Definitions

**Database Descriptions:** This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

**Detail Report:** This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

**Distance:** The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries. All values are an approximation.

**Direction:** The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

**Elevation:** The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

**Executive Summary:** This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

**Map Key:** The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

**Unplottables:** These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and are included as reference.



## Property Information

Order Number: 22021500212p  
Date Completed: February 15, 2022  
Project Number: 20-299613.2  
Project Property: 150 Harley Knox  
150 Harley Knox Blvd PERRIS CA 92571  
Coordinates:  
Latitude: 33.8580963  
Longitude: -117.22280997  
UTM Northing: 3746444.48543 Meters  
UTM Easting: 479389.810649 Meters  
UTM Zone: UTM Zone 11S  
Elevation: 1,461.54 ft  
Slope Direction: SSE

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The ERIS **Physical Setting Report - PSR** provides comprehensive information about the physical setting around a site and includes a complete overview of topography and surface topology, in addition to hydrologic, geologic and soil characteristics. The location and detailed attributes of oil and gas wells, water wells, public water systems and radon are also included for review.

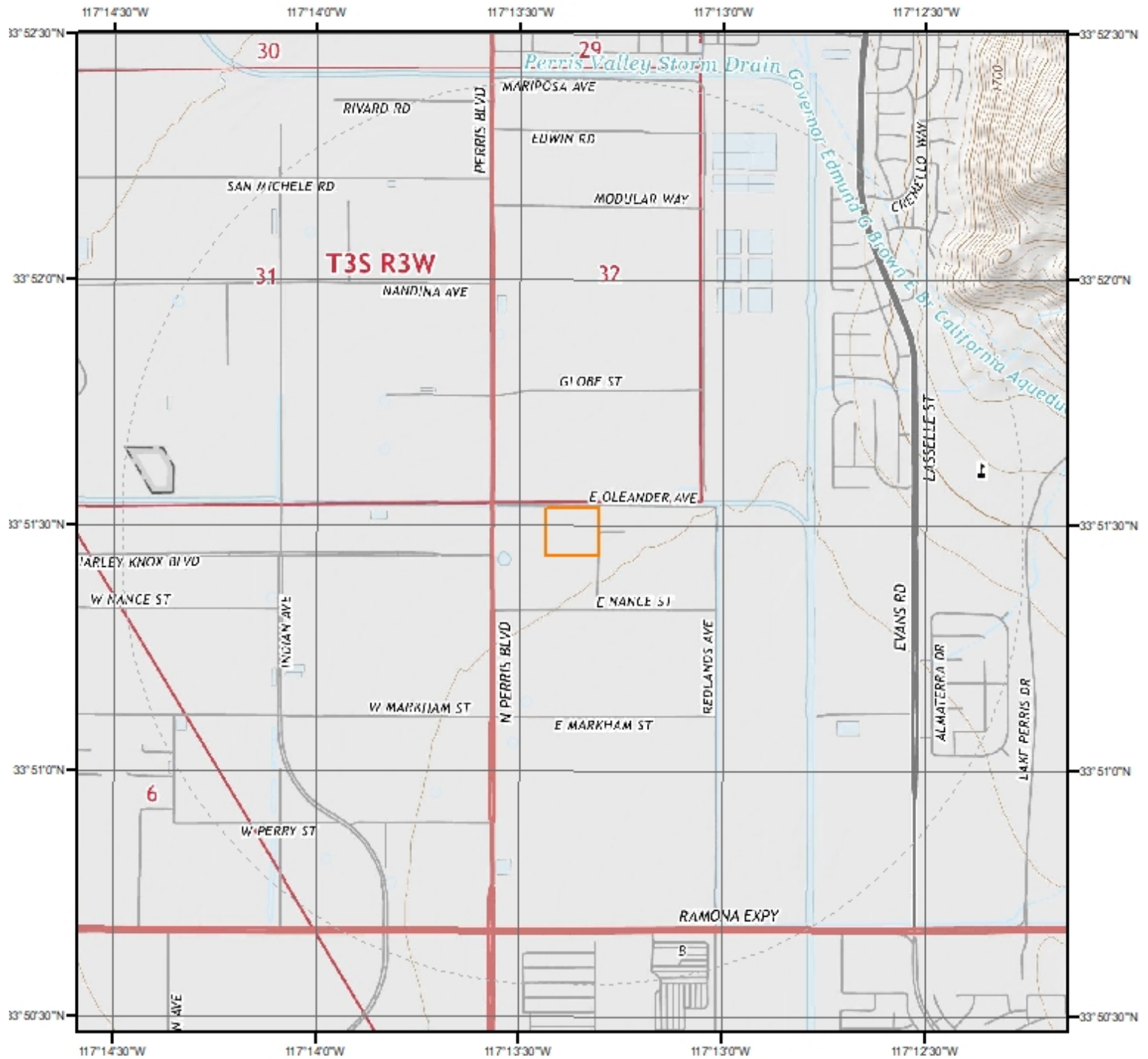
The compilation of both physical characteristics of a site and additional attribute data is useful in assessing the impact of migration of contaminants and subsequent impact on soils and groundwater.

### Disclaimer

This Report does not provide a full environmental evaluation for the site or adjacent properties. Please see the terms and disclaimer at the end of the Report for greater detail.



## Topographic Information



**Current USGS Topo (2015)**

0 0.2 0.4 0.8 Miles



**Quadrangle(s): Perris, CA**

Source: USGS 7.5 Minute Topographic Map

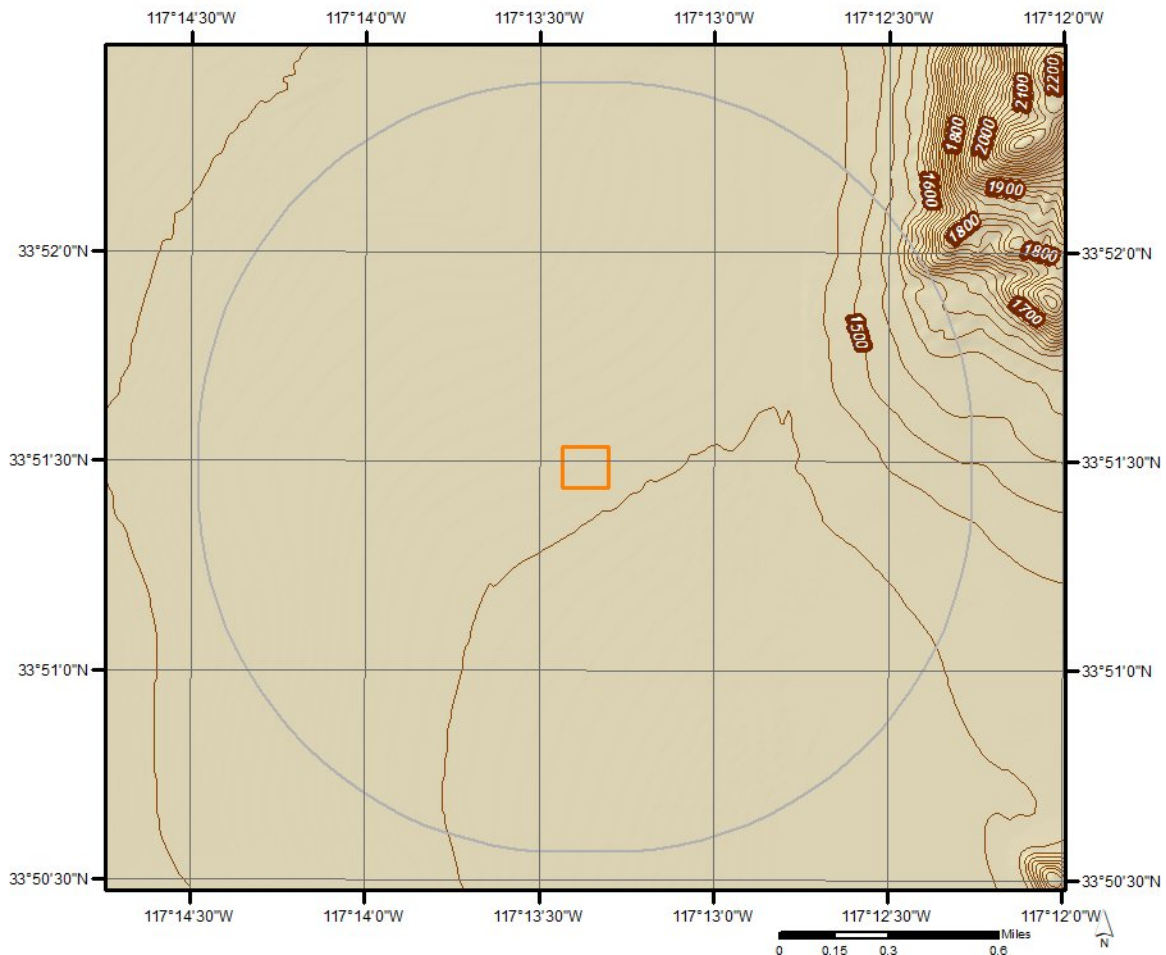


## Topographic Information

The previous topographic map(s) are created by seamlessly merging and cutting current USGS topographic data. Below are shaded relief map(s), derived from USGS elevation data to show surrounding topography in further detail.

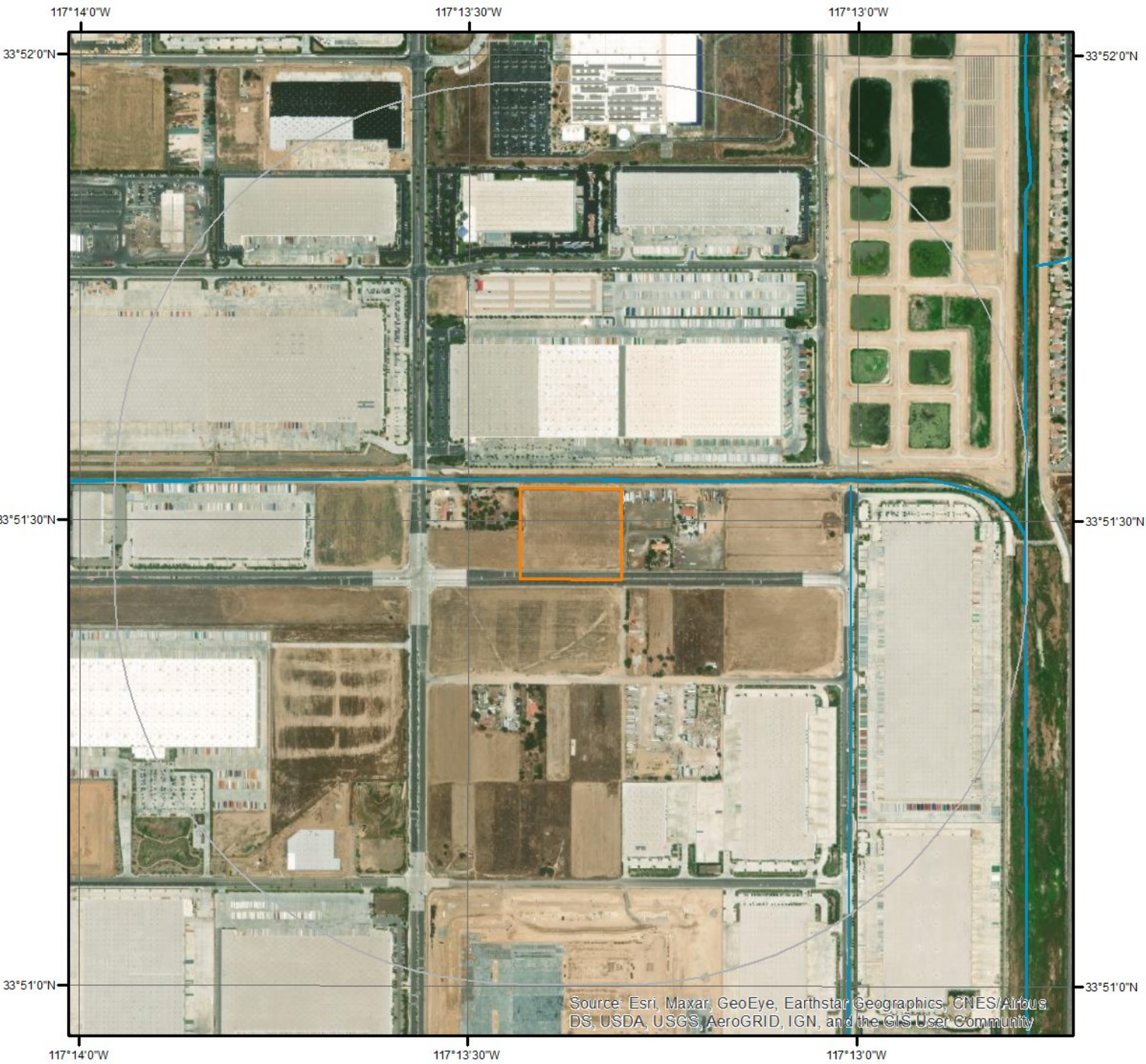
Topographic information at project property:

Elevation: 1,461.54 ft  
Slope Direction: SSE





# Hydrologic Information



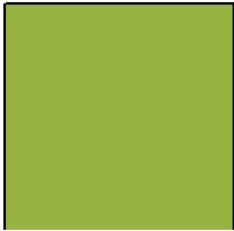
## Wetland



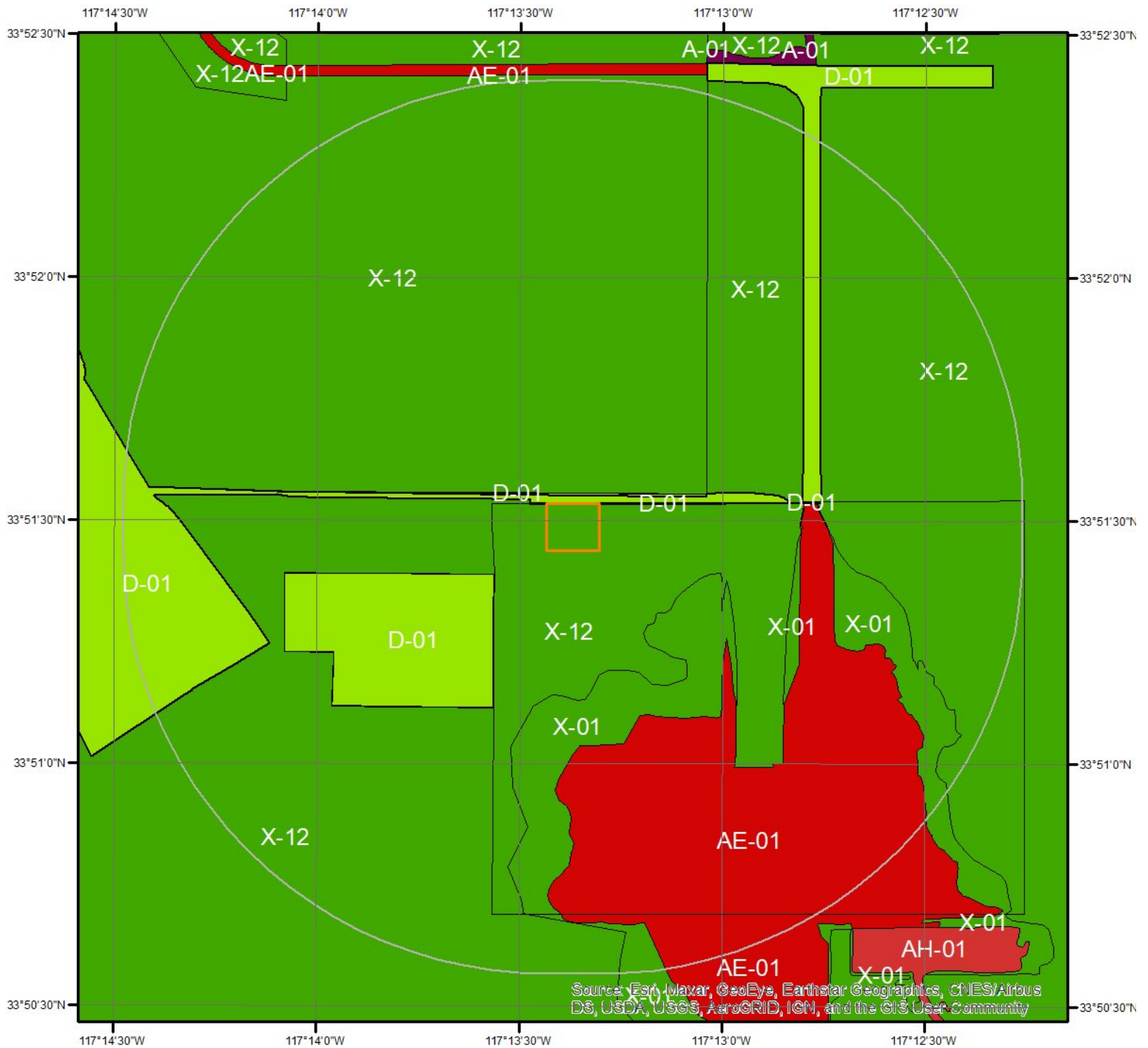
This map shows wetland existence using data from US Fish & Wildlife. Data coverage is shown to the right. Gray indicates no data available in the area.

