LOR GEOTECHNICAL GROUP, INC.
Soil Engineering ▲ Geology ▲ Environmental

PHASE I ENVIRONMENTAL SITE ASSESSMENT
INDEPENDENCE AT CANYON SPRINGS
PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT
9.13 ACRES OF VACANT LAND
APNs 291-440-003, -005, -006, & -007
NWC GATEWAY DRIVE AND CANYON PARK DRIVE
RIVERSIDE
RIVERSIDE COUNTY, CALIFORNIA

PROJECT NO. 34019.21
FEBRUARY 9, 2026

Prepared For:

LS BTR Development, LLC
c/o Lewis Management Corp.
1156 N. Mountain Avenue
Upland, California 91786

Attention: Mr. James Kim, Vice President

February 9, 2026

LS BTR Development, LLC
c/o Lewis Management Corp.
1156 N. Mountain Avenue
Upland, California 91786

Project No. 34019.21

Attention: Mr. James Kim, Vice President

Subject: Phase I Environmental Site Assessment, Independence at Canyon Springs, Proposed Multi-Family Residential Development, 9.13 Acres of Vacant Land, APNs 291-440-003, -005, -006, & -007, NWC Gateway Drive and Canyon Park Drive, Riverside, Riverside County, California

Attached herewith is the Phase I Environmental Site Assessment (ESA) conducted by this firm for the subject property located in Riverside, California.

This Phase I ESA was planned and executed based upon a scope of services generally outlined in our Work Authorization Agreement dated January 19, 2026, and other written and verbal communication.

We appreciate the opportunity to provide this environmental assessment for the subject property. If you have any questions or comments regarding this assessment, please do not hesitate to contact this firm at your convenience.

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EXECUTIVE SUMMARY

This firm conducted a Phase I Environmental Site Assessment (ESA) for a proposed multi-family residential development (Independence at Canyon Springs), Assessor's Parcel Numbers (APNs) 291-440-003, -005, -006, and -007, located at the northwest corner of Gateway and Canyon Park Drives in the City of Riverside, California. This Phase I ESA was conducted in conformance with ASTM International (ASTM) E1527-21, and All Appropriate Inquiries (AAI) set forth in 40 CFR (Code of Federal Regulations) part 312.

Based on our interview, subject property reconnaissance, and review of historical aerial photographs and topographic maps, the subject property was vacant land dating back to 1901, dry farm land from at least 1938 until no later than around the mid 1980s, mass/rough graded by 1989, and has remained vacant land since. The surrounding properties have been historically dry farm land, vacant land, and/or commercial developments, including County of Riverside office/warehouse building, a credit union building, and a medical facility/office building.

No containers with hazardous materials and/or wastes, were observed at the subject property, except for a 5-quart motor oil container with what appears to be residual motor oil. No areas of soil staining were observed.

Local and state environmental regulatory agency records were searched online or requested for the subject property and adjacent or adjoining properties within 100 feet of the subject property. No records were found for the subject property. California Department of Hazardous Substances Control (DTSC) Hazardous Waste Tracking System records for 2724 Gateway Drive, associated with the County of Riverside adjacent facility (office/warehouse building) to the west, included hazardous waste manifest records for 0.03336 ton of alkaline solution (pH ≥ 12.5) without metals, 0.005 ton of other inorganic solid waste, 0.033 ton of off-specification, aged, or surplus organics, 0.25021 ton of photochemicals/photoprocessing waste, 0.01251 ton of laboratory waste chemicals, and 0.02502 ton of liquids with pH ≤ 2 generated in 1998 or 2001, and 0.2225 ton of unspecified aqueous solution (2 < pH < 12.5), 0.0945 ton of off-specification, aged, or surplus inorganics, 0.23436 ton of other inorganic solid waste, 0.05 ton of off-specification, aged, or surplus organics, and 4.21188 tons of photochemicals/photoprocessing waste generated in 2012, 2013, 2014, 2015, 2016, 2017, and/or 2021. Online South Coast Air Quality Management District records for 2720-24 Gateway Drive, the adjacent County of Riverside facility to the west, and

2847 Campus Parkway, a credit union office building east and northeast of the subject property across Canyon Park Drive, are related to diesel-powered emergency backup electric generators.

There are twenty-one sites listed in environmental regulatory databases within 1 mile of the subject property. The subject property is not listed in any of the environmental regulatory databases searched. Based on our research and Vapor Encroachment Screen, no environmentally impaired properties have current or former releases of hazardous substances and/or petroleum products that are known to have migrated to and/or impacted the subject property, and therefore, a vapor encroachment condition can be ruled out for the subject property.

At the request of the client, a Phase II ESA was previously performed in 2024 which involved surficial and near surface soil sample collection across the subject property based on a grid system. A total of nineteen (19) discrete soil samples were collected at 0.5 and 1.5 feet below the ground surface to assess shallow soils for potential impacts. These samples were composited into five (5) samples for analysis. All five (5) composite soil samples had no reported concentrations of chlorinated herbicides. Two of the soil samples analyzed for organochlorine pesticides (OCPs) had reported concentrations, including a concentration of 4,4'-dichlorodiphenyldichloroethene (DDE) reported at 0.001 mg/kg and heptachlor at 0.018 mg/kg. These reported concentrations of OCPs are less than the DTSC screening levels for residential soil (DTSC, 2025). The range of reported concentrations of total heavy metals in all five (5) samples were less than the DTSC soil screening levels for residential soil and/or were within expected background levels (Bradford et al., 1996; DTSC, 2020 and 2025). None of the reported concentrations of OCPs and total heavy metals suggest subject property soils would require special handling and disposal.

Due to the high density and/or height of natural vegetation in certain areas at the subject property, observations were somewhat limited during our reconnaissance. As such, the presence of containers of hazardous materials or wastes, or other possible environmental concerns or conditions in these areas, may not have been captured within our subject property observations. Based on the researched history of the subject property and recent observations during the subject property reconnaissance, this data gap does not appear to be significant, and therefore, is not anticipated to have a significant impact to the findings, opinions, conclusions, and recommendations of this Phase I ESA.

We do not anticipate any significant environmental impact to the subject property from past dryland farming which took place from at least the late 1930s until no later than around the mid 1980s. Dryland farming is not an economically intensive operation, and therefore, residual pesticides or other compounds of concern related to dryland farming at the subject property are not anticipated to be present or not anticipated to be present in concentrations exceeding regulatory screening levels. The 2008 Interim Guidance for Sampling Agricultural Properties by the DTSC indicates properties that clearly qualify as dryland farming do not need further investigation for pesticides or metals (DTSC, 2008). Based on this and the results of the 2024 Phase II ESA requested by the client, there appear to be no significant impacts to the subject property from chlorinated herbicides, heavy metals, and OCPs.

This Phase I ESA has revealed no recognized environmental conditions (RECs), controlled recognized environmental conditions (CRECs), or significant data gaps in connection with the subject property.

Based on the findings of the Phase I ESA, and with consideration given to the recommendations contained in this report, (1) the subject property exhibits no evidence of RECs, historical recognized environmental conditions (HRECs), and/or CRECs indicative of releases or threatened releases of hazardous substances on, at, in, or to the subject property that would prohibit its use as a residential development, and (2) no further investigations are recommended.

INTRODUCTION

During January 2026, a Phase I was conducted by this firm for Independence at Canyon Springs, a proposed multi-family residential development, 9.13 acres of vacant land, APNs 291-440-003, -005, -006, and -007, located at the northwest corner of Gateway and Canyon Park Drives in the City of Riverside, Riverside County, California. The subject property is currently and has historically been vacant land, including dryland farming. It is planned for development with a complex of 156 apartment units in 2-story apartment buildings (duplexes), along with a leasing building, fitness building, mail building, maintenance building, trash enclosure, dog park, and recreation area with swimming pool, spa, and barbeque.

This firm previously prepared a Phase I ESA report for the subject property (LOR, 2024). This current environmental assessment report is being prepared to include an updated, comprehensive Phase I ESA report, which will utilize some elements from this previously prepared report.

The Phase I ESA was conducted in conformance with the Standard Practice for Environmental Site Assessments: Phase I ESA Process, ASTM E1527-21, and AAI set forth in 40 CFR Part 312. The purpose was to identify RECs, CRECs, and significant data gaps in connection with the subject property. A REC means: (1) the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; (2) 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 (3) 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. A CREC is 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). An HREC is 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). An HREC is not a REC. A de minimis condition is a condition related to a release that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if

brought to the attention of appropriate governmental agencies. A condition determined to be a de minimis condition is not a REC nor a CREC. A significant data gap is such that affects the ability of the environmental professional to identify a REC.

The approximate location of the subject property within its regional setting is presented on an Index Map (Figure 1).

The findings of our Phase I ESA, as well as our opinions, conclusions, and recommendations, are presented within the following sections of this report.

NON-SCOPE CONSIDERATIONS

The following list (not all-inclusive) of environmental issues are outside the scope of ASTM E1527-21 and AAI:

- Asbestos-containing building materials unrelated to releases into the environment;
- Biological agents;
- Cultural and historic resources;
- Ecological resources;
- Endangered species;
- Flood zone;
- Health and safety;
- High voltage power lines or other sources of electromagnetic radiation;
- Indoor air quality unrelated to releases of hazardous substances or petroleum products into the environment;
- Industrial hygiene;
- Lead-based paint unrelated to releases into the environment;
- Lead in drinking water;
- Methane;
- Mineral resources;
- Mold or microbial growth conditions;
- Natural hazards;
- Naturally-occurring radon;
- PCB (polychlorinated biphenyl)-containing building materials (including interior fluorescent light ballasts, paint, and caulk);
- Regulatory compliance;

- Substances not defined as hazardous substances (including some substances referred to as emerging contaminants) unless or until such substances are classified as a CERCLA (Comprehensive Environmental Response, Compensation and Liability Act) hazardous substance; and
- Wetlands.

METHODOLOGY AND PROCEDURES

The following list is a summary of the methodology and procedures used during this Phase I and II ESA:

- Per ASTM E1527-21 and AAI, User provided information, as available, was evaluated with respect to subject property history, usage, and environmental concerns.

- Previously prepared professional reports, including environmental, geotechnical, etc., were reviewed as available for the subject property and/or adjoining properties.

- A general review of the physical setting of the subject property, including topography, geology, and hydrogeology, was performed. This review, in part, provides information regarding the potential for groundwater to be contaminated, the potential pathways for contaminant transport, and the potential for a vapor encroachment condition.

- Historical maps, aerial photographs, fire insurance maps, city directory information, and other records and information were researched and examined, as available and warranted, to investigate the use of the subject property and surrounding area.

- As available, person(s) knowledgeable about the subject property were interviewed to obtain any known information regarding property usage and potential environmental concerns.

- Concurrent with our public and governmental agency interviews and literature research, a reconnaissance of the subject property and observations of adjoining properties were conducted. The reconnaissance was conducted in order to

determine current uses of the subject property and adjoining properties and the potential for soil and/or possible groundwater contamination based on aboveground visual observation.

- During this Phase I ESA, public agencies (including regulatory), potentially including environmental, building, etc. were contacted directly or online research for information regarding permits, underground storage tanks (USTs), hazardous materials incidents, and general information about the subject property and where warranted, adjoining properties, to ascertain present and past uses with respect to environmental concerns.

- Federal, state, local, tribal, and proprietary lists and databases were reviewed to ascertain the presence of known environmentally impaired sites at the subject property or within the immediate area, and to determine their impact, if any, to the subject property.