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland

- Freshwater Pond
- Lake
- Other
- Riverine



# Hydrologic Information



## Flood Hazard Zones

This map shows FEMA flood hazard zones. FIRM panels are shown to the right, and blank indicates no data is available.

A	AO	X
A99	V	OPEN WATER
AE	VE	NOT POPULATED
AH	D	AREA NOT INCLUDED





## Hydrologic Information

The Wetland Type map shows wetland existence overlaid on an aerial imagery. The Flood Hazard Zones map shows FEMA flood hazard zones overlaid on an aerial imagery. Relevant FIRM panels and detailed zone information is provided below. For detailed Zone descriptions please click the link: <https://floodadvocate.com/fema-zone-definitions>

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Available FIRM Panels in area:	06065C1430H(effective:2014-08-18)
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### Flood Zone AE-01

Zone:	AE
Zone subtype:	

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### Flood Zone D-01

Zone:	D
Zone subtype:	

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### Flood Zone X-01

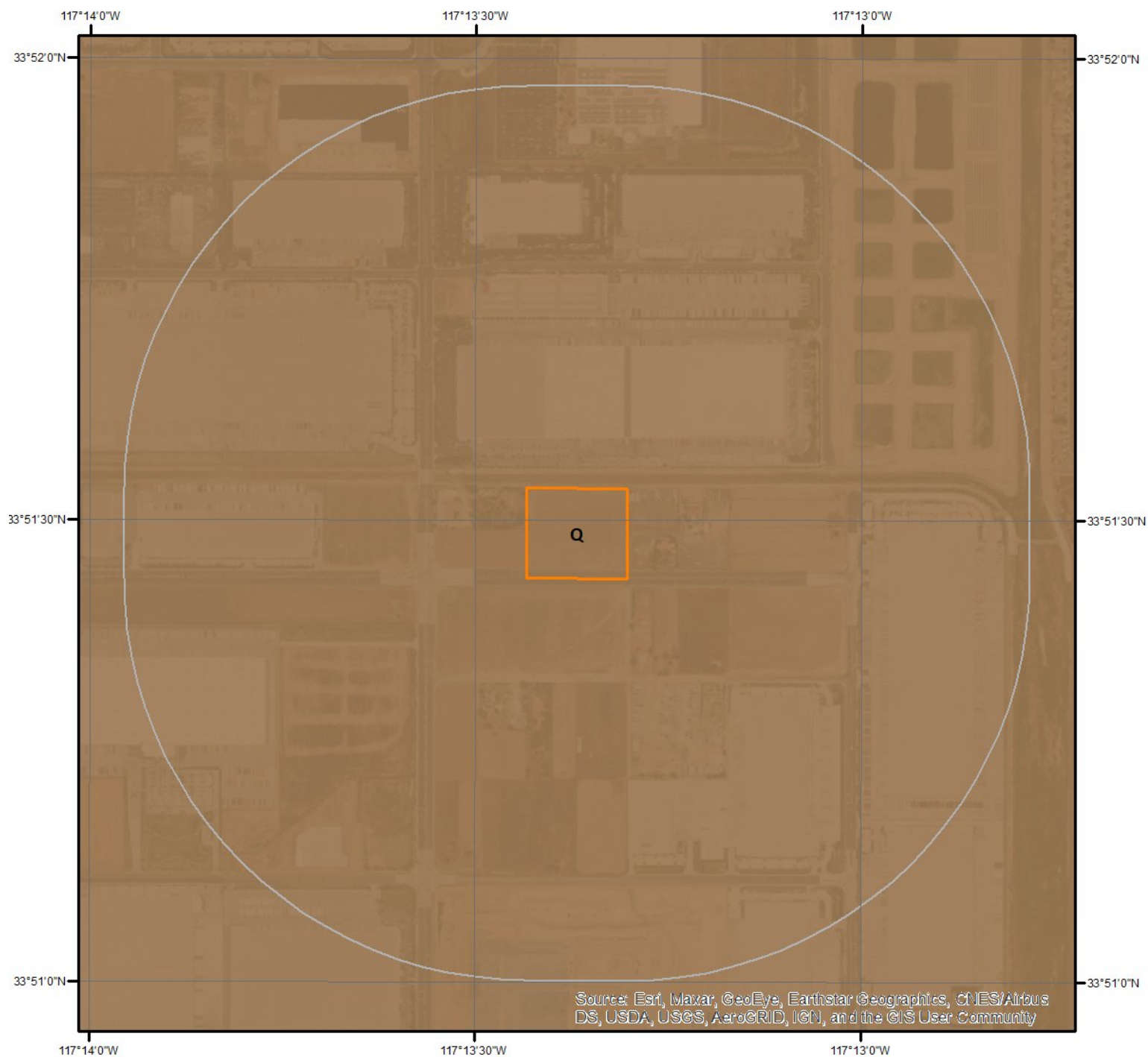
Zone:	X
Zone subtype:	0.2 PCT ANNUAL CHANCE FLOOD HAZARD

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### Flood Zone X-12

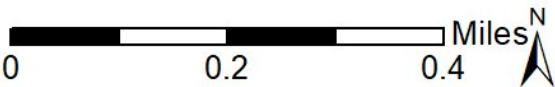
Zone:	X
Zone subtype:	AREA OF MINIMAL FLOOD HAZARD

**Geologic Information**



**Geologic Units**

This maps shows geologic units in the area. Please refer to the report for detailed descriptions.





## Geologic Information

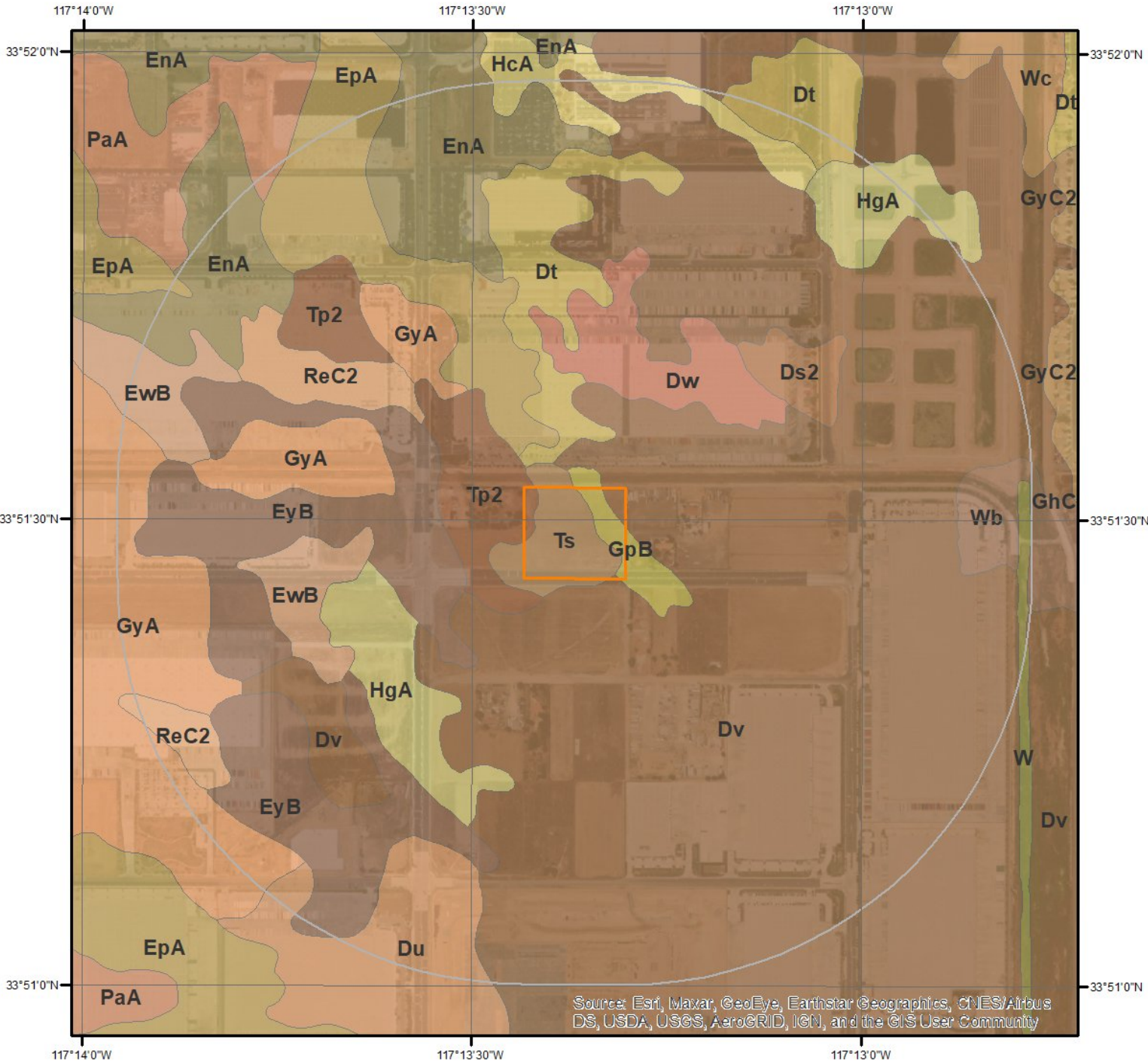
The previous page shows USGS geology information. Detailed information about each unit is provided below.

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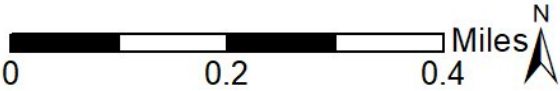
### Geologic Unit Q

Unit Name:	Quaternary alluvium and marine deposits
Unit Age:	Pliocene to Holocene
Primary Rock Type:	alluvium
Secondary Rock Type:	terrace
Unit Description:	Alluvium, lake, playa, and terrace deposits; unconsolidated and semi-consolidated. Mostly nonmarine, but includes marine deposits near the coast.

Soil Information



SSURGO Soils



This maps shows SSURGO soil units around the target property. Please refer to the report for detailed soil descriptions.





## Soil Information

The previous page shows a soil map using SSURGO data from USDA Natural Resources Conservation Service. Detailed information about each unit is provided below.

### Map Unit Ds2 (0.31%)

Map Unit Name:	Domino fine sandy loam, eroded
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	null
Drainage Class - Dominant:	Moderately well drained
Hydrologic Group - Dominant:	D - Soils in this group have high runoff potential when thoroughly wet. Water movement through the soil is restricted or very restricted.

Major components are printed below

#### Domino(85%)

horizon H1(0cm to 36cm)	Fine sandy loam
horizon H2(36cm to 69cm)	Silt loam
horizon H3(69cm to 91cm)	Cemented
horizon H4(91cm to 160cm)	Loam
horizon H4(91cm to 160cm)	Sandy loam

Component Description:

Minor map unit components are excluded from this report.

Map Unit: Ds2 - Domino fine sandy loam, eroded

Component: Domino (85%)

The Domino component makes up 85 percent of the map unit. Slopes are 0 to 2 percent. This component is on alluvial fans. The parent material consists of alluvium derived from granite. Depth to a root restrictive layer, duripan, is 20 to 40 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is very low. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is moderate. This soil is rarely flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. This component is in the R019XD070CA Sandy Basin ecological site. Nonirrigated land capability classification is 3e. Irrigated land capability classification is 3e. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 8 percent. There are no saline horizons within 30 inches of the soil surface.

Component: Chino (10%)

Generated brief soil descriptions are created for major soil components. The Chino soil is a minor component.

Component: Willows (5%)

Generated brief soil descriptions are created for major soil components. The Willows soil is a minor component.

### Map Unit Dt (1.63%)

Map Unit Name:	Domino fine sandy loam, saline-alkali
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	null
Drainage Class - Dominant:	Moderately well drained
Hydrologic Group - Dominant:	D - Soils in this group have high runoff potential when thoroughly wet. Water movement through the soil is restricted or very restricted.

Major components are printed below

#### Domino(85%)

horizon H1(0cm to 36cm)	Fine sandy loam
horizon H2(36cm to 69cm)	Silt loam
horizon H3(69cm to 91cm)	Cemented
horizon H4(91cm to 160cm)	Loam

## Soil Information

horizon H4(91cm to 160cm)

Sandy loam

### Component Description:

Minor map unit components are excluded from this report.

Map Unit: Dt - Domino fine sandy loam, saline-alkali

#### Component: Domino (85%)

The Domino component makes up 85 percent of the map unit. Slopes are 0 to 2 percent. This component is on alluvial fans. The parent material consists of alluvium derived from granite. Depth to a root restrictive layer, duripan, is 20 to 40 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is very low. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is moderate. This soil is rarely flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. This component is in the R019XD070CA Sandy Basin ecological site. Nonirrigated land capability classification is 3s. Irrigated land capability classification is 3s. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 8 percent. The soil has a moderately saline horizon within 30 inches of the soil surface.

#### Component: Chino (10%)

Generated brief soil descriptions are created for major soil components. The Chino soil is a minor component.

#### Component: Willows (5%)

Generated brief soil descriptions are created for major soil components. The Willows soil is a minor component.

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### Map Unit Du (1.77%)

Map Unit Name: Domino silt loam

Bedrock Depth - Min: null

Watertable Depth - Annual Min: null

Drainage Class - Dominant: Moderately well drained

Hydrologic Group - Dominant: D - Soils in this group have high runoff potential when thoroughly wet. Water movement through the soil is restricted or very restricted.

Major components are printed below

#### Domino(85%)

horizon H1(0cm to 36cm)	Silt loam
horizon H2(36cm to 69cm)	Silt loam
horizon H3(69cm to 91cm)	Cemented
horizon H4(91cm to 160cm)	Loam
horizon H4(91cm to 160cm)	Sandy loam

### Component Description:

Minor map unit components are excluded from this report.

Map Unit: Du - Domino silt loam

#### Component: Domino (85%)

The Domino component makes up 85 percent of the map unit. Slopes are 0 to 2 percent. This component is on alluvial fans. The parent material consists of alluvium derived from granite. Depth to a root restrictive layer, duripan, is 20 to 40 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is very low. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is moderate. This soil is rarely flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. This component is in the R019XD068CA Silty Basin ecological site. Nonirrigated land capability classification is 3s. Irrigated land capability classification is 3s. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 8 percent. There are no saline horizons within 30 inches of the soil surface.

#### Component: Willows (3%)

Generated brief soil descriptions are created for major soil components. The Willows soil is a minor component.

#### Component: Chino (3%)

Generated brief soil descriptions are created for major soil components. The Chino soil is a minor component.



## Soil Information

Component: Unnamed (3%)

Generated brief soil descriptions are created for major soil components. The Unnamed soil is a minor component.

Component: Unnamed (3%)

Generated brief soil descriptions are created for major soil components. The Unnamed soil is a minor component.

Component: Unnamed (3%)

Generated brief soil descriptions are created for major soil components. The Unnamed soil is a minor component.

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### Map Unit Dv (67.33%)

Map Unit Name:	Domino silt loam, saline-alkali
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	null
Drainage Class - Dominant:	Moderately well drained
Hydrologic Group - Dominant:	D - Soils in this group have high runoff potential when thoroughly wet. Water movement through the soil is restricted or very restricted.

Major components are printed below

Domino(85%)

horizon H1(0cm to 36cm)	Silt loam
horizon H2(36cm to 69cm)	Silt loam
horizon H3(69cm to 91cm)	Cemented
horizon H4(91cm to 160cm)	Loam
horizon H4(91cm to 160cm)	Sandy loam

Component Description:

Minor map unit components are excluded from this report.

Map Unit: Dv - Domino silt loam, saline-alkali

Component: Domino (85%)

The Domino component makes up 85 percent of the map unit. Slopes are 0 to 2 percent. This component is on alluvial fans. The parent material consists of alluvium derived from granite. Depth to a root restrictive layer, duripan, is 20 to 40 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is very low. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is moderate. This soil is rarely flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. This component is in the R019XD068CA Silty Basin ecological site. Nonirrigated land capability classification is 3s. Irrigated land capability classification is 3s. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 8 percent. The soil has a moderately saline horizon within 30 inches of the soil surface.

Component: Chino (10%)

Generated brief soil descriptions are created for major soil components. The Chino soil is a minor component.

Component: Willows (4%)

Generated brief soil descriptions are created for major soil components. The Willows soil is a minor component.

Component: Unnamed (1%)

Generated brief soil descriptions are created for major soil components. The Unnamed soil is a minor component.

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### Map Unit Dw (0.87%)

Map Unit Name:	Domino silt loam, strongly saline-alkali
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	null
Drainage Class - Dominant:	Moderately well drained
Hydrologic Group - Dominant:	D - Soils in this group have high runoff potential when thoroughly wet. Water movement through the soil is restricted or very restricted.

## Soil Information

Major components are printed below

**Domino(85%)**

horizon H1(0cm to 36cm)	Silt loam
horizon H2(36cm to 69cm)	Silt loam
horizon H3(69cm to 91cm)	Cemented
horizon H4(91cm to 160cm)	Loam
horizon H4(91cm to 160cm)	Sandy loam

Component Description:

Minor map unit components are excluded from this report.