- As part of the Phase I ESA, a Vapor Encroachment Screen was conducted to evaluate whether a vapor encroachment condition exists, based on the information obtained during the Phase I ESA.

- A Phase II ESA was conducted to assess shallow soils across the subject property, utilizing a grid system to collect random samples for analysis and evaluation of potential impacts from chlorinated herbicides, heavy metals, and organochlorine pesticides.

- More details regarding the above methodology and procedures are described in other sections of this report.

PAST GEOTECHNICAL INVESTIGATION

A records request to the City of Riverside discovered that a Preliminary Geotechnical Investigation (PGI) was previously conducted for infrastructure and rough grading of the Canyon Springs Development, an approximate 351-acre area which included the subject property (IT Corporation, 1984). The 351-acre area was bounded on the north by Highway 60, on the east by Day Street, on the west by the Atchison Topeka and Santa Fe (AT&SF) rail line (west of the I-215 Freeway), and Eucalyptus Avenue on the south. The investigation area was crossed by State of California and Metropolitan Water District

water pipelines, and was described as being undeveloped and covered with grass, some fill, dumped trash, and some sheep excrement. The area east of the I-215 Freeway was indicated to have been cultivated in grain crops, and at the time of the investigation was being used for sheep grazing. Drainage was stated to be generally to the southwest. Natural surface drainage swales were reported to be only slightly incised over most of the investigation area, with the larger stream channels west of the I-215 Freeway. The PGI included the advancement of fifteen (15) soil borings (D-1 through D-15) to maximum exploration depths ranging from approximately 12.5 to 28 feet below the ground surface (bgs) and excavation of seven (7) backhoe trenches to maximum exploration depths ranging from approximately 5 to 20 feet bgs. Only one (1) of the fifteen (15) soil borings, D-9, was placed at the subject property, advanced to a maximum depth of approximately 18 feet bgs in the far southeast portion of the subject property near the intersection at Canyon Park and Gateway Drives. The soils encountered include a red brown sandy silt from ground surface to 2 feet bgs, underlying which was a dense to very dense red brown silty sand. Although done specifically to address the engineering soil properties, no subsurface artificial structures, unusual odors, or stained soils were noted in the D-9 boring log. Neither bedrock nor groundwater were encountered in boring D-9, nor were they encountered in any of the rest of the soil borings or backhoe trenches. However, the geotechnical report prepared by IT Corporation (IT) refers to a previous geotechnical investigation by John R. Byerly, Inc. conducted in 1980 which encountered groundwater in two soil borings, B-5 and B-6, at 21.5 and 11 feet bgs, respectively. The locations of these two borings are shown on a figure (“Geotechnical Map”) in the IT geotechnical report, the closest of which is soil boring B-5, located approximately 750 feet east-northeast of the subject property.

Following the preparation of the IT geotechnical report, a mass grading plan was prepared for an approximate 230-acre area, Phase I of Parcel Map No. 19617, which included the subject property (Greiner Engineering of California, 1984). This 230-acre area is within the approximate 351-acre area discussed above. The mass grading plan suggests that approximately 1 to 9 feet of engineered fill soil materials were to be placed across the subject property, with two limited areas of approximately 1 to 2 feet of cut. The mass grading plan earthwork quantities estimates for Phase I of Parcel Map No. 19617 indicated an overall balance of the soil materials to be cut and filled, with a total amount of earth to be moved upwards of 700,000 cubic yards.

A Preliminary Geotechnical and Infiltration Feasibility Investigation (PGIFI) was conducted by this firm for the subject property (LOR, 2025). This investigation included the placement of six (6) geotechnical exploratory soil borings (B-1 through B-6) ranging

in depths from approximately 20.3 to 51.5 feet bgs across the subject property. Four (4) additional soil borings (P-1 through P-4) to evaluate infiltration feasibility were advanced to a depth of approximately 10 feet bgs within the south and northeast portions in relative close proximity to the north and east boundaries of the subject property. Although done specifically to address the engineering properties of the subject property soils, no subsurface artificial structures, unusual odors, or stained soils were noted in the borings. Groundwater was encountered at approximately 48.5 feet bgs within soil boring B-1, located in the south central portion of the subject property. Otherwise, neither bedrock nor groundwater were encountered. Fill materials were encountered in all six (6) exploratory soil borings to a depth of approximately 2 feet bgs. The detailed results and evaluation of our PGIFI have been submitted to the client under a separate (draft) report.

PAST ENVIRONMENTAL SITE ASSESSMENT

A Phase I and II ESA was previously conducted by this firm for the subject property (LOR, 2024). The Phase I ESA was conducted in conformance with ASTM E1527-21 and AAI. The Phase II ESA was conducted in general accordance with the Standard Practice for Environmental Site Assessments: Phase II ESA Process, ASTM E1903-19, with the California DTSC 2008 Interim Guidance for Sampling Agricultural Properties (Third Revision) used as a general guidance, largely for determining the number of soil samples collected and having them composited prior to analysis.

The researched history of the 9.13-acre subject property indicated it had historically been vacant land dating back to 1901, dry farm land from at least 1938 until no later than around the mid 1980s, mass/rough graded by 1989, and had remained vacant land since. The surrounding properties had been historically dry farm land, vacant land, and/or commercial developments.

The subject property was observed with no containers with hazardous materials and/or wastes. A few locations were observed with small areas of staining, two of which appear to be associated with used cooking oil and another with black charring or staining associated with small holes and a nearby glass bottle labeled for tea tree oil.

An interview with a representative of the subject property owner indicated the subject property was purchased on November 20, 2000, and nothing had been done with the subject property except for weed abatement and homeless encampment dispersal.

There was no knowledge of underground tanks or groundwater wells having been present at the subject property. There were no known environmental issues at the subject property and surrounding properties. There was no knowledge of the apparent fire that took place at the subject property and adjacent property to the north, as apparent in the Google Earth aerial image from April 2020.

Local and state environmental regulatory agency records were searched online or requested for the subject property and adjacent or adjoining properties within 100 feet of the subject property. No records were found for the subject property. California DTSC HWTS records for 2724 Gateway Drive, associated with the County of Riverside adjacent facility (office/warehouse building) to the west, included hazardous waste manifest records for 0.03336 ton of alkaline solution (pH ≥ 12.5) without metals, 0.005 ton of other inorganic solid waste, 0.033 ton of off-specification, aged, or surplus organics, 0.25021 ton of photochemicals/photoprocessing waste, 0.01251 ton of laboratory waste chemicals, and 0.02502 ton of liquids with pH ≤ 2 generated in 1998 or 2001, 0.2225 ton of unspecified aqueous solution (2 < pH < 12.5), 0.0945 ton of off-specification, aged, or surplus inorganics, 0.23436 ton of other inorganic solid waste, 0.05 ton of off-specification, aged, or surplus organics, and 4.21188 tons of photochemicals/photoprocessing waste generated in 2012, 2013, 2014, 2015, 2016, 2017, and/or 2021. Online South Coast Air Quality Management District (SCAQMD) records for 2720-24 Gateway Drive, the adjacent County of Riverside facility to the west, and 2847 Campus Parkway, an office building east and northeast of the subject property across Canyon Park Drive, are related to diesel-powered emergency backup electric generators.

Based on research and a VES, it was concluded that no environmentally impaired properties had current or former releases of hazardous substances and/or petroleum products that were known to have migrated to and/or impacted the subject property, and therefore, a VEC was ruled out for the subject property.

Based on the request from the client to conduct Phase II ESA for heavy metals, herbicides, and pesticides, soil sampling across the subject property was conducted. The subject property was divided up into a grid pattern, mostly squares roughly 150 feet by 150 feet, with one rectangular grid roughly 75 feet by 150 feet. A total of nineteen (19) soil samples were collected from each sampling grid. The location of the soil sample within the grid was chosen by dividing the grid in half or quarters and randomly choosing one of the halves or quarters. The sampling grid rows were numbered 1 through 5, with samples designated by the row and grid A through D, except for row 1 which has grids B

through D. The approximate locations of the soil samples and soil sampling grid pattern are shown on a figure provided within Appendix A. Color photographs taken during hand auger soil boring advancement and soil sampling are also provided within Appendix A.

On August 5, 2024, hand auger borings were advanced at the nineteen (19) soil sample locations for collection of soil samples at either 0.5 or 1.5 feet bgs, which were chosen to assess the shallow soils for potential impacts. The soils encountered during boring advancement were silty sands. No evidence of soil contamination, such as odor or staining, was noted. All nineteen (19) discrete soil samples were composited by the analytical laboratory at a ratio of three (3) or four (4) discrete soil samples per one (1) composite sample. In total, five (5) composite soil samples were prepared for analysis. All five (5) laboratory composited soil samples were analyzed for chlorinated herbicides using United States Environmental Protection Agency (USEPA) Method 8151A, California Title 22 heavy metals (total) using USEPA Methods 6020 and 7471A, and organochlorine pesticides (OCPs) using USEPA Method 8081A.

None of the soil samples analyzed for chlorinated herbicides had detected concentrations at or above the laboratory reporting limit.

Two of the soil samples analyzed for OCPs had reported concentrations, including a concentration of 4,4'-dichlorodiphenyldichloroethene (DDE) reported at 0.001 mg/kg and heptachlor at 0.018 mg/kg. These reported concentrations of OCPs are less than the DTSC screening levels for residential soil (DTSC, 2025).

The soil samples analyzed for California Title 22 heavy metals (total) had reported concentrations of antimony up to 1.5 mg/kg, arsenic up to 2.3 mg/kg, barium up to 100 mg/kg, cobalt up to 7.2 mg/kg, chromium up to 12 mg/kg, copper up to 8.1 mg/kg, lead up to 4.0 mg/kg, nickel up to 6.2 mg/kg, vanadium up to 34 mg/kg, and/or zinc up to 47 mg/kg. The range of reported concentrations of total heavy metals were less than the DTSC soil screening levels for residential soil and/or were within expected background levels (Bradford et al., 1996; DTSC, 2020 and 2025). The analytical laboratory reports for the soil samples and tables of soil sample summary analytical results with regulatory soil screening levels for chlorinated herbicides, California Title 22 heavy metals (total), and OCPs are presented within Appendix A.

Due to the high density and/or height of natural vegetation in the interior portion of the subject property left undisced for weeds and other volunteer vegetation, observations were noted to be somewhat limited during the reconnaissance. As such, the presence of containers of hazardous materials or wastes, or other possible environmental concerns or conditions in these areas, may not have been captured within subject property observations. Based on the researched history of the subject property and recent observations during the subject property reconnaissance, it was concluded the data gap did not appear to be significant, and therefore, was not anticipated to have a significant impact to the findings, opinions, conclusions, and recommendations of the Phase I ESA.

No significant environmental impact to the subject property was anticipated from past dryland farming which took place from at least the late 1930s until no later than around the mid 1980s. The 2008 Interim Guidance for Sampling Agricultural Properties by the DTSC was referenced, which indicates properties that clearly qualify as dryland farming do not need further investigation for pesticides or metals. Based on this and the results of the Phase II ESA requested by the client, there appeared to be no significant impacts to the subject property from chlorinated herbicides, heavy metals, and OCPs.

It was concluded that the Phase I ESA revealed no RECs, CRECs, or significant data gaps in connection with the subject property that would prohibit its use as a residential development, and no further investigations were recommended.

USER PROVIDED INFORMATION

ASTM E1527-21 defines a User as the party seeking to use Practice E1527 to complete an environmental site assessment of the (subject) property. A User may include, without limitation, a potential purchaser of (subject) property, a potential tenant of (subject) property, an owner of the (subject) property, a lender, or a property manager.

Under ASTM E1527-21 and AAI, specific tasks are assigned to the User that will help identify the possibility of RECs in connection with the subject property. AAI requires these tasks be performed by or on behalf of a party seeking to qualify for a landowner liability protection to CERCLA liability. These tasks do not require the technical expertise of an Environmental Professional, and are generally not performed by Environmental Professionals performing a Phase I ESA. The User may provide the information gathered from these tasks, including the following:

- Any environmental cleanup liens against the subject property that are filed or recorded under federal, tribal, state or local law;

- Any activity and land use limitations (AULs), such as engineering controls, land use restrictions, or institutional controls that are in place at the subject property and/or have been filed or recorded in a registry under federal, tribal, state, or local law;

- Specialized knowledge or experience (that is material to RECs in connection with the property) of the User related to the subject property or nearby properties (for example, is the User involved in the same line of business as the current or former occupants of the subject property or an adjoining property so that the User would have specialized knowledge of the chemicals and processes used by this type of business);

- Relationship of the purchase price to the fair market value of the subject property if it were not contaminated (reason for significantly lower purchase price, such as contamination is known or believed to be present at the subject property);

- Commonly known or reasonably ascertainable information about the subject property that would help the Environmental Professional to identify conditions indicative of releases or threatened releases (such as the past uses of the subject property, specific chemicals that are present or once were present at the subject property, spills or other chemical releases that have taken place at the subject property, and any environmental cleanups that have taken place at the subject property);

- Any obvious indicators that point to the presence or likely presence of contamination at the subject property, based on the knowledge and experience of the User related to the subject property; and

- Other information, including the reason why the Phase I ESA is required and/or is being performed, the type of property and type of property transaction (sale, purchase, exchange, etc.), the complete and correct address for the subject property, the scope of services desired for the Phase I ESA, identification of all parties who will rely on the Phase I ESA report, identification of the site contact and how the contact can be reached, any special terms and conditions which must

be agreed upon by the Environmental Professional, and any other knowledge or experience with the subject property that may be pertinent to the Environmental Professional (for example, copies of any available prior environmental site assessment reports, documents, correspondence, etc., concerning the subject property and its environmental condition).

A User Questionnaire was previously provided to and completed by a representative of the client (a User), the potential purchaser of the subject property. The information provided within the completed questionnaire included the following: 1) A search of title records was conducted and no environmental liens filed or recorded against the subject property and no filed or recorded AULs were found; 2) The client had no specialized knowledge or experience related to the subject property or adjoining properties; 3) The purchase price of the subject property was indicated to reflect fair market value; 4) The client had no knowledge of commonly known or reasonably ascertainable information about the subject property; and 5) The client had no knowledge or experience regarding indicators that point to the presence or likely presence of releases at the subject property. The information provided in the completed questionnaire did not suggest any RECs, CRECs, HRECs, or other environmental concerns are associated with the subject property. The purpose for conducting a Phase I ESA was to identify environmental issues, generate risk management measures, and facilitate property development. The listed party who was to rely on the Phase I ESA report is the client, LS BTR Development, LLC. The past completed User Questionnaire was confirmed with the client to still be valid. A copy of the Site Plan showing the proposed subject property development scheme and previously completed User Questionnaire from 2024 are provided within Appendix B.

The client representative previously provided a Preliminary Title Report (PTR) dated July 15, 2024, amended July 23, 2024, prepared for the subject property. The current owner of the subject property was indicated to be Schlesinger Family Limited Partnership, a California limited partnership. A review of the PTR revealed nothing of significance regarding environmental concerns. A copy of the PTR is provided within Appendix B.

Environmental Cleanup Liens and Activity and Use Limitations

Under AAI and ASTM E1527-21, a search for environmental cleanup liens and AULs must be conducted, typically by a User. We were provided a Preliminary Title Report document which does not indicate there are environmental cleanup liens or AULs associated with the subject property; however, this type of title search does not always yield information regarding environmental cleanup liens or AULs, and a more thorough

search of land title and deed documents is required to confirm the presence or absence of such information. The subject property, whose researched history indicates it has been vacant land and agricultural use (dryland farming), did not appear in the state and/or federal liens, deed, or activity/use limitation databases in The Environmental Data Resources, Inc. (EDR) Radius Map™ Report (Appendix I), no records were found for the subject property on file with the County of Riverside Department of Environmental Health (CRDEH), and it did not appear in the online GeoTracker database as a state environmental regulatory agency assessment, cleanup, or regulated site, which suggests there are no environmental cleanup liens or AULs associated with the subject property.

Adjacent and adjoining properties researched history includes a mix of vacant land, agricultural use (dryland farming), and commercial office or medical building developments. No adjacent or adjoining properties to the subject property appear in the state and/or federal liens, deed, or activity/use limitation databases in The EDR Radius Map™ Report (Appendix I), the records found for the adjacent and adjoining properties on file with the CRDEH did not include documentation of or reference to environmental cleanup liens or AULs, and the adjacent and adjoining properties do not appear in the online GeoTracker database as a state environmental regulatory agency assessment, cleanup, or regulated site, which suggests there are no environmental cleanup liens or AULs associated with the adjacent and adjoining properties.

PHYSICAL SETTING

Topography

The subject property consists of relatively planar land with a gentle fall in a southerly to southwesterly direction. Minor undulations are present, likely due to relatively recent and past discing for weed control. A berm up to approximately 3 feet high and ranging in width roughly 20 to 25 feet is present along the south side of the subject property. Elevations across the subject property are estimated to reach a high of approximately 1,571 feet above mean sea level (amsl) within the far northeastern portion in/near the northeast corner to a low of approximately 1,562 feet amsl in the far southwestern portion in/near the southwest corner.

Regional and Local Geologic Setting

The subject property is located within the far eastern portion of the City of Riverside, which in turn lies within the northern end of the Perris Valley just south of the base of the Box Springs Mountains. This area is located on the Perris block within the northern Peninsular Ranges geologic province of southern California. While the Perris block is considered to be a relatively stable structural block, it is bounded by active faults. These include the Elsinore fault zone on the southwest, the San Jacinto fault zone on the east and the Cucamonga fault zone on the north. The Perris block is underlain predominately by a very large mass of crystalline igneous rocks of Cretaceous age and older metasedimentary and metavolcanic rocks.

The Perris block has a series of erosional surfaces, marked by low topographic relief and capped with unconsolidated alluvial sediments stripped from the surrounding highlands, such as the Box Springs Mountains. The Perris Valley is a long and narrow alluviated valley which drains to the southeast. This region of and around the subject property was mapped as being underlain by very old (early Pleistocene) alluvial fan deposits of mostly well-dissected, well-indurated, reddish-brown sand deposits (Morton et al., 2002).

The nearest known active fault zone is the San Jacinto fault zone located approximately 9.7 kilometers (6.0 miles) to the northeast. Other major faults within the region include the San Andreas fault zone located approximately 24.2 kilometers (15.0 miles) to the northeast and the Elsinore fault zone located approximately 26.4 kilometers (16.4 miles) to the southwest.

Subject Property Geologic Conditions

The majority of the subject property is underlain by a relatively thin layer of fill materials overlying older alluvial materials as encountered within our PGIFI subsurface exploratory borings. These units are described in further detail in the following sections:

Fill

Fill materials were encountered within our exploratory borings to depths of approximately 2 to 3 feet. These materials were comprised of silty sand to sandy silt. The fill materials are believed to be associated with past subject property use, as well as previous grading and weed abatement practices, and are considered to be non-engineered fill.

No professional grading reports for the subject property were found during our review of available geotechnical literature, reports, maps, and agency information.

Older Alluvium

Older alluvial materials were encountered within all of our exploratory borings to the maximum depths explored. These units were noted to mainly consist of silty sand to sandy silt with occasional clayey sand units encountered. These materials were typically yellow brown to red brown to dark brown in color. The older alluvial materials were in a dense/stiff state upon first encounter, generally becoming increasingly dense/stiff with increasing depth.

Hydrogeology

The subject property is located within the far eastern portion of the City of Riverside and northern end of the Perris Valley, situated within the San Jacinto Groundwater Basin. The San Jacinto Groundwater Basin underlies the San Jacinto, Perris, Moreno, and Menifee Valleys in western Riverside County. This basin is bounded by the San Jacinto Mountains on the east, the San Timoteo Badlands on the northeast, the Box Mountains on the north, the Santa Rosa Hills and Bell Mountain on the south, and unnamed hills on the west. Lake Perris, approximately 7 miles southeast of the subject property, is located in the eastern part of Perris Valley. The valleys are drained by the San Jacinto River and its tributaries (CDWR, 2006).

The San Jacinto Groundwater Basin contains sediments that have filled valleys and underlying canyons incised into crystalline basement rock. The valley fill deposits are generally divided into younger and older alluvium. The San Jacinto fault zone cuts through the eastern part of the basin, and is composed of five northwest-trending segments: the San Jacinto, Claremont, Hot Springs, Park Hill, and Casa Loma faults. These active faults are barriers to groundwater movement.

Based on a review of the previously prepared IT geotechnical report for an approximate 351-acre area that included the subject property, which referred to an earlier geotechnical investigation under John R. Byerly, Inc. in 1980, groundwater was encountered at two soil boring locations, the closest of which was located approximately 750 feet east-northeast of the subject property, with groundwater encountered at 21.5 feet bgs.

Groundwater was encountered at approximately 48.5 feet bgs within the deepest exploratory soil boring (B-1) which was advanced to a maximum depth of approximately 51.5 feet bgs from a ground surface elevation of approximately 1565 feet amsl as part of this firm's past geotechnical investigation of the subject property (LOR, 2025).

Local groundwater level measurements were researched at the California Department of Water Resources (CDWR) online Water Data Library (CDWR, 2026). However, there is no groundwater level data for wells within 1 mile of the site.

Other sources of groundwater level data includes the online State Water Resources Control Board (SWRCB) GeoTracker database (SWRCB, 2026). Two nearby leaking underground storage tank (LUST) regulatory cases involved the installation and monitoring of groundwater wells. The closest site, ARCO #5632/Riverside Better Gas at 6287 Day Street, located approximately 0.15 mile east-northeast of the site, has groundwater level measurements in the time period of 2003 to 2012 ranging from approximately 4 to 48 feet bgs at reference elevations ranging from approximately 1,576 to 1,582 feet amsl. The second LUST site, Texaco Day at 6189 Day Street, located approximately 0.25 mile northeast of the site, has groundwater level measurements in the time period of 2004 to 2008 ranging from approximately 7 to 12 feet bgs at reference elevations ranging from approximately 1,595 to 1,600 feet amsl.

The Spring 2025 Cooperative Well Measuring Program includes groundwater level data for State Well No. 03S04W10A001S ("Box Springs Mutual #17"), located approximately 0.33 mile south-southeast of the site (Watermaster Support Services et al., 2025). This well, with a reference elevation at approximately 1,540 feet amsl, has groundwater level measurements in the time period of April 1996 to December 2013 ranging from approximately 30 to 105 feet bgs, with the most recent (2008-2013) measurements less than 50 feet bgs.