Map Unit: Dw - Domino silt loam, strongly saline-alkali

**Component: Domino (85%)**

The Domino component makes up 85 percent of the map unit. Slopes are 0 to 2 percent. This component is on alluvial fans. The parent material consists of alluvium derived from granite. Depth to a root restrictive layer, duripan, is 20 to 40 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is very low. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is moderate. This soil is rarely flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. This component is in the R019XD068CA Silty Basin ecological site. Nonirrigated land capability classification is 6w. Irrigated land capability classification is 4w. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 8 percent. The soil has a moderately saline horizon within 30 inches of the soil surface.

**Component: Chino (10%)**

Generated brief soil descriptions are created for major soil components. The Chino soil is a minor component.

**Component: Willows (4%)**

Generated brief soil descriptions are created for major soil components. The Willows soil is a minor component.

**Component: Unnamed (1%)**

Generated brief soil descriptions are created for major soil components. The Unnamed soil is a minor component.

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### Map Unit EnA (2.94%)

Map Unit Name:	Exeter sandy loam, 0 to 2 percent slopes
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	null
Drainage Class - Dominant:	Well drained
Hydrologic Group - Dominant:	C - Soils in this group have moderately high runoff potential when thoroughly wet. Water transmission through the soil is somewhat restricted.

Major components are printed below

**Exeter(85%)**

horizon H1(0cm to 41cm)	Sandy loam
horizon H2(41cm to 94cm)	Sandy clay loam
horizon H3(94cm to 127cm)	Indurated
horizon H4(127cm to 152cm)	Stratified sandy loam to silt loam

Component Description:

Minor map unit components are excluded from this report.

Map Unit: EnA - Exeter sandy loam, 0 to 2 percent slopes

**Component: Exeter (85%)**

The Exeter component makes up 85 percent of the map unit. Slopes are 0 to 2 percent. This component is on alluvial fans. The parent material consists of alluvium derived from granite. Depth to a root restrictive layer, duripan, is 20 to 40 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is very low. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is moderate. This soil is rarely flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. This component is in the R019XD029CA



## Soil Information

Loamy (1975) ecological site. Nonirrigated land capability classification is 3s. Irrigated land capability classification is 3s. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 1 percent.

Component: Greenfield (4%)

Generated brief soil descriptions are created for major soil components. The Greenfield soil is a minor component.

Component: Monserate (4%)

Generated brief soil descriptions are created for major soil components. The Monserate soil is a minor component.

Component: Ramona (4%)

Generated brief soil descriptions are created for major soil components. The Ramona soil is a minor component.

Component: Unnamed (3%)

Generated brief soil descriptions are created for major soil components. The Unnamed soil is a minor component.

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### Map Unit EpA (3.04%)

Map Unit Name:	Exeter sandy loam, deep, 0 to 2 percent slopes
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	null
Drainage Class - Dominant:	Well drained
Hydrologic Group - Dominant:	C - Soils in this group have moderately high runoff potential when thoroughly wet. Water transmission through the soil is somewhat restricted.

Major components are printed below

Exeter(85%)

horizon H1(0cm to 41cm)	Sandy loam
horizon H2(41cm to 94cm)	Sandy clay loam
horizon H3(94cm to 127cm)	Indurated
horizon H4(127cm to 152cm)	Stratified sandy loam to silt loam

Component Description:

Minor map unit components are excluded from this report.

Map Unit: EpA - Exeter sandy loam, deep, 0 to 2 percent slopes

Component: Exeter (85%)

The Exeter component makes up 85 percent of the map unit. Slopes are 0 to 2 percent. This component is on alluvial fans. The parent material consists of alluvium derived from granite. Depth to a root restrictive layer, duripan, is 35 to 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is very low. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is moderate. This soil is rarely flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. This component is in the R019XD029CA Loamy (1975) ecological site. Nonirrigated land capability classification is 3e. Irrigated land capability classification is 2s. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 1 percent.

Component: Monserate (5%)

Generated brief soil descriptions are created for major soil components. The Monserate soil is a minor component.

Component: Greenfield (5%)

Generated brief soil descriptions are created for major soil components. The Greenfield soil is a minor component.

Component: Ramona (5%)

Generated brief soil descriptions are created for major soil components. The Ramona soil is a minor component.

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### Map Unit EwB (1.03%)

Map Unit Name:	Exeter very fine sandy loam, 0 to 5 percent slopes
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	null

## Soil Information

Drainage Class - Dominant: Well drained  
Hydrologic Group - Dominant: C - Soils in this group have moderately high runoff potential when thoroughly wet. Water transmission through the soil is somewhat restricted.

Major components are printed below

Exeter(85%)	
horizon H1(0cm to 41cm)	Very fine sandy loam
horizon H2(41cm to 94cm)	Sandy clay loam
horizon H3(94cm to 127cm)	Indurated
horizon H4(127cm to 152cm)	Stratified sandy loam to silt loam

Component Description:

Minor map unit components are excluded from this report.

Map Unit: EwB - Exeter very fine sandy loam, 0 to 5 percent slopes

Component: Exeter (85%)

The Exeter component makes up 85 percent of the map unit. Slopes are 0 to 5 percent. This component is on alluvial fans. The parent material consists of alluvium derived from granite. Depth to a root restrictive layer, duripan, is 20 to 40 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is very low. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is moderate. This soil is rarely flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. This component is in the R019XD029CA Loamy (1975) ecological site. Nonirrigated land capability classification is 3e. Irrigated land capability classification is 3e. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 1 percent.

Component: Monserate (5%)

Generated brief soil descriptions are created for major soil components. The Monserate soil is a minor component.

Component: Ramona (5%)

Generated brief soil descriptions are created for major soil components. The Ramona soil is a minor component.

Component: Greenfield (5%)

Generated brief soil descriptions are created for major soil components. The Greenfield soil is a minor component.

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### Map Unit EyB (3.56%)

Map Unit Name:	Exeter very fine sandy loam, deep, 0 to 5 percent slope s
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	null
Drainage Class - Dominant:	Well drained
Hydrologic Group - Dominant:	C - Soils in this group have moderately high runoff potential when thoroughly wet. Water transmission through the soil is somewhat restricted.

Major components are printed below

Exeter(85%)	
horizon H1(0cm to 41cm)	Fine sandy loam
horizon H2(41cm to 94cm)	Sandy clay loam
horizon H3(94cm to 127cm)	Indurated
horizon H4(127cm to 152cm)	Stratified sandy loam to silt loam

Component Description:

Minor map unit components are excluded from this report.

Map Unit: EyB - Exeter very fine sandy loam, deep, 0 to 5 percent slopes

Component: Exeter (85%)

The Exeter component makes up 85 percent of the map unit. Slopes are 0 to 5 percent. This component is on alluvial fans. The parent material consists of alluvium derived from granite. Depth to a root restrictive layer, duripan, is 35 to 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is very low. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is moderate. This soil is rarely flooded. It is not ponded. There is no zone of water saturation



## Soil Information

within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. This component is in the R019XD029CA Loamy (1975) ecological site. Nonirrigated land capability classification is 4e. Irrigated land capability classification is 2e. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 1 percent.

Component: Monserate (5%)

Generated brief soil descriptions are created for major soil components. The Monserate soil is a minor component.

Component: Greenfield (5%)

Generated brief soil descriptions are created for major soil components. The Greenfield soil is a minor component.

Component: Ramona (5%)

Generated brief soil descriptions are created for major soil components. The Ramona soil is a minor component.

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### Map Unit GpB (0.25%)

Map Unit Name:	Grangeville sandy loam, drained, saline-alkali, 0 to 5 percent slopes
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	0cm
Drainage Class - Dominant:	Moderately well drained
Hydrologic Group - Dominant:	A/D - These soils have low runoff potential when drained and high runoff potential when undrained.

Major components are printed below

Grangeville(85%)

horizon H1(0cm to 43cm)

Sandy loam

horizon H2(43cm to 152cm)

Sandy loam

Component Description:

Minor map unit components are excluded from this report.

Map Unit: GpB - Grangeville sandy loam, drained, saline-alkali, 0 to 5 percent slopes

Component: Grangeville (85%)

The Grangeville component makes up 85 percent of the map unit. Slopes are 0 to 2 percent. This component is on alluvial fans. The parent material consists of alluvium derived from granite. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is rarely flooded. It is not ponded. A seasonal zone of water saturation is at 0 inches during January, February, March, December. Organic matter content in the surface horizon is about 4 percent. This component is in the R019XD070CA Sandy Basin ecological site. Nonirrigated land capability classification is 3w. Irrigated land capability classification is 3s. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 3 percent. The soil has a slightly saline horizon within 30 inches of the soil surface.

Component: Dello (10%)

Generated brief soil descriptions are created for major soil components. The Dello soil is a minor component.

Component: Traver (5%)

Generated brief soil descriptions are created for major soil components. The Traver soil is a minor component.

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### Map Unit GyA (6.21%)

Map Unit Name:	Greenfield sandy loam, 0 to 2 percent slopes
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	null
Drainage Class - Dominant:	Well drained
Hydrologic Group - Dominant:	A - Soils in this group have low runoff potential when thoroughly wet. Water is transmitted freely through the soil.

Major components are printed below

Greenfield(85%)

## Soil Information

horizon H1(0cm to 66cm)	Sandy loam
horizon H2(66cm to 109cm)	Fine sandy loam
horizon H3(109cm to 152cm)	Loam
horizon H4(152cm to 183cm)	Stratified loamy sand to sandy loam

### Component Description:

Minor map unit components are excluded from this report.

Map Unit: GyA - Greenfield sandy loam, 0 to 2 percent slopes

### Component: Greenfield (85%)

The Greenfield component makes up 85 percent of the map unit. Slopes are 0 to 2 percent. This component is on alluvial fans, terraces. The parent material consists of alluvium derived from granite. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is rarely flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. This component is in the R019XD029CA Loamy (1975) ecological site. Nonirrigated land capability classification is 3c. Irrigated land capability classification is 1 This soil does not meet hydric criteria.

### Component: Hanford (10%)

Generated brief soil descriptions are created for major soil components. The Hanford soil is a minor component.

### Component: Pachappa (2%)

Generated brief soil descriptions are created for major soil components. The Pachappa soil is a minor component.

### Component: Arlington (2%)

Generated brief soil descriptions are created for major soil components. The Arlington soil is a minor component.

### Component: Unnamed (1%)

Generated brief soil descriptions are created for major soil components. The Unnamed soil is a minor component.

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### Map Unit HcA (1.38%)

Map Unit Name:	Hanford coarse sandy loam, 0 to 2 percent slopes
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	null
Drainage Class - Dominant:	Somewhat excessively drained
Hydrologic Group - Dominant:	A - Soils in this group have low runoff potential when thoroughly wet. Water is transmitted freely through the soil.

Major components are printed below

### Hanford(85%)

horizon H1(0cm to 20cm)	Coarse sandy loam
horizon H2(20cm to 102cm)	Fine sandy loam
horizon H3(102cm to 152cm)	Stratified loamy sand to coarse sandy loam

### Component Description:

Minor map unit components are excluded from this report.

Map Unit: HcA - Hanford coarse sandy loam, 0 to 2 percent slopes

### Component: Hanford (85%)

The Hanford component makes up 85 percent of the map unit. Slopes are 0 to 2 percent. This component is on alluvial fans. The parent material consists of alluvium derived from granite. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is somewhat excessively drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is rarely flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. This component is in the R019XD035CA Sandy (1975) ecological site. Nonirrigated land capability classification is 3e. Irrigated land capability classification is 2s. This soil does not meet hydric criteria.



## Soil Information

### Component: Tujunga (5%)

Generated brief soil descriptions are created for major soil components. The Tujunga soil is a minor component.

### Component: Ramona (5%)

Generated brief soil descriptions are created for major soil components. The Ramona soil is a minor component.

### Component: Greenfield (5%)

Generated brief soil descriptions are created for major soil components. The Greenfield soil is a minor component.

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### Map Unit HgA (1.48%)

Map Unit Name:	Hanford fine sandy loam, 0 to 2 percent slopes
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	null
Drainage Class - Dominant:	Well drained
Hydrologic Group - Dominant:	A - Soils in this group have low runoff potential when thoroughly wet. Water is transmitted freely through the soil.

Major components are printed below

#### Hanford(85%)

horizon H1(0cm to 20cm)	Fine sandy loam
horizon H2(20cm to 102cm)	Fine sandy loam
horizon H3(102cm to 152cm)	Stratified loamy sand to coarse sandy loam

### Component Description:

Minor map unit components are excluded from this report.

Map Unit: HgA - Hanford fine sandy loam, 0 to 2 percent slopes

### Component: Hanford (85%)

The Hanford component makes up 85 percent of the map unit. Slopes are 0 to 2 percent. This component is on alluvial fans. The parent material consists of alluvium derived from granite. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is rarely flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. This component is in the R019XD029CA Loamy (1975) ecological site. Nonirrigated land capability classification is 3c. Irrigated land capability classification is 1. This soil does not meet hydric criteria.

### Component: Ramona (5%)

Generated brief soil descriptions are created for major soil components. The Ramona soil is a minor component.

### Component: Tujunga (5%)

Generated brief soil descriptions are created for major soil components. The Tujunga soil is a minor component.

### Component: Greenfield (5%)

Generated brief soil descriptions are created for major soil components. The Greenfield soil is a minor component.

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### Map Unit PaA (1.35%)

Map Unit Name:	Pachappa fine sandy loam, 0 to 2 percent slopes
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	null
Drainage Class - Dominant:	Well drained
Hydrologic Group - Dominant:	B - Soils in this group have moderately low runoff potential when thoroughly wet. Water transmission through the soil is unimpeded.

Major components are printed below

#### Pachappa(85%)

horizon H1(0cm to 51cm)	Fine sandy loam
-------------------------	-----------------

## Soil Information

horizon H2(51cm to 160cm)

Loam

### Component Description:

Minor map unit components are excluded from this report.

Map Unit: PaA - Pachappa fine sandy loam, 0 to 2 percent slopes

#### Component: Pachappa (85%)

The Pachappa component makes up 85 percent of the map unit. Slopes are 0 to 2 percent. This component is on alluvial fans. The parent material consists of alluvium derived from granite. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is moderate. This soil is rarely flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. This component is in the R019XD029CA Loamy (1975) ecological site. Nonirrigated land capability classification is 3c. Irrigated land capability classification is 1. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 3 percent. There are no saline horizons within 30 inches of the soil surface.

#### Component: Greenfield (5%)

Generated brief soil descriptions are created for major soil components. The Greenfield soil is a minor component.

#### Component: San Emigdio (5%)

Generated brief soil descriptions are created for major soil components. The San Emigdio soil is a minor component.

#### Component: Hanford (5%)

Generated brief soil descriptions are created for major soil components. The Hanford soil is a minor component.

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### Map Unit ReC2 (0.7%)

Map Unit Name:	Ramona very fine sandy loam, 0 to 8 percent slopes, eroded
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	null
Drainage Class - Dominant:	Well drained
Hydrologic Group - Dominant:	C - Soils in this group have moderately high runoff potential when thoroughly wet. Water transmission through the soil is somewhat restricted.

Major components are printed below

#### Ramona(85%)

horizon H1(0cm to 36cm)	Very fine sandy loam
horizon H2(36cm to 58cm)	Fine sandy loam
horizon H3(58cm to 173cm)	Sandy clay loam
horizon H4(173cm to 188cm)	Gravelly sandy loam

### Component Description:

Minor map unit components are excluded from this report.

Map Unit: ReC2 - Ramona very fine sandy loam, 0 to 8 percent slopes, eroded

#### Component: Ramona (85%)

The Ramona component makes up 85 percent of the map unit. Slopes are 0 to 8 percent. This component is on alluvial fans, terraces. The parent material consists of alluvium derived from granite. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. This component is in the R019XD029CA Loamy (1975) ecological site. Nonirrigated land capability classification is 3e. Irrigated land capability classification is 3e. This soil does not meet hydric criteria.

#### Component: Hanford (5%)

Generated brief soil descriptions are created for major soil components. The Hanford soil is a minor component.

#### Component: Greenfield (5%)



## Soil Information

Generated brief soil descriptions are created for major soil components. The Greenfield soil is a minor component.

Component: Tujunga (5%)

Generated brief soil descriptions are created for major soil components. The Tujunga soil is a minor component.

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### Map Unit Tp2 (1.13%)

Map Unit Name:	Traver loamy fine sand, eroded
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	null
Drainage Class - Dominant:	Moderately well drained
Hydrologic Group - Dominant:	B - Soils in this group have moderately low runoff potential when thoroughly wet. Water transmission through the soil is unimpeded.

Major components are printed below

Traver(85%)

horizon H1(0cm to 33cm)	Loamy fine sand
horizon H2(33cm to 97cm)	Fine sandy loam
horizon H3(97cm to 152cm)	Stratified fine sandy loam to silty clay loam

Component Description:

Minor map unit components are excluded from this report.