Based on the above information, the depth to groundwater beneath the subject property is anticipated to be encountered at depths less than 50 feet below the existing ground surface. Based on the documented groundwater monitoring for the nearby historical LUST regulatory cases for the ARCO and Texaco gasoline stations within 0.25 mile of the subject property, groundwater beneath the subject property and local area is anticipated to flow in a southerly direction.

HISTORY OF SITE USAGE

To obtain a history of previous subject property usage, a search was conducted, as warranted and resources were available, for historical Sanborn Fire Insurance and topographic maps, aerial photographs, County Assessor's parcel information, building records, and city directory information. A person with some knowledge of the use and history of the subject property was interviewed.

Sanborn Fire Insurance Maps

No coverage of historical fire insurance maps was available for the subject property. The Certified Sanborn® Map Report from EDR, which indicates the subject property is unmapped, is provided in Appendix C.

Topographic Maps

Historical topographic map images from the quadrangles that include the subject property and surrounding properties, provided by EDR from 1901, 1942, 1947, 1953, 1967, 1980, 2012, 2015, 2018, and 2022, at a scale of approximately 1" = 2,200', were reviewed. The EDR Historical Topographic Map Report, with the approximate subject property boundaries shown in red on the topographic map images, is provided in Appendix D. Online historical topographic map images of the subject property and surrounding properties were also utilized to enhance our review (NETR, 2026; USGS, 2026).

The 1901 map image, derived from a map at a scale of 1:62,500, shows the subject property and adjoining properties as vacant land. A dirt road is indicated to be crossing the south portion of the subject property in a roughly east-west orientation. Approximately 300 feet west of the southwest corner of the subject property, oriented south-southeast to north-northwest, a road is depicted roughly parallel to the current day I-215 Freeway but farther to the east. Scattered residence-sized structures are shown in the local area/region.

The 1942 map image, derived from a map at a scale of 1:31,680, provides no coverage of the subject property and immediate surrounding area. Over 0.4 mile to the west of the subject property is an apparent section of map shown but has no features on it.

The 1947 map image, derived from a map at a scale of 1:50,000, shows the subject property and immediate surrounding area as vacant land. Within 400 feet of the subject property, two drainage features are indicated. Approximately 900 feet to the west of the south portion of the subject property, a dirt road is indicated, heading south towards and terminating at a road shown along the current day alignment for Eucalyptus Avenue which is approximately 1,200 feet south of the subject property. A road along the current day alignment for Day Street is shown approximately 1,000 feet to the east of the subject property. Approximately 0.3 mile west of the subject property is the United States (US) Route 395 Highway. A roadway along the current day State Route 60 Freeway is shown approximately 0.4 mile north of the subject property. The 1901 and 1947 map images indicate the subject property and surrounding properties are located in the “Box Springs” area.

The 1953 map image, derived from a map at a scale of 1:24,000, shows the subject property and local surrounding region largely the same as in the 1947 map image. The drainage feature previously shown to the northwest of the subject property is not depicted. Also absent is the dirt road west of the south portion of the subject property.

The 1967 and 1980 map images, derived from maps at a scale of 1:24,000, show the subject property and immediate surrounding properties largely the same, and somewhat the same as in the 1953 map image. The 1980 image shows a pipeline near the northeast corner of the subject property. Based on research and recent reconnaissance observations during this Phase I ESA, this pipeline is a California Department of Water Resources 9-foot high pressure water pipeline, and is estimated to be roughly 100 feet north of the subject property at closest approach. Buildings associated with “Edgemont School”, the current day Edgemont Elementary School, are depicted approximately 900 feet south of the subject property. Beyond Day Street to the east, over 1,000 feet from the subject property, Riverside Raceway is shown.

The map images from 2012, 2015, 2018, and 2022 are essentially the same, derived from maps at a scale of 1:24,000. These map images generally do not show structural features, but the infrastructure shown suggests significant development has occurred in the local region, including at the subject property and surrounding area within the Canyon Springs development. The current day roads are shown along Gateway Drive and Canyon Park Drive bordering to the south and east of the subject property, respectively. The I-215 Freeway is now shown to the west, generally along the alignment for the former US Route 395 Highway.

Aerial Photographs/Images

Digital aerial photograph images provided by EDR, from 1938, 1948, 1949, 1953, 1959, 1967, 1978, 1985, 1989, 2006, 2009, 2012, 2016, and 2020 were reviewed to investigate the past use of the subject property and the surrounding properties. Google Earth Pro computer program recent (1996 to 2025) and online historical digital aerial images were used to enhance our review and/or provide supplementary review (Google, Inc., 2025; NETR, 2026). Copies of the historical aerial photograph images provided by EDR, with the approximate boundaries of the subject property shown in red, are provided in Appendix E.

A brief summary of the subject property and surrounding conditions during the various times, largely as reflected in the EDR aerial photographs, is given below.

The EDR 1938 digital aerial photograph image shows the subject property and adjacent properties as dry farm land with a grain crop of some type present. A drainage feature is evident approximately 160 feet east of the southeast corner of the subject property. A dirt road is evident along the current day alignment for Day Street approximately 950 feet east of the subject property. Approximately 1,200 feet south of the subject property is a dirt road along the alignment for the current day Eucalyptus Avenue. Approximately 1,850 feet west-southwest of the subject property is a two-lane roadway along the current day alignment for the I-215 Freeway. Approximately 2,200 feet north of the subject property is a two-lane roadway along the current day alignment for the State Route 60 Freeway. It should be noted than in the 1938 aerial image and some of the subsequent images, including those from 1948, 1949, 1953, 1959, 1967, 1978, and 1985, that an east-west linear feature appears evident across the image along an alignment near and below the subject property. This linear feature seemed to be an artificial artifact, and a review of online aerial images appears to confirm that it is (NETR, 2026).

The EDR 1948 digital aerial photograph image shows the subject property and adjacent properties essentially the same as in the 1938 aerial image. However, the area of over 250 acres within which the subject property is under dryland farming is largely shown with the grain crop being harvest, with a central area remaining unharvested, a portion of which is located within the central and west portions of the subject property. The dirt road along the current day alignment for Eucalyptus Avenue now appears to be an asphalt concrete-paved two-lane road.

The EDR 1949 digital aerial photograph image shows the subject property and adjacent properties essentially the same as in the 1948 aerial image.

The EDR 1953 digital aerial photograph image shows the subject property and adjacent properties essentially the same as in the 1949 aerial image.

The EDR 1959 digital aerial photograph image shows the subject property and adjacent properties essentially the same as in the 1953 aerial image. The dirt road along the current day alignment for Day Street now appears to be an asphalt concrete-paved two-lane road. The previously shown roadway along the alignment for the current day I-215 Freeway is now a divided four-lane roadway. Expanded development in the local area is evident, including the beginnings of the current day Edgemont Elementary School campus, the north boundary of which is approximately 600 feet south of the subject property.

The EDR 1967 digital aerial photograph image shows the subject property and adjacent properties essentially the same as in the 1959 aerial image. However, an east-west linear feature appears to cross through the middle of the subject property, which might be associated with an underground pipeline, but no evidence of such has been discovered during this Phase I ESA, including historical topographic maps, past geotechnical report and mass grading plan, and observations at the subject property. This linear feature is likely an artifact of the dryland farming at the subject property and adjacent properties.

The EDR 1978 digital aerial photograph image shows the subject property and adjacent properties essentially the same as in the 1967 aerial image. Nearly a quarter of a mile north-northwest of the subject property is a rectangular feature that likely coincides with the junction of two California Department of Water Resources high pressure water lines which are shown on the historical topographic map image from 1980.

The EDR 1985 digital infrared aerial photograph image is of moderate quality, but shows the subject property and adjacent properties essentially the same as in the 1978 aerial image. It is difficult to discern, but the subject property and adjacent properties may no longer be under dryland farming.

The EDR 1989 digital infrared aerial photograph image is of better quality than the previous image. The subject property and surrounding properties appear to have been rough/mass graded with asphalt concrete-paved roads present within Phase I of the Canyon Springs development. The subject property is bordered to the east by Canyon

Park Drive and to the south by Gateway Drive which appear the same as at current day. Most of the Phase I Canyon Springs development area remains as vacant land, with an "L"-shaped commercial building under construction at the southwest corner of Gateway Drive and Day Street. Day Street has been improved and widened, with the west half essentially the same as at current day between Eucalyptus Avenue and State Route 60 Freeway.

The EDR 2006 digital aerial photograph image is of moderate quality. The subject property appears essentially the same as previously shown. Along or near the central and north portions of the east subject property boundary appear to be volunteer bushes and/or trees. The current day County of Riverside office building/warehouse facility has been built adjacent to the west of the subject property. The current day gravel-covered parking area has been constructed within the adjacent property to the north of the subject property along the west side of Canyon Park Drive. The office building to the east and northeast of the northeast corner of the subject property across Canyon Park Drive has been built. Over half of the Phase I area for the Canyon Springs development has been constructed. Phase II of the Canyon Springs development appears to have been rough/mass graded or may still be under grading activities, with one building and associated parking area under construction. Day Street to the east and Eucalyptus Avenue to the south appear largely as they do at current day.

The EDR 2009 digital aerial photograph image is of moderately good quality. The subject property and surrounding properties appear essentially the same as previously shown.

The EDR 2012 digital aerial photograph image is of moderate quality, and shows the subject property and surrounding properties essentially the same as previously shown.

The EDR 2016 digital aerial photograph image is of high quality, and shows the subject property and surrounding properties essentially the same as previously shown.

The EDR 2020 digital aerial photograph image is of high quality, and shows the subject property and surrounding properties essentially the same as previously shown.

Google Earth Pro aerial images show the subject property and surrounding properties largely the same in images from April 2020 until the last available image from September 2025, except for the property to the southwest, south, and southeast of the subject property across Gateway Drive. Beginning with the January 2021 image, this site is under grading activities, and by the March 2023 image, a building (current day medical facility)

and associated parking lots have been constructed. Also, the April 2020 image indicates a fire occurred at the subject property and adjacent property to the north, extending to the south corner of the intersection at Campus Parkway and Corporate Centre Place, which exhibit an appearance of being burned/charred. Based on the linear boundary of this charred area near/along the far western north subject property boundary, which extends off-property to the north-northwest and then in a westerly boundary, terminating near/along Corporate Centre Place, the source of the burn/char may have been a flame technique that was used for weed control. It should be noted that the City of Riverside Fire Department has no records of fire incidents or controlled burns at the subject property, discussed below in the City Fire Department Records subsection of this Phase I ESA report.

County Assessor's Parcel, Property, and Ownership Information

The subject property is comprised of APNs 291-440-003, -005, -006, and -007, a total of 9.13 acres of property, listed with property type as vacant commercial land, land primary use and type as commercial, and with no associated addresses. Assessor's information regarding the owner(s) of the subject property is not available (County of Riverside Assessor, 2026; Parcel Quest Lite, 2026). However, as previously discussed within this Phase I ESA report, based on the PTR provided by the client representative, the current owner of the subject property is Schlesinger Family Limited Partnership, a California limited partnership.

A copy of the Assessor's Parcel Map is presented on Figure 2 with the approximate boundaries of the subject property.

City and County Building Permit Records

Based on review of historical topographic map and aerial photograph images, there have been no buildings or structures on the subject property. However, online searches at city and county websites were performed to see if any building permit records or property related records were available. Also, through a request in 2024 to the City of Riverside for geotechnical related records, records were found that related to a mass grading permit for the subject property and surrounding area within Parcel Map Numbers 19617 and 19618.