Map Unit: Tp2 - Traver loamy fine sand, eroded

Component: Traver (85%)

The Traver component makes up 85 percent of the map unit. Slopes are 0 to 5 percent. This component is on valley floors, basins. The parent material consists of alluvium derived from granite. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is rarely flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. This component is in the R019XD070CA Sandy Basin ecological site. Nonirrigated land capability classification is 3e. Irrigated land capability classification is 2e. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 3 percent. The soil has a moderately saline horizon within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 1 within 30 inches of the soil surface.

Component: Dello (5%)

Generated brief soil descriptions are created for major soil components. The Dello soil is a minor component.

Component: Waukena (5%)

Generated brief soil descriptions are created for major soil components. The Waukena soil is a minor component.

Component: Grangeville (5%)

Generated brief soil descriptions are created for major soil components. The Grangeville soil is a minor component.

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### Map Unit Ts (0.47%)

Map Unit Name:	Traver fine sandy loam, saline-alkali
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	null
Drainage Class - Dominant:	Moderately well drained
Hydrologic Group - Dominant:	B - Soils in this group have moderately low runoff potential when thoroughly wet. Water transmission through the soil is unimpeded.

Major components are printed below

Traver(85%)

horizon H1(0cm to 51cm)	Fine sandy loam
horizon H2(51cm to 152cm)	Stratified fine sandy loam to silty clay loam

## Soil Information

### Component Description:

Minor map unit components are excluded from this report.

Map Unit: Ts - Traver fine sandy loam, saline-alkali

#### Component: Traver (85%)

The Traver component makes up 85 percent of the map unit. Slopes are 0 to 2 percent. This component is on valley floors, basins. The parent material consists of alluvium derived from granite. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is rarely flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. This component is in the R019XD070CA Sandy Basin ecological site. Nonirrigated land capability classification is 4s. Irrigated land capability classification is 3s. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 3 percent. The soil has a moderately saline horizon within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 1 within 30 inches of the soil surface.

#### Component: Grangeville (5%)

Generated brief soil descriptions are created for major soil components. The Grangeville soil is a minor component.

#### Component: Waukena (5%)

Generated brief soil descriptions are created for major soil components. The Waukena soil is a minor component.

#### Component: Dello (5%)

Generated brief soil descriptions are created for major soil components. The Dello soil is a minor component.

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### Map Unit W (3.78%)

Map Unit Name: Water

No more attributes available for this map unit

### Component Description:

Minor map unit components are excluded from this report.

Map Unit: W - Water

#### Component: Water (100%)

Generated brief soil descriptions are created for major soil components. The Water is a miscellaneous area.

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### Map Unit Wb (0.74%)

Map Unit Name: Waukena fine sandy loam, saline-alkali

Bedrock Depth - Min: null

Watertable Depth - Annual Min: null

Drainage Class - Dominant: Moderately well drained

Hydrologic Group - Dominant: C - Soils in this group have moderately high runoff potential when thoroughly wet. Water transmission through the soil is somewhat restricted.

Major components are printed below

Waukena(85%)

horizon H1(0cm to 28cm) Fine sandy loam

horizon H2(28cm to 152cm) Sandy clay loam

### Component Description:

Minor map unit components are excluded from this report.

Map Unit: Wb - Waukena fine sandy loam, saline-alkali

#### Component: Waukena (85%)



## Soil Information

The Waukena component makes up 85 percent of the map unit. Slopes are 0 to 2 percent. This component is on basin floors. The parent material consists of alluvium derived from granite. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is moderate. This soil is rarely flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. This component is in the R019XD070CA Sandy Basin ecological site. Nonirrigated land capability classification is 4s. Irrigated land capability classification is 3s. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 8 percent. The soil has a moderately saline horizon within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 1 within 30 inches of the soil surface.

Component: Grangeville (5%)

Generated brief soil descriptions are created for major soil components. The Grangeville soil is a minor component.

Component: Willows (5%)

Generated brief soil descriptions are created for major soil components. The Willows soil is a minor component.

Component: Traver (5%)

Generated brief soil descriptions are created for major soil components. The Traver soil is a minor component.

Wells and Additional Sources



Wells & Additional Sources



- |                                |                                    |
|--------------------------------|------------------------------------|
| ▲ Sites with Higher Elevation  | ▲ OGW Sites with Higher Elevation  |
| ■ Sites with Same Elevation    | ■ OGW Sites with Same Elevation    |
| ▼ Sites with Lower Elevation   | ▼ OGW Sites with Lower Elevation   |
| ○ Sites with Unknown Elevation | ● OGW Sites with Unknown Elevation |





# Wells and Additional Sources Summary

## Federal Sources

### Public Water Systems Violations and Enforcement Data

Map Key	ID	Distance (ft)	Direction
	No records found		

### Safe Drinking Water Information System (SDWIS)

Map Key	ID	Distance (ft)	Direction
	No records found		

### USGS National Water Information System

Map Key	Monitoring Loc Identifier	Distance (ft)	Direction
1	USGS-11070262	767.58	W
2	USGS-335126117133201	767.80	WSW
3	USGS-335115117131801	1127.45	S
3	USGS-335115117131802	1127.45	S
9	USGS-335133117140501	3241.29	W
10	USGS-335121117140301	3421.33	WSW
12	USGS-11070256	3987.16	NE
14	USGS-335053117135801	4325.25	SW
18	USGS-335046117135501	4879.39	SW
19	USGS-335214117135301	4944.83	NNW

## State Sources

### Oil and Gas Wells

Map Key	ID	Distance (ft)	Direction
	No records found		

### Periodic Groundwater Level Measurement Locations

Map Key	Site Code	Distance (ft)	Direction
6	338593N1172154W001	2045.80	E
17	338464N1172319W001	4662.68	SSW

### Well Completion Reports

Map Key	WCR No	Distance (ft)	Direction
4	WCR2019-002892	1339.57	ESE
5	WCR2019-002893	1783.83	NE
7	WCR1776-008821	2395.92	SE
7	WCR1950-002051	2395.92	SE
7	WCR0075243	2395.92	SE
7	WCR2009-011303	2395.92	SE
7	WCR2007-010307	2395.92	SE

## Wells and Additional Sources Summary

7	WCR0246353	2395.92	SE
7	WCR0268995	2395.92	SE
7	WCR0199782	2395.92	SE
7	WCR1776-008822	2395.92	SE
7	WCR2001-012174	2395.92	SE
7	WCR1776-008820	2395.92	SE
7	WCR2007-010306	2395.92	SE
7	WCR1776-008823	2395.92	SE
7	WCR0057268	2395.92	SE
7	WCR1984-007497	2395.92	SE
7	WCR2007-010305	2395.92	SE
7	WCR2009-011271	2395.92	SE
7	WCR2009-011302	2395.92	SE
7	WCR0004332	2395.92	SE
7	WCR0114625	2395.92	SE
7	WCR1949-000556	2395.92	SE
8	WCR1776-011597	3040.35	NNE
8	WCR1949-000501	3040.35	NNE
8	WCR1949-000500	3040.35	NNE
8	WCR1949-000806	3040.35	NNE
11	WCR1948-001482	3922.67	WSW
11	WCR1776-008828	3922.67	WSW
11	WCR1776-008824	3922.67	WSW
11	WCR2010-009553	3922.67	WSW
11	WCR1951-002166	3922.67	WSW
11	WCR1776-008827	3922.67	WSW
11	WCR1950-002053	3922.67	WSW
11	WCR1948-001479	3922.67	WSW
11	WCR1776-008829	3922.67	WSW
11	WCR0254090	3922.67	WSW
11	WCR0298084	3922.67	WSW
11	WCR1948-001026	3922.67	WSW
11	WCR1950-002052	3922.67	WSW
11	WCR1949-000914	3922.67	WSW
11	WCR1776-008825	3922.67	WSW
11	WCR1948-001025	3922.67	WSW
11	WCR1947-001306	3922.67	WSW
11	WCR1950-002054	3922.67	WSW
11	WCR1952-001745	3922.67	WSW
11	WCR1994-013241	3922.67	WSW
11	WCR2005-013421	3922.67	WSW
11	WCR1947-001305	3922.67	WSW
11	WCR2012-011492	3922.67	WSW
11	WCR2004-016526	3922.67	WSW
11	WCR1952-001746	3922.67	WSW
11	WCR1776-008207	3922.67	WSW
11	WCR1994-010874	3922.67	WSW
11	WCR1994-013239	3922.67	WSW
11	WCR1776-008206	3922.67	WSW
11	WCR1776-004431	3922.67	WSW
11	WCR1940-000266	3922.67	WSW
11	WCR1940-000187	3922.67	WSW
11	WCR1947-001215	3922.67	WSW
11	WCR1948-001478	3922.67	WSW
11	WCR1776-008826	3922.67	WSW
11	WCR2011-008483	3922.67	WSW
11	WCR1952-001744	3922.67	WSW
11	WCR2000-011867	3922.67	WSW
11	WCR2000-011866	3922.67	WSW
11	WCR2000-010937	3922.67	WSW
11	WCR1978-007214	3922.67	WSW
13	WCR1949-000805	4312.83	NW
13	WCR0029460	4312.83	NW
13	WCR0204645	4312.83	NW
13	WCR1956-001606	4312.83	NW
13	WCR2012-011396	4312.83	NW



## Wells and Additional Sources Summary

13	WCR1776-004611	4312.83	NW
13	WCR0226446	4312.83	NW
13	WCR0158925	4312.83	NW
13	WCR1982-005577	4312.83	NW
13	WCR1949-000499	4312.83	NW
13	WCR0018364	4312.83	NW
13	WCR1949-000804	4312.83	NW
13	WCR1953-001616	4312.83	NW
13	WCR2011-008476	4312.83	NW
13	WCR0100806	4312.83	NW
13	WCR0071656	4312.83	NW
13	WCR1949-000498	4312.83	NW
13	WCR2014-008659	4312.83	NW
13	WCR1990-018314	4312.83	NW
13	WCR2012-011397	4312.83	NW
13	WCR2014-008660	4312.83	NW
13	WCR1954-001978	4312.83	NW
13	WCR1990-018315	4312.83	NW
13	WCR2011-008477	4312.83	NW
13	WCR2011-008478	4312.83	NW
13	WCR0307196	4312.83	NW
15	WCR2018-008246	4517.26	NW
16	WCR2017-003710	4647.57	W

# Wells and Additional Sources Detail Report

## USGS National Water Information System

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
1	W	0.15	767.58	1,463.54	FED USGS

Organiz Identifier:	USGS-CA	Formation Type:	
Organiz Name:	USGS California Water Science Center	Aquifer Name:	
Well Depth:		Aquifer Type:	
Well Depth Unit:		Country Code:	US
Well Hole Depth:		Provider Name:	NWIS
W Hole Depth Unit:		County:	RIVERSIDE
Construction Date:		Latitude:	33.8586293
Source Map Scale:	24000	Longitude:	-117.2264265
Monitoring Loc Name:	PERRIS VALLEY STORM DR A LAT B A PERRIS BLV N CA		
Monitoring Loc Identifier:	USGS-11070262		
Monitoring Loc Type:	Stream		
Monitoring Loc Desc:			
HUC Eight Digit Code:	18070202		
Drainage Area:	10.6		
Drainage Area Unit:	sq mi		
Contrib Drainage Area:			
Contrib Drainage Area Unit:			
Horizontal Accuracy:	5		
Horizontal Accuracy Unit:	seconds		
Horizontal Collection Mthd:	Interpolated from MAP.		
Horiz Coord Refer System:	NAD83		
Vertical Measure:			
Vertical Measure Unit:			
Vertical Accuracy:			
Vertical Accuracy Unit:			
Vertical Collection Mthd:			
Vert Coord Refer System:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
2	WSW	0.15	767.80	1,462.54	FED USGS

Organiz Identifier:	USGS-CA	Formation Type:	
Organiz Name:	USGS California Water Science Center	Aquifer Name:	California Coastal Basin aquifers
Well Depth:		Aquifer Type:	
Well Depth Unit:		Country Code:	US
Well Hole Depth:		Provider Name:	NWIS
W Hole Depth Unit:		County:	RIVERSIDE



## Wells and Additional Sources Detail Report

Construction Date:		Latitude:	33.8572405
Source Map Scale:	24000	Longitude:	-117.2264265
Monitoring Loc Name:	004S003W06A003S		
Monitoring Loc Identifier:	USGS-335126117133201		
Monitoring Loc Type:	Well		
Monitoring Loc Desc:			
HUC Eight Digit Code:	18070202		
Drainage Area:			
Drainage Area Unit:			
Contrib Drainage Area:			
Contrib Drainage Area Unit:			
Horizontal Accuracy:	1		
Horizontal Accuracy Unit:	seconds		
Horizontal Collection Mthd:	Interpolated from MAP.		
Horiz Coord Refer System:	NAD83		
Vertical Measure:			
Vertical Measure Unit:			
Vertical Accuracy:			
Vertical Accuracy Unit:			
Vertical Collection Mthd:			
Vert Coord Refer System:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
3	S	0.21	1,127.45	1,458.54	FED USGS

Organiz Identifier:	USGS-CA	Formation Type:	
Organiz Name:	USGS California Water Science Center	Aquifer Name:	California Coastal Basin aquifers
Well Depth:		Aquifer Type:	
Well Depth Unit:		Country Code:	US
Well Hole Depth:		Provider Name:	NWIS
W Hole Depth Unit:		County:	RIVERSIDE
Construction Date:		Latitude:	33.854185
Source Map Scale:		Longitude:	-117.2225373
Monitoring Loc Name:	004S003W06H001S		
Monitoring Loc Identifier:	USGS-335115117131801		
Monitoring Loc Type:	Well		
Monitoring Loc Desc:			
HUC Eight Digit Code:	18070202		
Drainage Area:			
Drainage Area Unit:			
Contrib Drainage Area:			
Contrib Drainage Area Unit:			
Horizontal Accuracy:	Unknown		
Horizontal Accuracy Unit:	Unknown		

## Wells and Additional Sources Detail Report

Horizontal Collection Interpolated from MAP.  
 Mthd:  
 Horiz Coord Refer NAD83  
 System:  
 Vertical Measure:  
 Vertical Measure Unit:  
 Vertical Accuracy:  
 Vertical Accuracy Unit:  
 Vertical Collection Mthd:  
 Vert Coord Refer System:

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
3	S	0.21	1,127.45	1,458.54	FED USGS

Organiz Identifier:	USGS-CA	Formation Type:	
Organiz Name:	USGS California Water Science Center	Aquifer Name:	California Coastal Basin aquifers
Well Depth:		Aquifer Type:	
Well Depth Unit:		Country Code:	US
Well Hole Depth:		Provider Name:	NWIS
W Hole Depth Unit:		County:	RIVERSIDE
Construction Date:		Latitude:	33.854185
Source Map Scale:		Longitude:	-117.2225373
Monitoring Loc Name:	004S003W06H002S		
Monitoring Loc Identifier:	USGS-335115117131802		
Monitoring Loc Type:	Well		
Monitoring Loc Desc:			
HUC Eight Digit Code:	18070202		
Drainage Area:			
Drainage Area Unit:			
Contrib Drainage Area:			
Contrib Drainage Area Unit:			
Horizontal Accuracy:	Unknown		
Horizontal Accuracy Unit:	Unknown		
Horizontal Collection Mthd:	Interpolated from MAP.		
Horiz Coord Refer System:	NAD83		
Vertical Measure:			
Vertical Measure Unit:			
Vertical Accuracy:			
Vertical Accuracy Unit:			
Vertical Collection Mthd:			
Vert Coord Refer System:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
9	W	0.61	3,241.29	1,468.54	FED USGS



## Wells and Additional Sources Detail Report

Organiz Identifier:	USGS-CA	Formation Type:	
Organiz Name:	USGS California Water Science Center	Aquifer Name:	
Well Depth:	178	Aquifer Type:	
Well Depth Unit:	ft	Country Code:	US
Well Hole Depth:		Provider Name:	NWIS
W Hole Depth Unit:		County:	RIVERSIDE
Construction Date:		Latitude:	33.8592583
Source Map Scale:	24000	Longitude:	-117.2345694
Monitoring Loc Name:	003S003W31Q002S		
Monitoring Loc Identifier:	USGS-335133117140501		
Monitoring Loc Type:	Well		
Monitoring Loc Desc:			
HUC Eight Digit Code:	18070202		
Drainage Area:			
Drainage Area Unit:			
Contrib Drainage Area:			
Contrib Drainage Area Unit:			
Horizontal Accuracy:	Unknown		
Horizontal Accuracy Unit:	Unknown		
Horizontal Collection Mthd:	GNSS4 - Level 4 Quality Survey Grade Global Navigation Satellite System		
Horiz Coord Refer System:	NAD83		
Vertical Measure:	1469.72		
Vertical Measure Unit:	feet		
Vertical Accuracy:	0.5		
Vertical Accuracy Unit:	feet		
Vertical Collection Mthd:	GNSS4 - Level 4 Quality Survey Grade Global Navigation Satellite System		
Vert Coord Refer System:	NAVD88		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
10	WSW	0.65	3,421.33	1,467.54	FED USGS

Organiz Identifier:	USGS-CA	Formation Type:	
Organiz Name:	USGS California Water Science Center	Aquifer Name:	California Coastal Basin aquifers
Well Depth:		Aquifer Type:	
Well Depth Unit:		Country Code:	US
Well Hole Depth:		Provider Name:	NWIS
W Hole Depth Unit:		County:	RIVERSIDE
Construction Date:		Latitude:	33.8558516
Source Map Scale:	24000	Longitude:	-117.235038
Monitoring Loc Name:	004S003W06C001S		
Monitoring Loc Identifier:	USGS-335121117140301		
Monitoring Loc Type:	Well		
Monitoring Loc Desc:			
HUC Eight Digit Code:	18070202		

## Wells and Additional Sources Detail Report

Drainage Area:  
 Drainage Area Unit:  
 Contrib Drainage Area:  
 Contrib Drainage Area Unit:  
 Horizontal Accuracy: 1  
 Horizontal Accuracy Unit: seconds  
 Horizontal Collection Mthd: Interpolated from MAP.  
 Horiz Coord Refer System: NAD83  
 Vertical Measure: 1465  
 Vertical Measure Unit: feet  
 Vertical Accuracy: 10  
 Vertical Accuracy Unit: feet  
 Vertical Collection Mthd: Interpolated from topographic map.  
 Vert Coord Refer System: NGVD29

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
12	NE	0.76	3,987.16	1,462.54	FED USGS

Organiz Identifier:	USGS-CA	Formation Type:	
Organiz Name:	USGS California Water Science Center	Aquifer Name:	
Well Depth:		Aquifer Type:	
Well Depth Unit:		Country Code:	US
Well Hole Depth:		Provider Name:	NWIS
W Hole Depth Unit:		County:	RIVERSIDE
Construction Date:		Latitude:	33.8669625
Source Map Scale:		Longitude:	-117.2128148
Monitoring Loc Name:	PERRIS VALLEY STORM DR A NANDINO AVE NR MAR CA		
Monitoring Loc Identifier:	USGS-11070256		
Monitoring Loc Type:	Stream		
Monitoring Loc Desc:			
HUC Eight Digit Code:	18070202		
Drainage Area:	50.6		
Drainage Area Unit:	sq mi		
Contrib Drainage Area:			
Contrib Drainage Area Unit:			
Horizontal Accuracy:	5		
Horizontal Accuracy Unit:	seconds		
Horizontal Collection Mthd:	Interpolated from MAP.		
Horiz Coord Refer System:	NAD83		
Vertical Measure:			
Vertical Measure Unit:			
Vertical Accuracy:			
Vertical Accuracy Unit:			



## Wells and Additional Sources Detail Report

Vertical Collection Mthd:  
Vert Coord Refer System:

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
14	SW	0.82	4,325.25	1,462.54	FED USGS

Organiz Identifier:	USGS-CA	Formation Type:	Cenozoic Erathem
Organiz Name:	USGS California Water Science Center	Aquifer Name:	California Coastal Basin aquifers
Well Depth:	760	Aquifer Type:	Unconfined single aquifer
Well Depth Unit:	ft	Country Code:	US
Well Hole Depth:	905	Provider Name:	NWIS
W Hole Depth Unit:	ft	County:	RIVERSIDE
Construction Date:	19940115	Latitude:	33.8479722
Source Map Scale:	24000	Longitude:	-117.23275
Monitoring Loc Name:	004S003W06Q004S		
Monitoring Loc Identifier:	USGS-335053117135801		
Monitoring Loc Type:	Well		
Monitoring Loc Desc:			
HUC Eight Digit Code:	18070202		
Drainage Area:			
Drainage Area Unit:			
Contrib Drainage Area:			
Contrib Drainage Area Unit:			
Horizontal Accuracy:	.5		
Horizontal Accuracy Unit:	seconds		
Horizontal Collection Mthd:	Mapping grade GPS unit (handheld accuracy range 12 to 40 ft)		
Horiz Coord Refer System:	NAD83		
Vertical Measure:	1460		
Vertical Measure Unit:	feet		
Vertical Accuracy:	5		
Vertical Accuracy Unit:	feet		
Vertical Collection Mthd:	Interpolated from topographic map.		
Vert Coord Refer System:	NGVD29		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
18	SW	0.92	4,879.39	1,462.54	FED USGS

Organiz Identifier:	USGS-CA	Formation Type:	
Organiz Name:	USGS California Water Science Center	Aquifer Name:	California Coastal Basin aquifers
Well Depth:		Aquifer Type:	
Well Depth Unit:		Country Code:	US
Well Hole Depth:		Provider Name:	NWIS
W Hole Depth Unit:		County:	RIVERSIDE

## Wells and Additional Sources Detail Report

Construction Date:		Latitude:	33.8461295
Source Map Scale:	24000	Longitude:	-117.2328155
Monitoring Loc Name:	004S003W06Q001S		
Monitoring Loc Identifier:	USGS-335046117135501		
Monitoring Loc Type:	Well		
Monitoring Loc Desc:			
HUC Eight Digit Code:	18070202		
Drainage Area:			
Drainage Area Unit:			
Contrib Drainage Area:			
Contrib Drainage Area Unit:			
Horizontal Accuracy:	1		
Horizontal Accuracy Unit:	seconds		
Horizontal Collection Mthd:	Interpolated from MAP.		
Horiz Coord Refer System:	NAD83		
Vertical Measure:	1460		
Vertical Measure Unit:	feet		
Vertical Accuracy:	5		
Vertical Accuracy Unit:	feet		
Vertical Collection Mthd:	Interpolated from topographic map.		
Vert Coord Refer System:	NGVD29		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
19	NNW	0.94	4,944.83	1,475.54	FED USGS

Organiz Identifier:	USGS-CA	Formation Type:	
Organiz Name:	USGS California Water Science Center	Aquifer Name:	California Coastal Basin aquifers
Well Depth:	350	Aquifer Type:	
Well Depth Unit:	ft	Country Code:	US
Well Hole Depth:		Provider Name:	NWIS
W Hole Depth Unit:		County:	RIVERSIDE
Construction Date:		Latitude:	33.8705736
Source Map Scale:	24000	Longitude:	-117.2322603
Monitoring Loc Name:	003S003W31B001S		
Monitoring Loc Identifier:	USGS-335214117135301		
Monitoring Loc Type:	Well		
Monitoring Loc Desc:			
HUC Eight Digit Code:	18070202		
Drainage Area:			
Drainage Area Unit:			
Contrib Drainage Area:			
Contrib Drainage Area Unit:			
Horizontal Accuracy:	Unknown		
Horizontal Accuracy Unit:	Unknown		



## Wells and Additional Sources Detail Report

Horizontal Collection Mthd: Interpolated from MAP.  
 Horiz Coord Refer System: NAD83  
 Vertical Measure: 1475  
 Vertical Measure Unit: feet  
 Vertical Accuracy: 10  
 Vertical Accuracy Unit: feet  
 Vertical Collection Mthd: Interpolated from topographic map.  
 Vert Coord Refer System: NGVD29

### Periodic Groundwater Level Measurement Locations

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
6	E	0.39	2,045.80	1,458.59	MONITOR WELLS

Site Code:	338593N1172154W001	Basin ID:	
State Well No:	03S03W32Q001S	Basin Code:	8-005
Station ID:	48126	Basin Name:	San Jacinto
WCR No:		Basin Region Code:	8
Well Depth:	120	Basin Region Desc:	North Lahontan
Well Use:	Observation	Basin Region Actv:	Y
Well Type:	Single Well	Basin Region Order:	8
Well Name:	EMWD25517	County Name:	Riverside
Latitude:	33.8593	WLM Method:	Digital Elevation Model
Longitude:	-117.215	WLM Accuracy:	5 ft.

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
17	SSW	0.88	4,662.68	1,461.54	MONITOR WELLS

Site Code:	338464N1172319W001	Basin ID:	
State Well No:		Basin Code:	8-005
Station ID:	48225	Basin Name:	San Jacinto
WCR No:		Basin Region Code:	8
Well Depth:	807	Basin Region Desc:	North Lahontan
Well Use:	Irrigation	Basin Region Actv:	Y
Well Type:	Single Well	Basin Region Order:	8
Well Name:	EMWD11044	County Name:	Riverside
Latitude:	33.8464	WLM Method:	Digital Elevation Model
Longitude:	-117.232	WLM Accuracy:	5 ft.

### Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
4	ESE	0.25	1,339.57	1,456.72	WATER WELLS

WCR No:	WCR2019-002892	City(OSWCR):	None
City:	None	County(OSWCR):	Riverside

## Wells and Additional Sources Detail Report

County:	Riverside	Decimal Lat(OSWCR):	33.855542
Decimal Latitude:	33.855542	Decim Long(OSWCR):	-117.217834
Decimal Longitude:	-117.217834		
Location:	None		
Location(OSWCR):	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
5	NE	0.34	1,783.83	1,463.73	WATER WELLS

WCR No:	WCR2019-002893	City(OSWCR):	None
City:	None	County(OSWCR):	Riverside
County:	Riverside	Decimal Lat(OSWCR):	33.862976
Decimal Latitude:	33.862976	Decim Long(OSWCR):	-117.218444
Decimal Longitude:	-117.218444		
Location:	None		
Location(OSWCR):	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
7	SE	0.45	2,395.92	1,454.61	WATER WELLS

WCR No:	WCR1776-008821	City(OSWCR):	None
City:	None	County(OSWCR):	Riverside
County:	Riverside	Decimal Lat(OSWCR):	33.85176
Decimal Latitude:	33.85176	Decim Long(OSWCR):	-117.21742
Decimal Longitude:	-117.21742		
Location:	None		
Location(OSWCR):	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
7	SE	0.45	2,395.92	1,454.61	WATER WELLS

WCR No:	WCR1950-002051	City(OSWCR):	None
City:	None	County(OSWCR):	Riverside
County:	Riverside	Decimal Lat(OSWCR):	33.85176
Decimal Latitude:	33.85176	Decim Long(OSWCR):	-117.21742
Decimal Longitude:	-117.21742		
Location:	None		
Location(OSWCR):	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		



## Wells and Additional Sources Detail Report

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
7	SE	0.45	2,395.92	1,454.61	WATER WELLS

WCR No: WCR0075243 City(OSWCR): None  
 City: None County(OSWCR): Riverside  
 County: Riverside Decimal Lat(OSWCR): 33.85176  
 Decimal Latitude: 33.85176 Decim Long(OSWCR): -117.21742  
 Decimal Longitude: -117.21742  
 Location: None  
 Location(OSWCR): None  
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
7	SE	0.45	2,395.92	1,454.61	WATER WELLS

WCR No: WCR2009-011303 City(OSWCR): Perris  
 City: Perris County(OSWCR): Riverside  
 County: Riverside Decimal Lat(OSWCR): 33.85176  
 Decimal Latitude: 33.85176 Decim Long(OSWCR): -117.21742  
 Decimal Longitude: -117.21742  
 Location: 4039 Perris Boulevard  
 Location(OSWCR): 4039 Perris Boulevard  
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
7	SE	0.45	2,395.92	1,454.61	WATER WELLS

WCR No: WCR2007-010307 City(OSWCR): Perris  
 City: Perris County(OSWCR): Riverside  
 County: Riverside Decimal Lat(OSWCR): 33.85176  
 Decimal Latitude: 33.85176 Decim Long(OSWCR): -117.21742  
 Decimal Longitude: -117.21742  
 Location: 4039 N Perris Blvd  
 Location(OSWCR): 4039 N Perris Blvd  
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
7	SE	0.45	2,395.92	1,454.61	WATER WELLS

WCR No: WCR0246353 City(OSWCR): None  
 City: None County(OSWCR): Riverside  
 County: Riverside Decimal Lat(OSWCR): 33.85176  
 Decimal Latitude: 33.85176 Decim Long(OSWCR): -117.21742

## Wells and Additional Sources Detail Report

Decimal Longitude: -117.21742  
 Location: None  
 Location(OSWCR): None  
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
7	SE	0.45	2,395.92	1,454.61	WATER WELLS

WCR No: WCR0268995 City(OSWCR): None  
 City: None County(OSWCR): Riverside  
 County: Riverside Decimal Lat(OSWCR): 33.85176  
 Decimal Latitude: 33.85176 Decim Long(OSWCR): -117.21742  
 Decimal Longitude: -117.21742  
 Location: None  
 Location(OSWCR): None  
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
7	SE	0.45	2,395.92	1,454.61	WATER WELLS

WCR No: WCR0199782 City(OSWCR): None  
 City: None County(OSWCR): Riverside  
 County: Riverside Decimal Lat(OSWCR): 33.85176  
 Decimal Latitude: 33.85176 Decim Long(OSWCR): -117.21742  
 Decimal Longitude: -117.21742  
 Location: None  
 Location(OSWCR): None  
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
7	SE	0.45	2,395.92	1,454.61	WATER WELLS

WCR No: WCR1776-008822 City(OSWCR): None  
 City: None County(OSWCR): Riverside  
 County: Riverside Decimal Lat(OSWCR): 33.85176  
 Decimal Latitude: 33.85176 Decim Long(OSWCR): -117.21742  
 Decimal Longitude: -117.21742  
 Location: PERRIS RD, MARTIN RD  
 Location(OSWCR): PERRIS RD, MARTIN RD  
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
7	SE	0.45	2,395.92	1,454.61	WATER WELLS



## Wells and Additional Sources Detail Report

WCR No:	WCR2001-012174	City(OSWCR):	None
City:	None	County(OSWCR):	Riverside
County:	Riverside	Decimal Lat(OSWCR):	33.85176
Decimal Latitude:	33.85176	Decim Long(OSWCR):	-117.21742
Decimal Longitude:	-117.21742		
Location:	None		
Location(OSWCR):	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
7	SE	0.45	2,395.92	1,454.61	WATER WELLS

WCR No:	WCR1776-008820	City(OSWCR):	None
City:	None	County(OSWCR):	Riverside
County:	Riverside	Decimal Lat(OSWCR):	33.85176
Decimal Latitude:	33.85176	Decim Long(OSWCR):	-117.21742
Decimal Longitude:	-117.21742		
Location:	PERRIS BLVD, MARKHAM ST		
Location(OSWCR):	PERRIS BLVD, MARKHAM ST		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
7	SE	0.45	2,395.92	1,454.61	WATER WELLS

WCR No:	WCR2007-010306	City(OSWCR):	Perris
City:	Perris	County(OSWCR):	Riverside
County:	Riverside	Decimal Lat(OSWCR):	33.85176
Decimal Latitude:	33.85176	Decim Long(OSWCR):	-117.21742
Decimal Longitude:	-117.21742		
Location:	4039 N Perris Blvd		
Location(OSWCR):	4039 N Perris Blvd		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
7	SE	0.45	2,395.92	1,454.61	WATER WELLS

WCR No:	WCR1776-008823	City(OSWCR):	None
City:	None	County(OSWCR):	Riverside
County:	Riverside	Decimal Lat(OSWCR):	33.85176
Decimal Latitude:	33.85176	Decim Long(OSWCR):	-117.21742
Decimal Longitude:	-117.21742		
Location:	PERRIS RD, MARTIN RD		

## Wells and Additional Sources Detail Report

Location(OSWCR): PERRIS RD, MARTIN RD  
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
7	SE	0.45	2,395.92	1,454.61	WATER WELLS

WCR No:	WCR0057268	City(OSWCR):	None
City:	None	County(OSWCR):	Riverside
County:	Riverside	Decimal Lat(OSWCR):	33.85176
Decimal Latitude:	33.85176	Decim Long(OSWCR):	-117.21742
Decimal Longitude:	-117.21742		
Location:	None		
Location(OSWCR):	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
7	SE	0.45	2,395.92	1,454.61	WATER WELLS

WCR No:	WCR1984-007497	City(OSWCR):	Perris
City:	Perris	County(OSWCR):	Riverside
County:	Riverside	Decimal Lat(OSWCR):	33.85176
Decimal Latitude:	33.85176	Decim Long(OSWCR):	-117.21742
Decimal Longitude:	-117.21742		
Location:	PERRIS BLVD		
Location(OSWCR):	PERRIS BLVD		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
7	SE	0.45	2,395.92	1,454.61	WATER WELLS

WCR No:	WCR2007-010305	City(OSWCR):	Perris
City:	Perris	County(OSWCR):	Riverside
County:	Riverside	Decimal Lat(OSWCR):	33.85176
Decimal Latitude:	33.85176	Decim Long(OSWCR):	-117.21742
Decimal Longitude:	-117.21742		
Location:	4039 N Perris Blvd		
Location(OSWCR):	4039 N Perris Blvd		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
7	SE	0.45	2,395.92	1,454.61	WATER WELLS