City of Riverside

An online search of City of Riverside building permit records was conducted for addresses that may be associated with the subject property, and adjacent and adjoining properties (City of Riverside, 2026). The building permit records found were for adjacent or adjoining properties along Campus Parkway and Gateway Drive, with none for the subject property.

Building permit records spanning from 1994 to 2015 were found for the adjacent property to the west of the subject property under 2724 or 2724-2744 Gateway Drive. These records pertain to the construction or modification of the present day County of Riverside office building/warehouse which includes the County Assessor, Clerk, Recorder, and Registrar of Voters. One of the permit records, a Hazardous Materials Disclosure Statement dated March 2, 1997, indicates the county facility was going to involve hazardous materials and hazardous wastes in an unspecified way. Another Hazardous Materials Disclosure Statement dated October 30, 1996, indicates the county facility building use would require a South Coast Air Quality Management District (SCAQMD) permit, but did not specify the nature of the permit that would be required. Based on the nature of the county facility and other information gathered during this Phase I ESA, the presence of hazardous materials and wastes and SCAQMD permitting is not anticipated to represent a significant environmental impact to the subject property.

Building permit records spanning from 2020 to 2025 were found for adjoining property to the south and southeast of the subject property under 2799 Gateway Drive (the associated building is located approximately 420 feet south of subject property). These records pertain to the construction or modification of the present day medical facility/office building which includes Welbe Health and ABS Kids Autism Therapy Center. Based on the building permits records reviewed for the medical facility/office building and distance of the associated building from the subject property, there should be no significant environmental impact to the subject property.

Building permit records spanning from 2000 to 2023 were found for adjoining property to the east and northeast of the subject property under 2847 Campus Parkway (the associated building is located approximately 200 feet to the east-northeast of subject property at closest approach). These records pertain to the construction or modification of the present day credit union building occupied by Altura Credit Union and Auto Expert. Based on the building permits records reviewed for the credit union building and distance

of the associated building from the subject property, there should be no significant environmental impact to the subject property.

Our 2024 records request to the City of Riverside for geotechnical related records yielded some records regarding approval by regulatory agencies and utility companies regarding mass grading of the subject property and development associated with Canyon Springs. These regulatory agencies and utility companies include the California Department of Water Resources, California Department of Transportation ("Caltrans"), General Telephone Company of California, Southern California Edison Company, Southern California Gas Company, The Metropolitan Water District of Southern California, California Department of Fish and Game, and City of Riverside.

County of Riverside

An online search of County of Riverside building records resulted in no records found in association with the subject property APNs 291-440-003, -005, -006, and -007 (County of Riverside, 2026; County of Riverside Transportation and Land Management Agency, 2026).

Online searches for adjacent or adjoining properties with development and associated addresses included the adjacent property to the west at 2724 Gateway Drive (APN 291-450-065), adjoining property to the south and southeast at 2799 Gateway Drive (APN 291-680-009), and adjoining property to the east and northeast at 2847 Campus Parkway (APN 291-440-046). No building records were found for these adjacent or adjoining properties (County of Riverside, 2026; County of Riverside Transportation and Land Management Agency, 2026).

City Fire Department Records

On January 19, 2026, a public records request was submitted online to the City of Riverside Fire Department for any available records for fire incidences associated with the subject property. In a response email on January 28, 2026, the Records Manager in the City Clerk's Office, Ms. Carmen Soto, indicated that the City determined there are no responsive documents to our request. A followup email was sent to Ms. Soto on January 28, 2026, inquiring about controlled burns, as the Google Earth Pro aerial image from April 2020 suggests the subject property and property adjacent to the north extending to the south corner of the intersection at Campus Parkway and Corporate Centre Place exhibit an appearance of being burned/charred. In an email on February 2,

2026, Ms. Soto indicated the City has not conducted a controlled/training burn in the area of the subject property. Ms. Soto suggested there may have been a “true” fire incident in the area, and provided a link to online City of Riverside Fire Department fire incident information. A search for fire incidences at this online web page resulted in none found for the subject property or adjacent and adjoining properties (City of Riverside Fire Department, 2026). A copy of the documentation of our email correspondence with the City of Riverside Clerk’s Office regarding our City Fire Department records request is provided in Appendix F.

City Directory Information

Historical EDR city directory information (abstract) for listings along Campus Parkway and Gateway Drive, along which the subject property and/or adjacent or adjoining properties are located, were reviewed. The researched listings were from 1921 to 2020, with available listings spanning from 2000 to 2020. The EDR-City Directory Abstract is provided in Appendix G.

Only listings for two addresses were provided by EDR, including 2800 Campus Parkway and 2724 Gateway Drive. The listings for 2800 Campus Parkway, located over 300 feet north-northeast of the subject property, include Famous Footwear and Pier 1 Imports from 2005, 2010, 2014, and 2017. The listings for 2724 Gateway Drive, adjacent to the west of the subject property, include numerous County of Riverside related listings spanning from 2000 to 2020, including for the Assessor, Recorder, Clerk, and Registrar of Voters. Other listings for 2724 Gateway Drive, spanning from 2005 to 2017, including California Voter Foundation and SoCal Document Processing.

Based on recent subject property reconnaissance, the occupants of the developed properties near the subject property are essentially the same as during our previous Phase I ESA in 2024.

Interviews

A representative for the current subject property owner (Schlesinger Family Limited Partnership, a California limited partnership), Mr. Adam Eisenberg with AVG Partners, was previously interviewed by telephone on August 22, 2024 by Mr. Mathew L. Hunt with this firm. He also followed up with an email regarding a couple of questions on the telephone for which he needed to do more research. Mr. Eisenberg indicated the subject property was purchased by the current subject property owners on November 20, 2000.

Nothing has been done with the subject property except for weed abatement and homeless encampment dispersal. There is no knowledge of underground tanks or groundwater wells having been present at the subject property. There are no known environmental issues at the subject property and surrounding properties. There is no knowledge of the apparent fire that took place at the subject property and adjacent property to the north, as apparent in the Google Earth aerial image from April 2020. No previously prepared professional reports are available from the current subject property owner.

On January 27, 2026, Mr. Eisenberg was contacted by telephone by Mr. Mathew L. Hunt with this firm. Mr. Eisenberg confirmed on the telephone, and followed up with an email, that the information that he previously provided, described above, remains the same.

SUBJECT PROPERTY RECONNAISSANCE

Subject property reconnaissance was conducted on January 20, 2026 by Mr. Mathew L. Hunt. To orient our reconnaissance, a copy of a recent color aerial image was obtained for our use. This recent color aerial image, with the approximate subject property boundaries, is presented on Figure 3. Our subject property reconnaissance was conducted utilizing observations from walking the subject property and making observations of adjacent or adjoining properties, including from bordering public right-of-ways. Due to the high density and/or height of natural vegetation in certain areas at the subject property, observations were somewhat limited (see **LIMITATIONS** section of this report).

The approximate 9.1-acre subject property, roughly rectangular in shape, is located at the northwest corner of the intersection of Gateway and Canyon Park Drives in the City of Riverside, Riverside County, California. It is situated within Phase I of the Canyon Springs development area. Two brass survey rounds were observed within the sidewalks offset from the curbs at or near the northeast corner of the subject property along Canyon Park Drive and the southwest corner along Gateway Drive. The subject property is vacant, undeveloped land, but based on research during this Phase I ESA and on-property observations, past rough/mass grading and discing for weed control have occurred. However, at present, much of the internal portion of the subject property is undisced, with varying swathes of discing for weeds (apparent fire breaks) along or in relative close proximity to the periphery of the subject property. Volunteer trees and/or bushes, grasses, and weeds are present up to approximately 10 feet high, and are light to dense, with the vast majority of the ground surface obscured by vegetation. An alignment or row

of landscaped trees, oriented north-south, are located along/near the east subject property boundary. Along most of the west subject property boundary (APN 291-440-003) is an approximate 5-foot high concrete wall painted a tan color in somewhat deteriorated condition. This wall is associated with the adjacent off-property County of Riverside facility to the west. Near the north end of this wall is a metal post with metal wire associated with it, possibly an old sign post at the subject property. Signs for “No Trespassing” are present along the west and south boundaries of the subject property, with additional sign posts along the east boundary that were previously observed with similar signs that are missing. Along/near the east side, homeless activity was observed, with both active and passive evidence of such. Various household type items and some associated trash and debris are coincident with the homeless activity. A location with what appears to be a dilapidated survey flyover “X” and associated wooden stakes, survey tape, and a plastic survey marker at the ground surface is situated within the northeast portion of the subject property. Other wooden survey stakes were observed at the subject property, including one that was indicated to mark a survey control point. An approximate 3-inch diameter, perforated PVC (polyvinyl chloride) pipe sticking up approximately 1 foot above the ground surface was observed within the southwest portion of the subject property. This pipe appears to be one of four percolation test locations, P-3, part of this firm’s past Preliminary Geotechnical and Infiltration Feasibility Investigation (LOR, 2025).

No evidence of utilities were observed at the subject property, except perhaps for a small earthen drainage channel that may encroach near/along the east subject property boundary just north of the southeast subject property corner.

A 5-quart motor oil container with a residual amount of liquid that appeared to be motor oil is present within the southeast portion of the subject property with no observed soil staining associated with it. This is a de minimis condition that has no significant environmental impact to the subject property.

Relatively minor amounts of trash and debris are present across the subject property, including concrete, metal, household trash and debris, plastic, tire, green waste, electronic waste, cardboard, and wood. None of the trash and debris observed represent a significant environmental impact to the subject property.

Except as mentioned above, no evidence of the following were observed: petroleum products, solvent degreasers, aboveground storage tanks, underground storage tanks, heating oil use, drums, unidentified containers, pools of liquid likely to contain hazardous substances/petroleum products, polychlorinated biphenyls (PCBs), stressed vegetation,

fill areas with solid waste, sumps, pits/ponds/lagoons, wells (i.e. dry, irrigation, injection, abandoned, monitor or other wells), and stormwater and/or wastewater generated from industrial/manufacturing processes. No strong, pungent, or noxious odors were detected.

Adjoining Properties

The subject property is located in a historically rural agricultural area that has been replaced over time with commercial development. Some commercial properties at and near the subject property remain undeveloped, vacant land that has been mass graded. The subject property is located at the northwest corner of the intersection of Gateway and Canyon Park Drives. Both Gateway and Canyon Park Drives are five-lane (four travel lanes and one turn lane), asphalt concrete-paved, improved roadways, with Gateway Drive bordering the subject property to the south and Canyon Park Drive bordering to the east. Along the sides of both of these roadways are lines of trees within planter areas next to the concrete curbs and gutters. The adjacent property to the north and northwest is vacant land. However, the adjacent property to the north includes an area approximately 0.4 acre of a gravel-covered parking area with a drive entrance along the west side of Canyon Park Drive. Coincident with the north side of this parking area near Canyon Park Drive is a California Department of Water Resources sign indicating a 9-foot (diameter) high pressure underground water pipeline (“Santa Ana Valley Pipeline”) is present. This water pipeline is oriented northwest-southeast, and is located roughly 100 feet north of the subject property at closest approach. The adjacent property to the west is a Riverside County facility that includes an office building with associated address at 2724 Gateway Drive. This facility includes offices for the Riverside County Assessor, Recorder, Clerk, and Registrar of Voters. Across Gateway Drive to the southwest of the subject property is vacant land within temporary construction fencing with windscreen, formerly associated with the relatively recent construction of the building with WelbeHealth and ABS Kids Autism Therapy Center and associated development south and southeast of the subject property across Gateway Drive, addressed 2799 Gateway Drive. Across Canyon Park Drive to the east of most of the subject property is vacant land. East and northeast of the northeast corner of the subject property, across Canyon Park Drive, is an office building at 2847 Campus Parkway. This building is being utilized by Altura Credit Union as corporate headquarters and offices for Auto Expert, an auto sales company.