## Wells and Additional Sources Detail Report

WCR No:	WCR2009-011271	City(OSWCR):	Perris
City:	Perris	County(OSWCR):	Riverside
County:	Riverside	Decimal Lat(OSWCR):	33.85176
Decimal Latitude:	33.85176	Decim Long(OSWCR):	-117.21742
Decimal Longitude:	-117.21742		
Location:	4039 Perris Boulevard		
Location(OSWCR):	4039 Perris Boulevard		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
7	SE	0.45	2,395.92	1,454.61	WATER WELLS

WCR No:	WCR2009-011302	City(OSWCR):	Perris
City:	Perris	County(OSWCR):	Riverside
County:	Riverside	Decimal Lat(OSWCR):	33.85176
Decimal Latitude:	33.85176	Decim Long(OSWCR):	-117.21742
Decimal Longitude:	-117.21742		
Location:	4039 Perris Boulevard		
Location(OSWCR):	4039 Perris Boulevard		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
7	SE	0.45	2,395.92	1,454.61	WATER WELLS

WCR No:	WCR0004332	City(OSWCR):	None
City:	None	County(OSWCR):	Riverside
County:	Riverside	Decimal Lat(OSWCR):	33.85176
Decimal Latitude:	33.85176	Decim Long(OSWCR):	-117.21742
Decimal Longitude:	-117.21742		
Location:	None		
Location(OSWCR):	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
7	SE	0.45	2,395.92	1,454.61	WATER WELLS

WCR No:	WCR0114625	City(OSWCR):	None
City:	None	County(OSWCR):	Riverside
County:	Riverside	Decimal Lat(OSWCR):	33.85176
Decimal Latitude:	33.85176	Decim Long(OSWCR):	-117.21742
Decimal Longitude:	-117.21742		
Location:	None		
Location(OSWCR):	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

# Wells and Additional Sources Detail Report

## Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
7	SE	0.45	2,395.92	1,454.61	WATER WELLS
WCR No:	WCR1949-000556		City(OSWCR):	Riverside	
City:	Riverside		County(OSWCR):	Riverside	
County:	Riverside		Decimal Lat(OSWCR):	33.85176	
Decimal Latitude:	33.85176		Decim Long(OSWCR):	-117.21742	
Decimal Longitude:	-117.21742				
Location:	None				
Location(OSWCR):	None				
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports				

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
8	NNE	0.58	3,040.35	1,464.54	WATER WELLS
WCR No:	WCR1776-011597		City(OSWCR):	None	
City:	None		County(OSWCR):	Riverside	
County:	Riverside		Decimal Lat(OSWCR):	33.86647	
Decimal Latitude:	33.86647		Decim Long(OSWCR):	-117.21746	
Decimal Longitude:	-117.21746				
Location:	NANDINA AV, PERRIS BL, MARTIN ST				
Location(OSWCR):	NANDINA AV, PERRIS BL, MARTIN ST				
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports				

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
8	NNE	0.58	3,040.35	1,464.54	WATER WELLS
WCR No:	WCR1949-000501		City(OSWCR):	Perris	
City:	Perris		County(OSWCR):	Riverside	
County:	Riverside		Decimal Lat(OSWCR):	33.86647	
Decimal Latitude:	33.86647		Decim Long(OSWCR):	-117.21746	
Decimal Longitude:	-117.21746				
Location:	MAYER STOCK FARMS				
Location(OSWCR):	MAYER STOCK FARMS				
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports				

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
8	NNE	0.58	3,040.35	1,464.54	WATER WELLS
WCR No:	WCR1949-000500		City(OSWCR):	Perris	
City:	Perris		County(OSWCR):	Riverside	



## Wells and Additional Sources Detail Report

County:	Riverside	Decimal Lat(OSWCR):	33.86647
Decimal Latitude:	33.86647	Decim Long(OSWCR):	-117.21746
Decimal Longitude:	-117.21746		
Location:	NANDINA AV, MARTIN ST, PERRIS BL		
Location(OSWCR):	NANDINA AV, MARTIN ST, PERRIS BL		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
8	NNE	0.58	3,040.35	1,464.54	WATER WELLS

WCR No:	WCR1949-000806	City(OSWCR):	Perris
City:	Perris	County(OSWCR):	Riverside
County:	Riverside	Decimal Lat(OSWCR):	33.86647
Decimal Latitude:	33.86647	Decim Long(OSWCR):	-117.21746
Decimal Longitude:	-117.21746		
Location:	MAYER STOCK FARMS		
Location(OSWCR):	MAYER STOCK FARMS		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
11	WSW	0.74	3,922.67	1,466.54	WATER WELLS

WCR No:	WCR1948-001482	City(OSWCR):	None
City:	None	County(OSWCR):	Riverside
County:	Riverside	Decimal Lat(OSWCR):	33.8517
Decimal Latitude:	33.8517	Decim Long(OSWCR):	-117.23495
Decimal Longitude:	-117.23495		
Location:	PERRIS VALLEY, MARKHAM		
Location(OSWCR):	PERRIS VALLEY, MARKHAM		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
11	WSW	0.74	3,922.67	1,466.54	WATER WELLS

WCR No:	WCR1776-008828	City(OSWCR):	None
City:	None	County(OSWCR):	Riverside
County:	Riverside	Decimal Lat(OSWCR):	33.8517
Decimal Latitude:	33.8517	Decim Long(OSWCR):	-117.23495
Decimal Longitude:	-117.23495		
Location:	WEBSTER AVE, PERRY ST		
Location(OSWCR):	WEBSTER AVE, PERRY ST		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

## Wells and Additional Sources Detail Report

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
11	WSW	0.74	3,922.67	1,466.54	WATER WELLS

WCR No: WCR1776-008824 City(OSWCR): None  
 City: None County(OSWCR): Riverside  
 County: Riverside Decimal Lat(OSWCR): 33.8517  
 Decimal Latitude: 33.8517 Decim Long(OSWCR): -117.23495  
 Decimal Longitude: -117.23495  
 Location: PERRIS BLVD, MARKHAM  
 Location(OSWCR): PERRIS BLVD, MARKHAM  
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
11	WSW	0.74	3,922.67	1,466.54	WATER WELLS

WCR No: WCR2010-009553 City(OSWCR): Perris  
 City: Perris County(OSWCR): Riverside  
 County: Riverside Decimal Lat(OSWCR): 33.8517  
 Decimal Latitude: 33.8517 Decim Long(OSWCR): -117.23495  
 Decimal Longitude: -117.23495  
 Location: 750 Vance Street  
 Location(OSWCR): 750 Vance Street  
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
11	WSW	0.74	3,922.67	1,466.54	WATER WELLS

WCR No: WCR1951-002166 City(OSWCR): None  
 City: None County(OSWCR): Riverside  
 County: Riverside Decimal Lat(OSWCR): 33.8517  
 Decimal Latitude: 33.8517 Decim Long(OSWCR): -117.23495  
 Decimal Longitude: -117.23495  
 Location: RIVERSIDE AVE, MARKAM ST  
 Location(OSWCR): RIVERSIDE AVE, MARKAM ST  
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
11	WSW	0.74	3,922.67	1,466.54	WATER WELLS

WCR No: WCR1776-008827 City(OSWCR): None  
 City: None County(OSWCR): Riverside  
 County: Riverside Decimal Lat(OSWCR): 33.8517  
 Decimal Latitude: 33.8517 Decim Long(OSWCR): -117.23495



## Wells and Additional Sources Detail Report

Decimal Longitude: -117.23495  
 Location: None  
 Location(OSWCR): None  
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
11	WSW	0.74	3,922.67	1,466.54	WATER WELLS

WCR No: WCR1950-002053 City(OSWCR): None  
 City: None County(OSWCR): Riverside  
 County: Riverside Decimal Lat(OSWCR): 33.8517  
 Decimal Latitude: 33.8517 Decim Long(OSWCR): -117.23495  
 Decimal Longitude: -117.23495  
 Location: NANCE, PERRIS BLVD, MARKHAM ST  
 Location(OSWCR): NANCE, PERRIS BLVD, MARKHAM ST  
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
11	WSW	0.74	3,922.67	1,466.54	WATER WELLS

WCR No: WCR1948-001479 City(OSWCR): None  
 City: None County(OSWCR): Riverside  
 County: Riverside Decimal Lat(OSWCR): 33.8517  
 Decimal Latitude: 33.8517 Decim Long(OSWCR): -117.23495  
 Decimal Longitude: -117.23495  
 Location: None  
 Location(OSWCR): None  
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
11	WSW	0.74	3,922.67	1,466.54	WATER WELLS

WCR No: WCR1776-008829 City(OSWCR): None  
 City: None County(OSWCR): Riverside  
 County: Riverside Decimal Lat(OSWCR): 33.8517  
 Decimal Latitude: 33.8517 Decim Long(OSWCR): -117.23495  
 Decimal Longitude: -117.23495  
 Location: INDIAN, RAMONA EXPRESSWAY, MARTIN, PERRI  
 Location(OSWCR): INDIAN, RAMONA EXPRESSWAY, MARTIN, PERRI  
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
11	WSW	0.74	3,922.67	1,466.54	WATER WELLS

## Wells and Additional Sources Detail Report

WCR No:	WCR0254090	City(OSWCR):	None
City:	None	County(OSWCR):	Riverside
County:	Riverside	Decimal Lat(OSWCR):	33.8517
Decimal Latitude:	33.8517	Decim Long(OSWCR):	-117.23495
Decimal Longitude:	-117.23495		
Location:	None		
Location(OSWCR):	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
11	WSW	0.74	3,922.67	1,466.54	WATER WELLS

WCR No:	WCR0298084	City(OSWCR):	None
City:	None	County(OSWCR):	Riverside
County:	Riverside	Decimal Lat(OSWCR):	33.8517
Decimal Latitude:	33.8517	Decim Long(OSWCR):	-117.23495
Decimal Longitude:	-117.23495		
Location:	None		
Location(OSWCR):	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
11	WSW	0.74	3,922.67	1,466.54	WATER WELLS

WCR No:	WCR1948-001026	City(OSWCR):	None
City:	None	County(OSWCR):	Riverside
County:	Riverside	Decimal Lat(OSWCR):	33.8517
Decimal Latitude:	33.8517	Decim Long(OSWCR):	-117.23495
Decimal Longitude:	-117.23495		
Location:	OLEANDER AVE, RIVERSIDE AVE		
Location(OSWCR):	OLEANDER AVE, RIVERSIDE AVE		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
11	WSW	0.74	3,922.67	1,466.54	WATER WELLS

WCR No:	WCR1950-002052	City(OSWCR):	None
City:	None	County(OSWCR):	Riverside
County:	Riverside	Decimal Lat(OSWCR):	33.8517
Decimal Latitude:	33.8517	Decim Long(OSWCR):	-117.23495
Decimal Longitude:	-117.23495		
Location:	None		



## Wells and Additional Sources Detail Report

Location(OSWCR): None  
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
11	WSW	0.74	3,922.67	1,466.54	WATER WELLS

WCR No: WCR1949-000914 City(OSWCR): None  
 City: None County(OSWCR): Riverside  
 County: Riverside Decimal Lat(OSWCR): 33.8517  
 Decimal Latitude: 33.8517 Decim Long(OSWCR): -117.23495  
 Decimal Longitude: -117.23495  
 Location: None  
 Location(OSWCR): None  
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
11	WSW	0.74	3,922.67	1,466.54	WATER WELLS

WCR No: WCR1776-008825 City(OSWCR): None  
 City: None County(OSWCR): Riverside  
 County: Riverside Decimal Lat(OSWCR): 33.8517  
 Decimal Latitude: 33.8517 Decim Long(OSWCR): -117.23495  
 Decimal Longitude: -117.23495  
 Location: INDIAN, NANCE  
 Location(OSWCR): INDIAN, NANCE  
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
11	WSW	0.74	3,922.67	1,466.54	WATER WELLS

WCR No: WCR1948-001025 City(OSWCR): None  
 City: None County(OSWCR): Riverside  
 County: Riverside Decimal Lat(OSWCR): 33.8517  
 Decimal Latitude: 33.8517 Decim Long(OSWCR): -117.23495  
 Decimal Longitude: -117.23495  
 Location: PERRIS VALLEY  
 Location(OSWCR): PERRIS VALLEY  
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
11	WSW	0.74	3,922.67	1,466.54	WATER WELLS

## Wells and Additional Sources Detail Report

WCR No:	WCR1947-001306	City(OSWCR):	Perris
City:	Perris	County(OSWCR):	Riverside
County:	Riverside	Decimal Lat(OSWCR):	33.8517
Decimal Latitude:	33.8517	Decim Long(OSWCR):	-117.23495
Decimal Longitude:	-117.23495		
Location:	None		
Location(OSWCR):	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
11	WSW	0.74	3,922.67	1,466.54	WATER WELLS

WCR No:	WCR1950-002054	City(OSWCR):	Perris
City:	Perris	County(OSWCR):	Riverside
County:	Riverside	Decimal Lat(OSWCR):	33.8517
Decimal Latitude:	33.8517	Decim Long(OSWCR):	-117.23495
Decimal Longitude:	-117.23495		
Location:	PERRIS BLVD, MARTIN RD		
Location(OSWCR):	PERRIS BLVD, MARTIN RD		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
11	WSW	0.74	3,922.67	1,466.54	WATER WELLS

WCR No:	WCR1952-001745	City(OSWCR):	Perris
City:	Perris	County(OSWCR):	Riverside
County:	Riverside	Decimal Lat(OSWCR):	33.8517
Decimal Latitude:	33.8517	Decim Long(OSWCR):	-117.23495
Decimal Longitude:	-117.23495		
Location:	MARTIN ST, PERRIS BLVD		
Location(OSWCR):	MARTIN ST, PERRIS BLVD		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
11	WSW	0.74	3,922.67	1,466.54	WATER WELLS

WCR No:	WCR1994-013241	City(OSWCR):	Perris
City:	Perris	County(OSWCR):	Riverside
County:	Riverside	Decimal Lat(OSWCR):	33.8517
Decimal Latitude:	33.8517	Decim Long(OSWCR):	-117.23495
Decimal Longitude:	-117.23495		
Location:	PERRY ST, INDIANA AVE		
Location(OSWCR):	PERRY ST, INDIANA AVE		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		



# Wells and Additional Sources Detail Report

## Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
11	WSW	0.74	3,922.67	1,466.54	WATER WELLS
WCR No:	WCR2005-013421		City(OSWCR):	Perris	
City:	Perris		County(OSWCR):	Riverside	
County:	Riverside		Decimal Lat(OSWCR):	33.8517	
Decimal Latitude:	33.8517		Decim Long(OSWCR):	-117.23495	
Decimal Longitude:	-117.23495				
Location:	753 Nance Street				
Location(OSWCR):	753 Nance Street				
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports				

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
11	WSW	0.74	3,922.67	1,466.54	WATER WELLS
WCR No:	WCR1947-001305		City(OSWCR):	Perris	
City:	Perris		County(OSWCR):	Riverside	
County:	Riverside		Decimal Lat(OSWCR):	33.8517	
Decimal Latitude:	33.8517		Decim Long(OSWCR):	-117.23495	
Decimal Longitude:	-117.23495				
Location:	MARKHAM				
Location(OSWCR):	MARKHAM				
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports				

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
11	WSW	0.74	3,922.67	1,466.54	WATER WELLS
WCR No:	WCR2012-011492		City(OSWCR):	Perris	
City:	Perris		County(OSWCR):	Riverside	
County:	Riverside		Decimal Lat(OSWCR):	33.8517	
Decimal Latitude:	33.8517		Decim Long(OSWCR):	-117.23495	
Decimal Longitude:	-117.23495				
Location:	Markham Street & Perris Boulevard				
Location(OSWCR):	Markham Street & Perris Boulevard				
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports				

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
11	WSW	0.74	3,922.67	1,466.54	WATER WELLS
WCR No:	WCR2004-016526		City(OSWCR):	Perris	
City:	Perris		County(OSWCR):	Riverside	

## Wells and Additional Sources Detail Report

County:	Riverside	Decimal Lat(OSWCR):	33.8517
Decimal Latitude:	33.8517	Decim Long(OSWCR):	-117.23495
Decimal Longitude:	-117.23495		
Location:	Perry Street & Indian Avenue		
Location(OSWCR):	Perry Street & Indian Avenue		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
11	WSW	0.74	3,922.67	1,466.54	WATER WELLS

WCR No:	WCR1952-001746	City(OSWCR):	Perris
City:	Perris	County(OSWCR):	Riverside
County:	Riverside	Decimal Lat(OSWCR):	33.8517
Decimal Latitude:	33.8517	Decim Long(OSWCR):	-117.23495
Decimal Longitude:	-117.23495		
Location:	RAMONA EXPRESSWAY, PERRIS		
Location(OSWCR):	RAMONA EXPRESSWAY, PERRIS		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
11	WSW	0.74	3,922.67	1,466.54	WATER WELLS

WCR No:	WCR1776-008207	City(OSWCR):	None
City:	None	County(OSWCR):	Riverside
County:	Riverside	Decimal Lat(OSWCR):	33.8517
Decimal Latitude:	33.8517	Decim Long(OSWCR):	-117.23495
Decimal Longitude:	-117.23495		
Location:	PERRIS BLVD, MARKHAM ST		
Location(OSWCR):	PERRIS BLVD, MARKHAM ST		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
11	WSW	0.74	3,922.67	1,466.54	WATER WELLS