Color photographs of the subject property and adjoining properties are provided in Appendix H.

ENVIRONMENTAL REGULATORY AGENCY RECORDS

For records relating to environmental compliance and hazardous materials/waste within the County of Riverside, the CRDEH generally is the lead agency. The California State Water Quality Control Board, Santa Ana Region (CRWQCB-SAR) or CRDEH may be the lead agency for soil and/or groundwater investigations and remediation. These agencies were contacted, directly or online, for records they may have for the subject property and/or nearby properties. Online South Coast Air Quality Management District (SCAQMD) and California Department of Toxic Substances Control (DTSC) records were also searched.

County of Riverside Department of Environmental Health

On January 15, 2026, a public records request to review records for the subject property and select nearby properties, using the address at 2847 Campus Parkway and address range of 2724-2799 Gateway Drive, which includes developed commercial properties within 100 feet of the subject property, was submitted online to the CRDEH. On January 22, 2026, an online response was received from the CRDEH indicating records were located. On February 5, 2026, the CRDEH provided records for 2724 Gateway Drive, associated with the County of Riverside facility adjacent to the west of the subject property. A copy of the documentation of our online records request, and CRDEH response, including records found, is provided in Appendix I.

The CRDEH records provided for 2724 Gateway Drive mostly indicate the County of Riverside Clerk Recorder as the associated entity, though some records refer to the County Assessor or Registrar of Voters. These County departments or agencies are consistent with those present today. The records include permitting for hazardous materials usage and hazardous waste generation from around 2012 to 2015. A phone conversation with Ms. Dakodah Hiemstra, Office Assistant III with the CRDEH on February 5, 2026 was had by Mr. Mathew L. Hunt with this firm regarding the current permitting for the County facility, as permitting (and other) records from recent years are kept electronically under the California Environmental Reporting System (CERS), and apparently not available for public access (D. Hiemstra, personal communication, 2026). Ms. Hiemstra indicated the County facility is not currently permitted under the CRDEH, and has an “Out of Business” status with regards to permitting. A Business Activities Form completed in 2012 indicates the facility had no tanks, aboveground or underground, but did have hazardous materials and generated hazardous wastes. A Hazardous Waste Generator form indicated 14 gallons of photo processing wastes were generated per

month, along with 0.5 gallon of aqua ammonia. Hazardous waste inspections were conducted in 2012, 2015, 2017, and 2021. Ammonia waste, as well as absorbent with battery acid, were indicated to be wastes generated. An active spill of battery acid and hydraulic fluid were noted at the forklift charging station in 2021. Violations were noted during some inspections, including lack of hazardous waste permitting, hazardous waste storage drums not properly labeled, proper container compatibility with stored contents, obtaining a California Environmental Protection Agency (EPA) identification (ID) number, and active spill of battery acid and hydraulic fluid. Inspection report documentation from December 2021 indicates the facility was no longer a hazardous waste generator, and indicated the facility had returned to compliance.

Based on the records review for the County of Riverside facility at 2724 Gateway Drive, no significant environmental impact to the subject property is anticipated, based on regulatory oversight, nature of the hazardous materials stored and hazardous wastes generated, and discontinued generation of hazardous wastes.

California Regional Water Quality Control Board - Santa Ana Region

The California State Water Resources Control Board (SWRCB) maintains the online GeoTracker database, which includes the following CRWQCB-SAR and other agency records: 1) cleanup sites, including leaking underground storage tank (LUST) sites, cleanup program sites, military cleanup sites, and DTSC cleanup sites; 2) permitted facilities, including waste discharge requirements sites, permitted USTs, DTSC hazardous waste sites, land disposal sites, irrigated lands regulatory program sites, and oil/gas sites; and 3) other sites, including project sites, non-case information sites, sampling points - public, and field points. This database was searched for records that may pertain to the subject property and adjoining properties (California State Water Resources Control Board, 2026).

No sites were found at the subject property or adjoining properties. The closest plotted site is Edgemont Elementary School at 21790 Eucalyptus Avenue, located approximately 600 feet south of the subject property. This site is a DTSC school investigation site with two Phase I ESAs that were performed, one in 2008 and the other in 2016. The 2008 and 2016 Phase I ESA reports indicated the school site was undeveloped, vacant dry farm land until 1955 when the elementary school was reportedly constructed. The 2016 Phase I ESA report included an Addendum within the appendices of the report. This Addendum reported the collection of fifty (50) soil samples (plus 5 duplicates) associated with the buildings at the school site. Select soil samples were analyzed for lead and

organochlorine pesticides (OCPs). None of the soil samples analyzed had detectable concentrations of OCPs. All of the soil samples analyzed for lead had detectable concentrations ranging from 0.665 mg/kg (milligrams per kilogram or parts per million) to 20.6 mg/kg, which were reported to be below the DTSC human health screening value of 80 mg/kg for lead. DTSC issued approval letters concurring with the conclusions and recommendations of both Phase I ESA reports, including that further environmental investigation of the site was not required. The Edgemont Elementary School site is listed with a DTSC status of "No Action Required" as of February 11, 2016. Based on the distance away and regulatory oversight and case closure, there should be no significant environmental impact to the subject property.

California Department of Toxic Substances Control

The online California DTSC Hazardous Waste Tracking System (HWTS) database was searched for hazardous waste manifest records available for the subject property and adjacent or adjoining properties within 100 feet along Campus Parkway, Canyon Park Drive, and Gateway Drive (DTSC, 2026). Records were not found for the subject property, but were found for adjacent and adjoining properties.

A record for the adjacent property to the west, which includes a county office building, listed under County of Riverside - Recorder at 2724 Gateway Drive, indicates a permanent EPA ID number was issued in August 1997, shown to be inactive (expired June 1998). This record shows 0.03336 ton of alkaline solution (pH ≥ 12.5) without metals, 0.005 ton of other inorganic solid waste, 0.033 ton of off-specification, aged, or surplus organics, 0.25021 ton of photochemicals/photoprocessing waste, 0.01251 ton of laboratory waste chemicals, and 0.02502 ton of liquids with pH ≤ 2 were generated in 1998 or 2001. Based on the relatively limited amount of organic hazardous wastes generated and lack of reported release, no significant environmental impact to the subject property is anticipated.

A record for the adjacent property to the west, which includes a county office building, listed under County of Riverside Registrar of Voters at 2724 Gateway Drive, indicates a permanent EPA ID number was issued in May 2002, shown to be active. This record shows 0.2225 ton of unspecified aqueous solution (2 < pH < 12.5), 0.0945 ton of off-specification, aged, or surplus inorganics, 0.23436 ton of other inorganic solid waste, 0.05 ton of off-specification, aged, or surplus organics, and 4.21188 tons of photochemicals/photoprocessing waste were generated in 2012, 2013, 2014, 2015, 2016, 2017, and/or 2021. Based on the relatively limited amount of organic hazardous

wastes generated and lack of reported release, no significant environmental impact to the subject property is anticipated.

A record for the adjacent property to the west, which includes a county office building, listed under Riverside County Facilities Management at 2724 Gateway Drive, indicates a temporary EPA ID number was issued in October 2021, shown to be inactive (expired January 2022), and with no associated manifest data. Based on the lack of reported manifest records and lack of reported release, no significant environmental impact to the subject property is anticipated.

A record for the adjoining property to the south and southeast, located approximately 100 feet south of the subject property and across Gateway Drive (the associated building is located approximately 420 feet south of subject property), listed under Welbehealth Inland Empire Pace, LLC (Riverside) at 2799 Gateway Drive, Suite 100, indicates a permanent EPA ID number was issued in October 2023, shown to be active, and with no associated manifest data. Based on the distance from the building at this site where hazardous wastes may be generated, over 400 feet away, there should be no significant environmental impact to the subject property.

South Coast Air Quality Management District

The online SCAQMD Facility Information Detail (FIND) database was searched for records available for the subject property and adjacent or adjoining properties within 100 feet along Campus Parkway, Canyon Park Drive, and Gateway Drive (SCAQMD, 2026). Records were not found for the subject property. Records were found for one adjacent and one adjoining property within 100 feet of the subject property.

Riverside County at 2720-24 Gateway Drive, a county development with office building on adjacent property to the west of the subject property, is indicated to be active, and has one active permitted piece of equipment, a diesel-powered emergency backup electric generator. The permit for the emergency backup electric generator was issued in March 2011. Based on review of recent Google Earth Pro aerial images, the emergency backup electric generator appears to be 300 feet west of the subject property. This facility has a reported Notice of Violation (NOV) involving the operation of one CAT7 internal combustion engine without a valid permit to operate, issued in June 2010 for a violation that began in January 2006. This NOV is shown with a disposition (closed case) in March 2011. Three Notices to Comply were issued in June and July 2010 and June 2012

regarding records for the emergency backup electric generator. These Notices to Comply are shown as being in compliance. An application for a boiler was submitted in November 2025. Based on the nature of the permitted equipment at this site, apparent distance away of the emergency backup electric generator, and regulatory oversight, there should be no significant environmental impact to the subject property.

Riverside County's Credit Union at 2847 Campus Parkway, a commercial development with an office building located across Canyon Park Drive to the east of the northeast corner of the subject property approximately 100 feet away, is indicated to be sold, with three permits listed, one inactive permit (issued February 2002) for a diesel-powered emergency backup electric generator, and two permits (issued October 2012) with no activity status indicated are associated with a boiler and Rule 1415 Plan Notifications (reduction of refrigerant emissions from stationary refrigeration and air conditioning systems). This facility has no reported NOV. A Notice to Comply was issued in September 2008 for a violation regarding posting a permit to operate for the emergency backup electric generator. This violation began in June 2008, and is shown as being in compliance. A second Notice to Comply was issued in October 2012 for registering a boiler and three air conditioning units. This violation began in September 2012, and is shown as being in compliance. Based on the nature of the permitted equipment at this site, distance away of the permitted equipment, and regulatory oversight, there should be no significant environmental impact to the subject property.

Altura Credit Union at 2847 Campus Parkway, a commercial development with an office building located across Canyon Park Drive to the east of the northeast corner of the subject property, is indicated to be active, with two permits listed, one active for a diesel-powered emergency backup electric generator, and a permit with no activity status associated with Rule 1415 Plan Notifications (two air conditioning units). The permit for the emergency backup electric generator was issued in December 2021, with the other permit issued in August 2015. This facility has no reported NOV. One Notice to Comply was issued in December 2021 regarding the operation of the emergency backup electric generator without a valid permit to operate and registering two air conditioning units. This violation began in October 2021, and is shown as being in compliance. Based on the nature of the permitted equipment at this site, distance away of the permitted equipment, and regulatory oversight, there should be no significant environmental impact to the subject property.

ENVIRONMENTAL DATABASE REVIEW

EDR was contacted to provide an environmental database search for the subject property ("target property" in EDR's database report). The database search provides information regarding landfills, USTs, hazardous waste generators, etc., at the subject property and surrounding properties in accordance with ASTM Standards and AAI. Twenty-one sites were found in EDR's search of available government records within the respective search radii. The subject property is not listed in any of the databases searched by EDR. A copy of the EDR database report, which provides a complete list of the federal, state, tribal, and proprietary records searched, is provided in Appendix J.