WCR No:	WCR1994-010874	City(OSWCR):	Perris
City:	Perris	County(OSWCR):	Riverside
County:	Riverside	Decimal Lat(OSWCR):	33.8517
Decimal Latitude:	33.8517	Decim Long(OSWCR):	-117.23495
Decimal Longitude:	-117.23495		
Location:	PERRY ST		
Location(OSWCR):	PERRY ST		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		



## Wells and Additional Sources Detail Report

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
11	WSW	0.74	3,922.67	1,466.54	WATER WELLS

WCR No: WCR1994-013239 City(OSWCR): Perris  
 City: Perris County(OSWCR): Riverside  
 County: Riverside Decimal Lat(OSWCR): 33.8517  
 Decimal Latitude: 33.8517 Decim Long(OSWCR): -117.23495  
 Decimal Longitude: -117.23495  
 Location: PERRY ST  
 Location(OSWCR): PERRY ST  
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
11	WSW	0.74	3,922.67	1,466.54	WATER WELLS

WCR No: WCR1776-008206 City(OSWCR): None  
 City: None County(OSWCR): Riverside  
 County: Riverside Decimal Lat(OSWCR): 33.8517  
 Decimal Latitude: 33.8517 Decim Long(OSWCR): -117.23495  
 Decimal Longitude: -117.23495  
 Location: PERRIS BLVD, MARKHAM ST  
 Location(OSWCR): PERRIS BLVD, MARKHAM ST  
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
11	WSW	0.74	3,922.67	1,466.54	WATER WELLS

WCR No: WCR1776-004431 City(OSWCR): Perris  
 City: Perris County(OSWCR): Riverside  
 County: Riverside Decimal Lat(OSWCR): 33.8517  
 Decimal Latitude: 33.8517 Decim Long(OSWCR): -117.23495  
 Decimal Longitude: -117.23495  
 Location: MARAHAM  
 Location(OSWCR): MARAHAM  
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
11	WSW	0.74	3,922.67	1,466.54	WATER WELLS

WCR No: WCR1940-000266 City(OSWCR): Perris  
 City: Perris County(OSWCR): Riverside  
 County: Riverside Decimal Lat(OSWCR): 33.8517  
 Decimal Latitude: 33.8517 Decim Long(OSWCR): -117.23495

## Wells and Additional Sources Detail Report

Decimal Longitude: -117.23495  
 Location: Perris Bl, Markham Ave  
 Location(OSWCR): Perris Bl, Markham Ave  
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
11	WSW	0.74	3,922.67	1,466.54	WATER WELLS

WCR No: WCR1940-000187 City(OSWCR): None  
 City: None County(OSWCR): Riverside  
 County: Riverside Decimal Lat(OSWCR): 33.8517  
 Decimal Latitude: 33.8517 Decim Long(OSWCR): -117.23495  
 Decimal Longitude: -117.23495  
 Location: PERRIS BLVD, MARKHAM  
 Location(OSWCR): PERRIS BLVD, MARKHAM  
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
11	WSW	0.74	3,922.67	1,466.54	WATER WELLS

WCR No: WCR1947-001215 City(OSWCR): None  
 City: None County(OSWCR): Riverside  
 County: Riverside Decimal Lat(OSWCR): 33.8517  
 Decimal Latitude: 33.8517 Decim Long(OSWCR): -117.23495  
 Decimal Longitude: -117.23495  
 Location: PERRIS VALLEY, MARKHAM  
 Location(OSWCR): PERRIS VALLEY, MARKHAM  
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
11	WSW	0.74	3,922.67	1,466.54	WATER WELLS

WCR No: WCR1948-001478 City(OSWCR): None  
 City: None County(OSWCR): Riverside  
 County: Riverside Decimal Lat(OSWCR): 33.8517  
 Decimal Latitude: 33.8517 Decim Long(OSWCR): -117.23495  
 Decimal Longitude: -117.23495  
 Location: PERRIS VALLEY  
 Location(OSWCR): PERRIS VALLEY  
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
11	WSW	0.74	3,922.67	1,466.54	WATER WELLS

## Wells and Additional Sources Detail Report

WCR No:	WCR1776-008826	City(OSWCR):	None
City:	None	County(OSWCR):	Riverside
County:	Riverside	Decimal Lat(OSWCR):	33.8517
Decimal Latitude:	33.8517	Decim Long(OSWCR):	-117.23495
Decimal Longitude:	-117.23495		
Location:	INDIAN, NANCE		
Location(OSWCR):	INDIAN, NANCE		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
11	WSW	0.74	3,922.67	1,466.54	WATER WELLS

WCR No:	WCR2011-008483	City(OSWCR):	Perris
City:	Perris	County(OSWCR):	Riverside
County:	Riverside	Decimal Lat(OSWCR):	33.8517
Decimal Latitude:	33.8517	Decim Long(OSWCR):	-117.23495
Decimal Longitude:	-117.23495		
Location:	4378 Perris Boulevard		
Location(OSWCR):	4378 Perris Boulevard		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
11	WSW	0.74	3,922.67	1,466.54	WATER WELLS

WCR No:	WCR1952-001744	City(OSWCR):	None
City:	None	County(OSWCR):	Riverside
County:	Riverside	Decimal Lat(OSWCR):	33.8517
Decimal Latitude:	33.8517	Decim Long(OSWCR):	-117.23495
Decimal Longitude:	-117.23495		
Location:	None		
Location(OSWCR):	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
11	WSW	0.74	3,922.67	1,466.54	WATER WELLS

WCR No:	WCR2000-011867	City(OSWCR):	Perris
City:	Perris	County(OSWCR):	Riverside
County:	Riverside	Decimal Lat(OSWCR):	33.8517
Decimal Latitude:	33.8517	Decim Long(OSWCR):	-117.23495
Decimal Longitude:	-117.23495		
Location:	March Air Force Base Bldg 3001		



## Wells and Additional Sources Detail Report

Location(OSWCR): March Air Force Base Bldg 3001  
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
11	WSW	0.74	3,922.67	1,466.54	WATER WELLS

WCR No: WCR2000-011866      City(OSWCR): Perris  
 City: Perris      County(OSWCR): Riverside  
 County: Riverside      Decimal Lat(OSWCR): 33.8517  
 Decimal Latitude: 33.8517      Decim Long(OSWCR): -117.23495  
 Decimal Longitude: -117.23495  
 Location: March Air Force Base Bldg 3002  
 Location(OSWCR): March Air Force Base Bldg 3002  
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
11	WSW	0.74	3,922.67	1,466.54	WATER WELLS

WCR No: WCR2000-010937      City(OSWCR): PERRIS  
 City: PERRIS      County(OSWCR): Riverside  
 County: Riverside      Decimal Lat(OSWCR): 33.8517  
 Decimal Latitude: 33.8517      Decim Long(OSWCR): -117.23495  
 Decimal Longitude: -117.23495  
 Location: INDIAN AVENUE  
 Location(OSWCR): INDIAN AVENUE  
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
11	WSW	0.74	3,922.67	1,466.54	WATER WELLS

WCR No: WCR1978-007214      City(OSWCR): Perris  
 City: Perris      County(OSWCR): Riverside  
 County: Riverside      Decimal Lat(OSWCR): 33.8517  
 Decimal Latitude: 33.8517      Decim Long(OSWCR): -117.23495  
 Decimal Longitude: -117.23495  
 Location: 24315 Nance Street  
 Location(OSWCR): 24315 Nance Street  
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
13	NW	0.82	4,312.83	1,472.54	WATER WELLS

## Wells and Additional Sources Detail Report

WCR No:	WCR1949-000805	City(OSWCR):	None
City:	None	County(OSWCR):	Riverside
County:	Riverside	Decimal Lat(OSWCR):	33.86636
Decimal Latitude:	33.86636	Decim Long(OSWCR):	-117.23495
Decimal Longitude:	-117.23495		
Location:	ALFALFA ACRES		
Location(OSWCR):	ALFALFA ACRES		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
13	NW	0.82	4,312.83	1,472.54	WATER WELLS

WCR No:	WCR0029460	City(OSWCR):	None
City:	None	County(OSWCR):	Riverside
County:	Riverside	Decimal Lat(OSWCR):	33.86636
Decimal Latitude:	33.86636	Decim Long(OSWCR):	-117.23495
Decimal Longitude:	-117.23495		
Location:	None		
Location(OSWCR):	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
13	NW	0.82	4,312.83	1,472.54	WATER WELLS

WCR No:	WCR0204645	City(OSWCR):	None
City:	None	County(OSWCR):	Riverside
County:	Riverside	Decimal Lat(OSWCR):	33.86636
Decimal Latitude:	33.86636	Decim Long(OSWCR):	-117.23495
Decimal Longitude:	-117.23495		
Location:	None		
Location(OSWCR):	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
13	NW	0.82	4,312.83	1,472.54	WATER WELLS

WCR No:	WCR1956-001606	City(OSWCR):	Perris
City:	Perris	County(OSWCR):	Riverside
County:	Riverside	Decimal Lat(OSWCR):	33.86636
Decimal Latitude:	33.86636	Decim Long(OSWCR):	-117.23495
Decimal Longitude:	-117.23495		
Location:	PERRIS BLVD		
Location(OSWCR):	PERRIS BLVD		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

# Wells and Additional Sources Detail Report

## Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
13	NW	0.82	4,312.83	1,472.54	WATER WELLS
<div> <div>WCR No:</div> <div>WCR2012-011396</div> <div>City:</div> <div>Moreno Valley</div> <div>County:</div> <div>Riverside</div> <div>Decimal Latitude:</div> <div>33.86636</div> <div>Decimal Longitude:</div> <div>-117.23495</div> <div>Location:</div> <div>San Michele Road &amp; Indian Street</div> <div>Location(OSWCR):</div> <div>San Michele Road &amp; Indian Street</div> <div>Original Source:</div> <div>California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports</div> </div>					

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
13	NW	0.82	4,312.83	1,472.54	WATER WELLS
<div> <div>WCR No:</div> <div>WCR1776-004611</div> <div>City:</div> <div>None</div> <div>County:</div> <div>Riverside</div> <div>Decimal Latitude:</div> <div>33.86636</div> <div>Decimal Longitude:</div> <div>-117.23495</div> <div>Location:</div> <div>PERRIS BLVD</div> <div>Location(OSWCR):</div> <div>PERRIS BLVD</div> <div>Original Source:</div> <div>California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports</div> </div>					

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
13	NW	0.82	4,312.83	1,472.54	WATER WELLS
<div> <div>WCR No:</div> <div>WCR0226446</div> <div>City:</div> <div>None</div> <div>County:</div> <div>Riverside</div> <div>Decimal Latitude:</div> <div>33.86636</div> <div>Decimal Longitude:</div> <div>-117.23495</div> <div>Location:</div> <div>None</div> <div>Location(OSWCR):</div> <div>None</div> <div>Original Source:</div> <div>California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports</div> </div>					

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
13	NW	0.82	4,312.83	1,472.54	WATER WELLS
<div> <div>WCR No:</div> <div>WCR0158925</div> <div>City:</div> <div>None</div> <div>County:</div> <div>Riverside</div> </div>					



## Wells and Additional Sources Detail Report

County:	Riverside	Decimal Lat(OSWCR):	33.86636
Decimal Latitude:	33.86636	Decim Long(OSWCR):	-117.23495
Decimal Longitude:	-117.23495		
Location:	None		
Location(OSWCR):	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
13	NW	0.82	4,312.83	1,472.54	WATER WELLS

WCR No:	WCR1982-005577	City(OSWCR):	None
City:	None	County(OSWCR):	Riverside
County:	Riverside	Decimal Lat(OSWCR):	33.86636
Decimal Latitude:	33.86636	Decim Long(OSWCR):	-117.23495
Decimal Longitude:	-117.23495		
Location:	NANDINA, PERRIS BLVD		
Location(OSWCR):	NANDINA, PERRIS BLVD		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
13	NW	0.82	4,312.83	1,472.54	WATER WELLS

WCR No:	WCR1949-000499	City(OSWCR):	None
City:	None	County(OSWCR):	Riverside
County:	Riverside	Decimal Lat(OSWCR):	33.86636
Decimal Latitude:	33.86636	Decim Long(OSWCR):	-117.23495
Decimal Longitude:	-117.23495		
Location:	ALFALFA ACRES		
Location(OSWCR):	ALFALFA ACRES		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
13	NW	0.82	4,312.83	1,472.54	WATER WELLS

WCR No:	WCR0018364	City(OSWCR):	None
City:	None	County(OSWCR):	Riverside
County:	Riverside	Decimal Lat(OSWCR):	33.86636
Decimal Latitude:	33.86636	Decim Long(OSWCR):	-117.23495
Decimal Longitude:	-117.23495		
Location:	None		
Location(OSWCR):	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

## Wells and Additional Sources Detail Report

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
13	NW	0.82	4,312.83	1,472.54	WATER WELLS

WCR No: WCR1949-000804 City(OSWCR): None  
 City: None County(OSWCR): Riverside  
 County: Riverside Decimal Lat(OSWCR): 33.86636  
 Decimal Latitude: 33.86636 Decim Long(OSWCR): -117.23495  
 Decimal Longitude: -117.23495  
 Location: ALFALFA ACRES  
 Location(OSWCR): ALFALFA ACRES  
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
13	NW	0.82	4,312.83	1,472.54	WATER WELLS

WCR No: WCR1953-001616 City(OSWCR): None  
 City: None County(OSWCR): Riverside  
 County: Riverside Decimal Lat(OSWCR): 33.86636  
 Decimal Latitude: 33.86636 Decim Long(OSWCR): -117.23495  
 Decimal Longitude: -117.23495  
 Location: INDIAN AVE, NANDINA AVE, ALFALFA ACRES  
 Location(OSWCR): INDIAN AVE, NANDINA AVE, ALFALFA ACRES  
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
13	NW	0.82	4,312.83	1,472.54	WATER WELLS

WCR No: WCR2011-008476 City(OSWCR): Moreno Valley  
 City: Moreno Valley County(OSWCR): Riverside  
 County: Riverside Decimal Lat(OSWCR): 33.86636  
 Decimal Latitude: 33.86636 Decim Long(OSWCR): -117.23495  
 Decimal Longitude: -117.23495  
 Location: 24870 Nandina Avenue  
 Location(OSWCR): 24870 Nandina Avenue  
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
13	NW	0.82	4,312.83	1,472.54	WATER WELLS

WCR No: WCR0100806 City(OSWCR): None  
 City: None County(OSWCR): Riverside  
 County: Riverside Decimal Lat(OSWCR): 33.86636  
 Decimal Latitude: 33.86636 Decim Long(OSWCR): -117.23495

## Wells and Additional Sources Detail Report

Decimal Longitude: -117.23495  
 Location: None  
 Location(OSWCR): None  
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
13	NW	0.82	4,312.83	1,472.54	WATER WELLS

WCR No: WCR0071656 City(OSWCR): None  
 City: None County(OSWCR): Riverside  
 County: Riverside Decimal Lat(OSWCR): 33.86636  
 Decimal Latitude: 33.86636 Decim Long(OSWCR): -117.23495  
 Decimal Longitude: -117.23495  
 Location: None  
 Location(OSWCR): None  
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
13	NW	0.82	4,312.83	1,472.54	WATER WELLS

WCR No: WCR1949-000498 City(OSWCR): Riverside  
 City: Riverside County(OSWCR): Riverside  
 County: Riverside Decimal Lat(OSWCR): 33.86636  
 Decimal Latitude: 33.86636 Decim Long(OSWCR): -117.23495  
 Decimal Longitude: -117.23495  
 Location: ALFALFA ACRES  
 Location(OSWCR): ALFALFA ACRES  
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
13	NW	0.82	4,312.83	1,472.54	WATER WELLS

WCR No: WCR2014-008659 City(OSWCR): Moreno Valley  
 City: Moreno Valley County(OSWCR): Riverside  
 County: Riverside Decimal Lat(OSWCR): 33.86636  
 Decimal Latitude: 33.86636 Decim Long(OSWCR): -117.23495  
 Decimal Longitude: -117.23495  
 Location: Grove View Road & Indian Street  
 Location(OSWCR): Grove View Road & Indian Street  
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
13	NW	0.82	4,312.83	1,472.54	WATER WELLS



## Wells and Additional Sources Detail Report

WCR No:	WCR1990-018314	City(OSWCR):	Riverside
City:	Riverside	County(OSWCR):	Riverside
County:	Riverside	Decimal Lat(OSWCR):	33.86636
Decimal Latitude:	33.86636	Decim Long(OSWCR):	-117.23495
Decimal Longitude:	-117.23495		
Location:	INDIAN ST, IRIS AVE		
Location(OSWCR):	INDIAN ST, IRIS AVE		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
13	NW	0.82	4,312.83	1,472.54	WATER WELLS

WCR No:	WCR2012-011397	City(OSWCR):	Moreno Valley
City:	Moreno Valley	County(OSWCR):	Riverside
County:	Riverside	Decimal Lat(OSWCR):	33.86636
Decimal Latitude:	33.86636	Decim Long(OSWCR):	-117.23495
Decimal Longitude:	-117.23495		
Location:	San Michele Road & Indian Street		
Location(OSWCR):	San Michele Road & Indian Street		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
13	NW	0.82	4,312.83	1,472.54	WATER WELLS

WCR No:	WCR2014-008660	City(OSWCR):	Moreno Valley
City:	Moreno Valley	County(OSWCR):	Riverside
County:	Riverside	Decimal Lat(OSWCR):	33.86636
Decimal Latitude:	33.86636	Decim Long(OSWCR):	-117.23495
Decimal Longitude:	-117.23495		
Location:	Grove View Road & Indian Street		
Location(OSWCR):	Grove View Road & Indian Street		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
13	NW	0.82	4,312.83	1,472.54	WATER WELLS

WCR No:	WCR1954-001978	City(OSWCR):	Perris
City:	Perris	County(OSWCR):	Riverside
County:	Riverside	Decimal Lat(OSWCR):	33.86636
Decimal Latitude:	33.86636	Decim Long(OSWCR):	-117.23495
Decimal Longitude:	-117.23495		
Location:	INDIAN ST, MARIPOSA		

## Wells and Additional Sources Detail Report

Location(OSWCR): INDIAN ST, MARIPOSA  
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
13	NW	0.82	4,312.83	1,472.54	WATER WELLS

WCR No: WCR1990-018315 City(OSWCR): Riverside  
 City: Riverside County(OSWCR): Riverside  
 County: Riverside Decimal Lat(OSWCR): 33.86636  
 Decimal Latitude: 33.86636 Decim Long(OSWCR): -117.23495  
 Decimal Longitude: -117.23495  
 Location: MARIPOSA AVE, INDIAN ST  
 Location(OSWCR): MARIPOSA AVE, INDIAN ST  
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
13	NW	0.82	4,312.83	1,472.54	WATER WELLS

WCR No: WCR2011-008477 City(OSWCR): Moreno Valley  
 City: Moreno Valley County(OSWCR): Riverside  
 County: Riverside Decimal Lat(OSWCR): 33.86636  
 Decimal Latitude: 33.86636 Decim Long(OSWCR): -117.23495  
 Decimal Longitude: -117.23495  
 Location: 24870 Nandina Avenue  
 Location(OSWCR): 24870 Nandina Avenue  
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
13	NW	0.82	4,312.83	1,472.54	WATER WELLS

WCR No: WCR2011-008478 City(OSWCR): Moreno Valley  
 City: Moreno Valley County(OSWCR): Riverside  
 County: Riverside Decimal Lat(OSWCR): 33.86636  
 Decimal Latitude: 33.86636 Decim Long(OSWCR): -117.23495  
 Decimal Longitude: -117.23495  
 Location: 24870 Nandina Avenue  
 Location(OSWCR): 24870 Nandina Avenue  
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
13	NW	0.82	4,312.83	1,472.54	WATER WELLS

## Wells and Additional Sources Detail Report

WCR No:	WCR0307196	City(OSWCR):	None
City:	None	County(OSWCR):	Riverside
County:	Riverside	Decimal Lat(OSWCR):	33.86636
Decimal Latitude:	33.86636	Decim Long(OSWCR):	-117.23495
Decimal Longitude:	-117.23495		
Location:	None		
Location(OSWCR):	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
15	NW	0.86	4,517.26	1,473.54	WATER WELLS

WCR No:	WCR2018-008246	City(OSWCR):	MORENO VALLEY
City:	MORENO VALLEY	County(OSWCR):	Riverside
County:	Riverside	Decimal Lat(OSWCR):	33.8680042
Decimal Latitude:	33.8680042	Decim Long(OSWCR):	-117.2340297
Decimal Longitude:	-117.2340297		
Location:	24560 NANDINA AVE		
Location(OSWCR):	24560 NANDINA AVE		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
16	W	0.88	4,647.57	1,471.44	WATER WELLS

WCR No:	WCR2017-003710	City(OSWCR):	Perris
City:	Perris	County(OSWCR):	Riverside
County:	Riverside	Decimal Lat(OSWCR):	33.85653086
Decimal Latitude:	33.85653086	Decim Long(OSWCR):	-117.23918411
Decimal Longitude:	-117.23918411		
Location:	501 Harley Knox BLVD		
Location(OSWCR):	501 Harley Knox BLVD		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		



# Radon Information

This section lists any relevant radon information found for the target property.

Federal EPA Radon Zone for *RIVERSIDE* County: **2**

- Zone 1: Counties with predicted average indoor radon screening levels greater than 4 pCi/L*
- Zone 2: Counties with predicted average indoor radon screening levels from 2 to 4 pCi/L*
- Zone 3: Counties with predicted average indoor radon screening levels less than 2 pCi/L*

Federal Area Radon Information for *RIVERSIDE* County

No Measures/Homes:	24
Geometric Mean:	0.3
Arithmetic Mean:	0.3
Median:	0.5
Standard Deviation:	0.8
Maximum:	1.7
% >4 pCi/L:	0
% >20 pCi/L:	0
Notes on Data Table:	TABLE 1. Screening indoor radon data from the EPA/State Residential Radon Survey of California conducted during 1989-90. Data represent 2-7 day charcoal canister measurements from the lowest level of each home tested.

## **Federal Sources**

### **FEMA National Flood Hazard Layer**

**FEMA FLOOD**

The National Flood Hazard Layer (NFHL) data incorporates Flood Insurance Rate Map (FIRM) databases published by the Federal Emergency Management Agency (FEMA), and any Letters Of Map Revision (LOMRs) that have been issued against those databases since their publication date. The FIRM Database is the digital, geospatial version of the flood hazard information shown on the published paper FIRMs. The FIRM Database depicts flood risk information and supporting data used to develop the risk data. The FIRM Database is derived from Flood Insurance Studies (FISs), previously published FIRMs, flood hazard analyses performed in support of the FISs and FIRMs, and new mapping data, where available.

### **Indoor Radon Data**

**INDOOR RADON**

Indoor radon measurements tracked by the Environmental Protection Agency(EPA) and the State Residential Radon Survey.

### **Public Water Systems Violations and Enforcement Data**

**PWSV**

List of drinking water violations and enforcement actions from the Safe Drinking Water Information System (SDWIS) made available by the Drinking Water Protection Division of the US EPA's Office of Groundwater and Drinking Water. Enforcement sensitive actions are not included in the data released by the EPA. Address information provided in SDWIS may correspond either with the physical location of the water system, or with a contact address.

### **Radon Zone Level**

**RADON ZONE**

Areas showing the level of Radon Zones (level 1, 2 or 3) by county. This data is maintained by the Environmental Protection Agency (EPA).

### **Safe Drinking Water Information System (SDWIS)**

**SDWIS**

The Safe Drinking Water Information System (SDWIS) contains information about public water systems as reported to US Environmental Protection Agency (EPA) by the states. Addresses may correspond with the location of the water system, or with a contact address.

### **Soil Survey Geographic database**

**SSURGO**

The Soil Survey Geographic database (SSURGO) contains information about soil as collected by the National Cooperative Soil Survey at the Natural Resources Conservation Service (NRCS). Soil maps outline areas called map units. The map units are linked to soil properties in a database. Each map unit may contain one to three major components and some minor components.

### **U.S. Fish & Wildlife Service Wetland Data**

**US WETLAND**

The U.S. Fish & Wildlife Service Wetland layer represents the approximate location and type of wetlands and deepwater habitats in the United States.

### **USGS Current Topo**

**US TOPO**

US Topo topographic maps are produced by the National Geospatial Program of the U.S. Geological Survey (USGS). The project was launched in late 2009, and the term "US Topo" refers specifically to quadrangle topographic maps published in 2009 and later.

### **USGS Geology**

**US GEOLOGY**

Seamless maps depicting geological information provided by the United States Geological Survey (USGS).

### **USGS National Water Information System**

**FED USGS**

The U.S. Geological Survey (USGS)'s National Water Information System (NWIS) is the nation's principal repository of water resources data. This database includes comprehensive information of well-construction details, time-series data for gage height, streamflow, groundwater level, and precipitation and water use data.

## **State Sources**

### **Oil and Gas Wells**

**OGW**

A list of Oil and Gas well locations. This is provided by California's Department of Conservation Division of

## Appendix

Oil, Gas and Geothermal Resources.

### **Periodic Groundwater Level Measurement Locations**

Locations of groundwater level monitoring wells in the Department of Water Resources (DWR)'s Periodic Groundwater Levels dataset. The DWR Periodic Groundwater Levels dataset contains seasonal and long-term groundwater level measurements collected by the Department of Water Resources and cooperating agencies.

### **MONITOR WELLS**

### **Well Completion Reports**

List of wells from the Well Completion Reports data made available by the California Department of Water Resources' (DWR) Online System for Well Completion Reports (OSWCR). Please note that the majority of well completion reports have been spatially registered to the center of the 1x1 mile Public Land Survey System section that the well is located in.

### **WATER WELLS**



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## **APPENDIX D: QUALIFICATIONS**

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## Education

B.A. in Earth Sciences, University of Southern California

## Training

40-Hour OSHA-approved Health & Safety Training  
8-hour OSHA HAZWOPER Annual Refresher

## Highlights

20 years in the environmental consulting industry  
Phase I Environmental Site Assessments  
Phase II and III Subsurface Investigations

## Experience Summary

As a Senior Scientist for due diligence services within the Investment Advisory Group, Ms. Hodgetts focuses on providing solutions to clients' due diligence and engineering needs and sharing years of expertise with staff and clients. Previously, Ms. Hodgetts was a Senior Environmental Scientist for a Fortune 500 company and was responsible for managing due diligence projects throughout the United States.

Ms. Hodgetts has performed hundreds of Phase I Environmental Site Assessments, Third Party Reviews, Due Diligence Audits, and Record Search, Phase II Subsurface Investigations, Underground Storage Tank Investigations, Remedial Investigations, Limited asbestos surveys, Lead-based paint surveys, Radon Studies, and Lead-in-water sampling and analysis.

Ms. Hodgetts has worked with various clients including: individual investors, institutional investors, private and institutional equity companies, insurance companies, attorneys, brokers, developers, and multiple lenders.

## Project Experience

### Phase I Environmental Site assessments

Ms. Hodgetts has performed Phase I Environmental Site Assessments of commercial, residential, and industrial properties including schools, shopping centers, industrial parks, manufacturing facilities, drycleaners and gasoline stations.

### Subsurface Investigations

Conducted soil and groundwater assessments at County of San Diego Department of Public Works Road Stations throughout San Diego County. Activities included field oversight of groundwater monitoring well installation using mud-rotary, air-rotary, and hollow-stem augers; soil and groundwater sampling; receptor surveys; and installed monitoring wells and soil borings.

### Environmental Regulatory Compliance

Assisted in environmental regulatory compliance audit and ownership transfer activities. The audit included coordinating with local agencies to transfer environmental permits for air, wastewater, hazardous waste, and medical waste.



### **Storage Tank Programs**

Completed UST Closure Reports, Limited Site Assessments, Soil Assessment Reports, Soil Closure Reports, and Corrective Action Plans for submittal to regulatory agencies for UST sites owned by various industrial and government entities.

### **School District Investigations**

Worked in-house for San Diego Unified School District (SDUSD) for 15 months completing the environmental due diligence for Proposition MM, a bond measure passed by voters to fund modernization of 165 existing school and construction of 16 new/rebuilt schools. Activities included: conducting Phase I ESAs for proposed school sites, including information relevant to the California Department of Education (CDE) School Site Selection and Approval Guide; submitting Phase I ESAs for EPA Department of Toxic Substances Control review; preparing Public Participations Plans and assisting with public meeting presentations; and submitting site packages to CDE for site approval. In addition to SDUSD, Ms. Hodgetts has also worked on Los Angeles Unified School District, Coronado Unified School District, and Lake Elsinore Unified School District sites.

### **Subsurface Investigations**

Conducted soil and groundwater assessments at County of San Diego Department of Public Works Road Stations throughout San Diego County. Activities included field oversight of groundwater monitoring well installation using mud-rotary, air-rotary, and hollow-stem augers; soil and groundwater sampling; receptor surveys; and installed monitoring wells and soil borings.

### **Environmental Regulatory Compliance**

Assisted in environmental regulatory compliance audit and ownership transfer activities. The audit included coordinating with local agencies to transfer environmental permits for air, wastewater, hazardous waste, and medical waste.

### **Cellular Telephone Investigations**

Performed environmental assessments for cellular telephone antenna installations for a major cellular operator. Tasks included: inspections of numerous buildings, installations, additions, collocations, and vacant land; and asbestos and lead sampling at these facilities throughout southern California.

### **Contact**

hhodgettsl@partneresi.com



## Education

BA Geology, The Ohio State University

## Registrations

California Professional Geologist No. 6221

Nevada Certified Environmental Manager No. 2359

## Training

OSHA, Hazardous Waste Operator (HAZWOPER) 40 hour Certification

AHERA Certified Asbestos Inspector

Certified Project Manager

## Highlights

Over 28 years of experience in the environmental service industry with a focus on due diligence assessments  
Knowledgeable with ASTM, EPA's All Appropriate Inquiry (AAI), and customized client formats.

100+ Phase I Environmental Site Assessments

## Experience Summary

As Technical Director for due diligence services as part of the Investment Advisory Group, Ms. Stott focuses on report quality, client service, and sharing her years of expertise with staff and clients.

Ms. Stott has performed hundreds of Phase I Environmental Site Assessments, Third Party Reviews, Due Diligence Audits, Record Search and Risk Assessments, Phase II and III Subsurface Investigations, Underground storage tank investigations, Remedial Investigations, Radon Studies, Mold Assessments, Methane Surveys, Indoor Air Quality Assessments, and Lead-in-water sampling and analysis.

Clients have varied and have included: individual investors, City of Los Angeles Agencies, Los Angeles County, City of Anaheim, institutional investors, private and institutional equity companies, insurance companies, attorneys, brokers, developers, and multiple lenders.

## Project Experience

Ms. Stott has conducted, managed and directed thousands of ESAs throughout her career and has been Senior Project Manager for hundreds of site investigations, characterization studies and remediation projects throughout California and the US. The following select projects summarize her experience and due diligence background:

### Transaction Due Diligence

*Project Manager, Western US and Southern California, LBA Realty* - For over 17 years performed due diligence services related to real estate transfers as well as asset refinances for LBA Realty. The relationship requires close coordination and communication with property managers and representatives to provide a smooth process with client and lenders. Services have also included review of third party reports, asbestos surveys, subsurface investigations, and development of soil management plans. Many projects involved multiple locations in several states thus requiring coordination with other offices and client contacts.

*Environmental Lead, West Coast, Barings, LLC (Barings)* - Ms. Stott assists with management and review of environmental due diligence and environmental actions associated with acquisitions, property development, joint venture developments, property divestments and finance group loan transactions. Environmental due diligence includes Phase I ESAs, Phase II ESAs, indoor air quality assessments, mold assessment and mitigation planning, providing third party review, asbestos investigations, asbestos abatement, operation and maintenance plan development, remedial action development and implementation, regulatory correspondence and permitting.

*Phase I ESAs – multiple clients throughout US* - Ms. Stott manages and oversees preparation of Phase I Environmental Site Assessments for several confidential clients. All are completed to ASTM guidelines with various special criteria specific to each client.

#### **Subsurface Investigations/Vapor Intrusion**

*Project Manager, Whittier, CA, Confidential Client* - Conducted several investigations to evaluate the potential for vapor intrusion associated with contaminated groundwater into client buildings. At one location a horizontal well system was installed to passively vent vapors. Site investigations involved the installation of multiple, multi-depth vapor probes through the property to map the plume and to assist in decision making for potential further investigation. Data collected from both soil vapor and indoor air monitoring was subjected to risk assessment in order to determine if indoor air quality had been negatively impacted and engineering controls needed to protect workers. Client was able to purchase and redevelop portions of the desired parcels for use as parking.

*Project Manager and Environmental Lead, Berkeley, CA, LBA Realty* - Evaluation of potential risks associated with the presence of trichloroethylene (TCE) and breakdown products cis 1,2- dichloroethene (cis 1,2-DCE) and vinyl chloride (VC), and methyl tert butyl ether (MTBE) in groundwater and ambient air at an existing building in Berkeley, CA. Worked with outside counsel to evaluate, summarize, and present the risks and potential risks of continued investment in the property. Remedial systems were installed under DTSC oversight, risk assessment performed and the building remodeled and reused for office space.

#### **Municipal/State Contracts**

*Project Manager, ESAs for City of Anaheim widening of Lincoln Avenue* - As a subcontractor to the geotechnical consultant, Partner provided Environmental Site Assessments for multiple properties along the project alignment. The parcel uses ranged from car wash, to older office and motel properties, automotive repair, banks, public school, and a church. Partner finished the multi-site project on time and within budget.

#### **Contact**

Dstott@partneresi.com