RCRA-LQG

Resource Conservation and Recovery Act-Large Quantity Generators (RCRA-LQG) include sites that generate over 1,000 kilograms (kg) of hazardous waste or over 1 kg of acutely hazardous waste per month. Three sites are listed in the database within 0.25 mile of the subject property. The closest site is Target Store T1843 at 2755 Canyon Springs Parkway, listed at approximately 0.1 mile north of the subject property. However, this site is actually located approximately 365 feet north of the subject property. The Target Store T1843 site is listed with information that indicates hazardous wastes have been generated, including the following: ignitable waste; corrosive waste; reactive waste; 2,4-dichlorophenoxyacetic acid (2,4-D); benzene; chloroform (trichloromethane); m-cresol; cresol; 1,4-dichlorobenzene; 1,2-dichloroethane; methyl ethyl ketone (MEK); tetrachloroethylene (PCE); acetone; formaldehyde; lindane; hydrofluoric acid; methanol; phenol; and heavy metals (arsenic, barium, cadmium, chromium, lead, mercury, selenium, and silver). All three listed RCRA-LQG sites have no reported violations. Target Store T1843 is categorized under department stores or discount department stores, with the other listed RCRA-LQG sites CVS Pharmacy #4704 (approximately 350 feet east-southeast of subject property) categorized under pharmacies and drug stores and Wal-Mart #1899 (approximately 0.2 mile north of subject property) categorized under all other general merchandise stores. None of the listed RCRA-LQG sites should have a significant environmental impact to the subject property, based on their distance away and nature of the hazardous waste generation associated with retail commercial operations.

RCRA-SQG

Resource Conservation and Recovery Act Small Quantity Generators (RCRA-SQG) include sites that generate between 100 and 1,000 kg of hazardous waste per month. Two sites are listed in the RCRA-SQG database, with only one, Riverside Medical Clinic P S, LLC at 6405 Day Street, located within 0.1 mile (approximately 350 feet) to the east-southeast of the subject property. This site is listed with corrosive hazardous waste. Both RCRA-SQG sites have no reported violations. The Riverside Medical Clinic site is listed with no categorization, with the second listed RCRA-SQG site, Walmart Supercenter #1899 (approximately 0.2 mile north of subject property), categorized under warehouse clubs and supercenters. Neither of the listed RCRA-SQG sites should have a significant environmental impact to the subject property, based on their distance away and nature of the hazardous waste generation associated with a medical clinic or a retail commercial operation.

RCRA-VSQG

The RCRA-VSQG (Very Small Quantity Generators) database includes selective information on sites which generate, transport, store, treat, and/or dispose of hazardous waste as defined by RCRA. VSQGs generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month. Two sites are listed in the RCRA-VSQG database, with only one, CVS Pharmacy #16964 at 2755 Canyon Springs Parkway, Suite B, located within 0.1 mile (approximately 365 feet) north of the subject property. This site is listed with hazardous wastes generated, including the following: ignitable waste; corrosive waste; m-cresol; chloroform (trichloromethane); formaldehyde; lindane; phenol; and heavy metals (chromium, mercury, selenium [including selenium sulfide], and silver). Both RCRA-VSQG sites have no reported violations. CVS Pharmacy #16964 is categorized under pharmacies and drug stores, with the other listed RCRA-VSQG site Day Riverside Petroleum LLC (approximately 780 feet east-northeast of subject property) categorized under gasoline stations with convenience stores. None of the listed RCRA-LQG sites should have a significant environmental impact to the subject property, based on their distance away and/or nature of the hazardous waste generation associated a retail pharmacy/drug store.

ENVIROSTOR

The California DTSC Site Mitigation and Brownfields Reuse Program's ENVIROSTOR database identifies sites that have known contamination or sites for which there may be reasons to investigate further. There are two ENVIROSTOR sites which are school investigation sites located over 0.1 mile from the subject property. The closest school site, Edgemont Elementary School at 21790 Eucalyptus Avenue, is located approximately 600 feet south of the subject property. The information listed in this database for Edgemont Elementary School is similar to that found online, discussed under the California Regional Water Quality Control Board - Santa Ana Region subsection of the **ENVIRONMENTAL REGULATORY AGENCY RECORDS** section of this Phase I ESA report. This school site has a DTSC regulatory status shown as "No Action Required" as of February 11, 2016. The second school investigation site, Towngate Elementary School at Elsworth Street and Dracaea Avenue, is located over 0.6 mile southeast of the subject property. A Phase I ESA was performed for this school site in 2002. No contaminants of concern were identified. The Towngate Elementary School site has a DTSC regulatory status shown as "No Action Required" as of September 20, 2002. Neither of the listed ENVIROSTOR school investigation sites should have a significant environmental impact to the subject property, based on their distance from the subject property and closed environmental regulatory status.

LUST

The SWRCB maintains a list of all leaking underground storage tanks (LUST) within the state. According to the SWRCB LUST database, there are five sites (all five sites are listed multiple times) within 0.5 mile from the subject property, none of which are located within 0.1 mile. The five LUST sites include the following: 1) The closest listed site, ARCO #5632/Riverside Better Gas at 6287 Day Street, is located approximately 780 feet east-northeast of the subject property; 2) The next closest listed site, Robertson's Ready Mix (Inc.)/Verizon Wireless Silverbell at 12890 Day Street, is located approximately 0.25 mile southeast of the subject property; 3) The next closest listed site, Texaco Day/Shell Service Station at 6189 Day Street, is located approximately 0.25 mile northeast of the subject property; 4) The next closest listed site, Yellow Trucking at 6550 Box Springs Boulevard, is located approximately 0.48 mile west-southwest of the subject property; and 5) the farthest site, Unocal #7811/Riverside International Raceway at 22255 Eucalytpus Avenue, is located approximately 0.48 mile east-southeast of the subject property. All five LUST sites are listed with closed environmental regulatory cases. None of the LUST sites should have a significant environmental impact to the subject

property, based on their distance from the subject property and closed environmental regulatory status.

UST

The Underground Storage Tank database contains sites with registered USTs, the data for which comes from the SWRCB's Hazardous Substance Storage Container Database. Two sites (one is listed four times) are listed in the UST database within 0.25 mile of the subject property. The closest site, ARCO #5632 (PSI #5312)/Day Riverside Petroleum, LLC/Riverside Better Gas, Inc.-OOB at 6287 Day Street, approximately 780 feet east-northeast of the subject property, is also a LUST site discussed above. This UST site is regulated by the CRDEH, and is listed with four double-walled fiberglass tanks, including a 10,000-gallon diesel tank, two 10,000-gallon regular unleaded gasoline tanks, and a 10,000-gallon premium unleaded gasoline tank. The second site, Wal-Mart #1899 OOB at 2663 Canyon Springs Parkway, is located approximately 0.2 mile north of the subject property, and is indicated to be out of business. This UST site is regulated by the CRDEH, and is listed with one tank with unreported size and content. Neither of the UST sites should have a significant environmental impact to the subject property, based on their distance from the subject property, no reported release and no longer operating, and/or closed environmental regulatory status.

AST

The SWRCB maintains a list of petroleum aboveground storage tank (AST) locations. One site, Wal-Mart Store #1899 at 2663 Canyon Springs Parkway, located approximately 0.2 mile north of the subject property, is listed in the AST database. The AST database listing only reports 3,090 gallons in tank storage capacity with no information regarding the type of petroleum hazardous material(s) stored. The listed AST site should have no significant environmental impact to the subject property, based on its distance away from the subject property, no reported release, and no longer operating.

SCH

This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category, depending on the level of threat to public health and safety or the environment they pose. One site, Edgemont Elementary School at 21790 Eucalyptus Avenue, is listed in the SCH database with similar information to that

discussed above in the ENVIROSTOR subsection of this Phase I ESA. The listed SCH site should have no significant environmental impact to the subject property, based on its distance from the subject property and closed environmental regulatory status.

CERS HAZ WASTE

The CERS HAZ WASTE (California Environmental Protection Agency (Cal EPA) Regulated Site Hazardous Waste) database is a listing of sites in the Cal EPA Regulated Site Portal which fall under the Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, and RCRA Large Quantity Hazardous Waste Generator programs. This database lists seven sites listed within 0.25 mile of the subject property, all indicated to be hazardous waste generators. The CERS HAZ WASTE sites include the following: 1) The closest listed site is Welbehealth Inland Empire Pace, LLC at 2799 Gateway Drive, Suites 100 and 200, located to the south and southeast of the subject property across Gateway Drive (the associated building is located approximately 420 feet south of subject property); 2) The next closest listed site is Target T1843 at 2755 Canyon Springs Parkway, located approximately 365 feet north of the subject property; 3) The next closest listed site is PetSmart #0128 at 2828 Campus Parkway, located approximately 430 feet northeast of the subject property; 4) The next closest listed site is Five Below #1390 at 2800 Campus Parkway, Suite 101, located approximately 510 feet north-northeast of the subject property; 5) The next closest listed site is Walmart Supercenter #1899 at 6250 Valley Springs Parkway, located approximately 620 feet northwest of the subject property; 6) The next closest listed site is Riverside Better Gas at 6287 Day Street, located approximately 780 feet east-northeast of the subject property; and 7) The farthest listed site is At Home Riverside at 2663 Canyon Springs Parkway, located approximately 0.2 mile north of the subject property. None of the CERS HAZ WASTE sites should have a significant environmental impact to the subject property, based on their distance (or associated building) from the subject property and/or lack of reported release.

SWEEPS UST

The Statewide Environmental Evaluation and Planning System (SWEEPS) database is a UST listing that was updated and maintained by a company contracted by the SWRCB. This database lists one site that id also listed in the LUST database with a closed environmental regulatory status. The SWEEPS UST site listed, ARCO #5632 at 6287 Day Street, is located approximately 780 feet east-northeast of the subject property. The SWEEPS UST database lists four 10,000-gallon unleaded gasoline tanks for the ARCO

site. The SWEEPS UST site should have no significant environmental impact to the subject property, based on its distance from the subject property and closed environmental regulatory status.

CA FID UST

The California Facility Inventory Database (FID) contains a historical listing of active and inactive UST locations from the SWRCB. This database lists the same site as in the SWEEPS UST database, discussed above. The CA FID UST listing indicates the ARCO site is still active. The CA FID UST site should have no significant environmental impact to the subject property, based on its distance from the subject property and closed environmental regulatory status.

CERS TANKS

This database is a list of sites in the Cal EPA Regulated Site Portal which fall under the Aboveground Petroleum Storage and UST regulatory programs. This database lists the same site as in the SWEEPS UST and CA FID UST databases, discussed above. The CERS TANKS listing indicates the ARCO site is a UST site. The CERS TANKS site should have no significant environmental impact to the subject property, based on its distance from the subject property and closed environmental regulatory status.

RCRA NonGen/NLR

RCRAInfo is EPA's comprehensive information system that includes selective information on sites which generate, transport, store, treat, and/or dispose of hazardous waste as defined by RCRA. Non-Generators do not presently generate hazardous waste. This database lists eleven sites (four sites are listed multiple times) within 0.25 mile of the subject property, all with no reported violations. The RCRA NonGen/NLR sites include the following: 1) The closest listed site is Riverside County Facilities Management/County of Riverside Registrar of Voters at 2724 Gateway Drive, located adjacent to the west of the subject property; 2) The next closest listed site is Welbehealth Inland Empire Pace, LLC at 2799 Gateway Drive, Suite 100, located to the south and southeast of the subject property across Gateway Drive (the associated building is located approximately 420 feet south of subject property); 3) The next closest listed site is Riverside Medical Clinic at 6405 Day Street, located approximately 350 feet east-southeast of the subject property; 4) The next closest listed site is Banfield Pet Hospital #128/PetSmart #0128 at 2828 Campus Parkway, located approximately 430 feet northeast of the subject property; 5)

The next closest listed site is The Magnon Companies at 2720 Gateway Drive, located approximately 500 feet west of the subject property; 6) The next closest listed site is Five Below (1390) at 2800 Campus Parkway, Suite 101, located approximately 510 feet north-northeast of the subject property; 7) The next closest listed site is Canyon Springs Dental Group of Moreno Valley at 2878 Campus Parkway, Suite 1, located approximately 600 feet northeast of the subject property; 8) The next closest listed site is Bogart Construction at 6250 Valley Springs Parkway, located approximately 620 feet northwest of the subject property; 9) The next closest listed site is Day Riverside Petroleum, LLC/tauberg@yahoo.com at 6287 Day Street, located approximately 780 feet east-northeast of the subject property; 10) The next closest listed site is Hobby Lobby Stores, Inc./At Home Store 227/Walmart No. 1899 at 2663 Canyon Springs Parkway, located approximately 0.2 mile north of the subject property; and 11) The farthest list site is S&D Carwash Management, LLC DBA Quick Quack Car Wash at 6281 Valley Springs Parkway, located approximately 0.2 mile west-northwest of the subject property. None of the RCRA NonGen/NLR sites should have a significant environmental impact to the subject property, based on their distance (or associated building) from the subject property, no longer generating hazardous waste, and/or lack of reported release.

UST FINDER RELEASE

The USEPA UST FINDER RELEASE data is a national composite of LUSTs. This data contains information about, and locations of, LUSTs. Data was collected from State sources and standardized into a national profile by USEPA's Office of USTs, Office of Research and Development, and the Association of State and Territorial Solid Waste Management Officials. The same five sites listed in the LUST database are also listed in the UST FINDER RELEASE database, including the following: 1) ARCO #5632/Riverside Better Gas at 6287 Day Street, located approximately 780 feet east-northeast of the subject property; 2) Texaco Day at 6189 Day Street, located approximately 0.25 mile northeast of the subject property; 3) Robertson's Ready Mix, Inc. at 12890 Day Street, located approximately 0.25 mile southeast of the subject property; 4) Yellow Trucking at 6550 Box Springs Boulevard, located approximately 0.48 mile west-southwest of the subject property; and 5) Riverside International Raceway Unocal #7811 at 22255 Eucalyptus Avenue, located approximately 0.48 mile east-southeast of the subject property. All five sites are listed with a "No Further Action" status. None of the UST FINDER RELEASE sites should have a significant environmental impact to the subject property, based on their distance from the subject property and closed environmental regulatory status.

UST FINDER

The United States Environmental Protection Agency (USEPA) developed UST FINDER, a web map application containing a comprehensive, state-sourced national map of underground storage tank (UST) and leaking UST (LUST) data. It provides the attributes and locations of active and closed USTs, UST facilities, and LUST sites from states and from Tribal lands and US territories. UST Finder contains information about proximity of UST facilities and LUST sites to: surface and groundwater public drinking water protection areas; estimated number of private domestic wells and number of people living nearby; and flooding and wildfires. One UST/LUST site, Day Riverside Petroleum, LLC at 6287 Day Street, located approximately 780 feet east-northeast of the subject property, is listed in the UST FINDER database with three double-walled 10,000-gallon unleaded gasoline tanks and one double-walled 10,000-gallon diesel tank. The UST FINDER site should have no significant environmental impact to the subject property, based on its distance from the subject property and closed environmental regulatory status.

E MANIFEST

The USEPA established a national system for tracking hazardous waste shipments electronically, known as “e-Manifest”. Nine sites (four sites listed twice) are listed in this database system, all but one of which are located over 300 feet from the subject property. The closest listed site is County of Riverside Registrar of Voters at 2724 Gateway Drive, located adjacent to the west of the subject property. This site is listed with the generation of 10 pounds of absorbent with battery acid in 2021. The remaining eight sites include the following: 1) The next closest listed site is CVS Pharmacy #4704/Riverside Medical Clinic P S, LLC at 6405 Day Street, located approximately 350 feet east-southeast of the subject property; 2) The next closest listed site is Target 1843/Target Corporation/CVS (SIS)/CVS-SIS/Target Store T1843 at 2755 Canyon Springs Parkway, located approximately 365 feet north of the subject property; 3) The next closest listed site is Banfield Pet Hospital/Riverside, Banfield # 128/Banfield Pet Hospital #0128/Banfield Pet Hospital #128/PetSmart (#0128) at 2828 Campus Parkway, located approximately 430 feet northeast of the subject property; 4) The next closest listed site is The Magnon Companies at 2720 Gateway Drive, located approximately 500 feet west of the subject property; 5) The next closest listed site is Five Below (1390) at 2800 Campus Parkway, Suite 101, located approximately 510 feet north-northeast of the subject property; 6) The next closest listed site is Walmart Supercenter (#1899)/Walmart Store #1899 at 6250 Valley Springs Parkway, located approximately 620 feet northwest of the subject property; 7) The next

closest listed site is Day Riverside Petroleum, LLC at 6287 Day Street, located approximately 780 feet east-northeast of the subject property; and 8) The farthest listed site is At Home Stores at 2663 Canyon Springs Parkway, located approximately 0.2 mile north of the subject property.

Cortese

The Cortese list is for sites designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites). The same five sites listed in the LUST database are also listed in the Cortese database, including the following: 1) ARCO #5632/Riverside Better Gas at 6287 Day Street, located approximately 780 feet east-northeast of the subject property; 2) Texaco Day at 6189 Day Street, located approximately 0.25 mile northeast of the subject property; 3) Robertson's Ready Mix, Inc. at 12890 Day Street, located approximately 0.25 mile southeast of the subject property; 4) Yellow Trucking at 6550 Box Springs Boulevard, located approximately 0.48 mile west-southwest of the subject property; and 5) Riverside International Raceway Unocal #7811 at 22255 Eucalyptus Avenue, located approximately 0.48 mile east-southeast of the subject property. All five sites are listed with a "Completed - Case Closed" cleanup status. None of the Cortese sites should have a significant environmental impact to the subject property, based on their distance from the subject property and closed environmental regulatory status.

HIST CORTESE

The historical Cortese (HIST CORTESE) list, no longer updated, is a historical listing from the State Water Resource Control Board (LUST database), the Integrated Waste Board (SWF/LS database), and the Department of Toxic Substances Control (CALSITES database). Three of the sites listed in the LUST database are also listed in the HIST CORTESE database, including the following: 1) Robertson's Ready Mix, Inc. at 12890 Day Street, located approximately 0.25 mile southeast of the subject property; 2) Yellow Trucking at 6550 Box Springs Boulevard, located approximately 0.48 mile west-southwest of the subject property; and 3) Riverside International Raceway Unocal #7811 at 22255 Eucalyptus Avenue, located approximately 0.48 mile east-southeast of the subject property. All five sites are indicated to be LUST sites. None of the HIST CORTESE sites should have a significant environmental impact to the subject property, based on their distance from the subject property and closed environmental regulatory status.

Notify 65

This database, no longer updated, includes listings of all Proposition 65 incidents reported to counties by the SWRCB and the Regional Water Quality Control Board. Four sites are listed in this database approximately 0.25 mile or more from the subject property. The Notify 65 database listings have little pertinent information reported. All four sites listed in the Notify 65 database are also LUST sites, one of which is a drycleaners site with a reported release. All four of the LUST sites have closed environmental cases, however, the drycleaners site has an open case that remains under a DTSC Cleanup Program Site (CPS). The four sites listed in the Notify 65 database include the following: 1) The closest listed site is Robertson's Ready Mix, Inc. at 12890 Day Street, located approximately 0.25 mile southeast of the subject property; 2) the next closest listed site is Riverside International Raceway Unocal #7811 at 22255 Eucalyptus Avenue, located approximately 0.48 mile east-southeast of the subject property; 3) the next closest listed site is Morena Shell at 13260 Highway 215, located approximately 0.5 mile south-southwest of the subject property; and 4) The farthest listed site is Towngate Cleaners at 12625 Frederick Street, located approximately 1 mile east of the subject property. None of the Notify 65 sites should have a significant environmental impact to the subject property, based on their distance from the subject property, closed environmental regulatory status, and/or regulatory oversight for cleanup.

Orphan Summary

The Orphan Summary within the EDR database report, which is a list of all sites whose location is not readily identified (mapped), and may be at or near the subject property, was reviewed. The subject property is not listed in the Orphan Summary, and the site listed is not located within 1 mile of the subject property.

Other Databases

California Geologic Energy Management Division

The California Geologic Energy Management Division (CalGEM) maintains a list of all producing and abandoned oil and gas and related wells, as well as geothermal wells, within the State of California. We reviewed the online CalGEM Well Finder, which indicates none of these wells have been located within 1 mile of the subject property (CalGEM, 2026).

VAPOR ENCROACHMENT EVALUATION

As part of this Phase I ESA, a Vapor Encroachment Screen (VES) was conducted to determine if a vapor encroachment condition (VEC) exists, based on the information obtained during the Phase I ESA. A VEC is the presence or likely presence of chemicals of concern (COC) vapors in the subsurface of the target property caused by the release of vapors from contaminated soil or groundwater either on or near the target property (i.e., subject property).

Vapor Encroachment Screen

A VES, comprised of Tier 1 screening, was conducted by this firm for the subject property. The VES was conducted in general accordance with the Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions, ASTM E2600-22. Although not required to satisfy the requirements of the Phase I ESA under ASTM E1527-21, ASTM E2600-22 was chosen as a general methodology to evaluate potential contaminant vapor concerns at or adjoining the subject property.

The subject property history has included vacant land (in recent decades as mass graded commercial property) and agricultural usage (dryland farming). The immediate surrounding properties have a similar history, with some developed commercially within the last few decades. The subject property is located in a historically rural, agricultural area that has increasingly become replaced with commercial development (“Canyon Springs”). The subject property and surrounding area are anticipated to be underlain by near surface fill/topsoil and underlying older alluvial soil materials comprised of interbedded silty sands and sandy silts with lesser clayey sands and few gravels. Based on the local geology and groundwater levels, groundwater, currently and often historically encountered within 50 feet bgs, is considered to be a potential source of impacted soil vapor into the shallow soils of the subject property.

Based on the results of Tier 1 screening, utilizing The EDR Radius Map™ Report and research of the history of the subject property and adjoining properties, no sites with current and/or former potential sources of soil vapor intrusion or encroachment, such as leaking (current or former) USTs, dry cleaners, etc., were identified within 0.1 mile (petroleum hydrocarbon chemicals of concern) to 0.33 mile (chemicals of concern). Based on the results of the VES, Tier 1 screening, a VEC at the subject property can be ruled out.

FINDINGS

Based on our interview, subject property reconnaissance, and review of historical aerial photographs and topographic maps, the subject property was vacant land dating back to 1901, dry farm land from at least 1938 until no later than around the mid 1980s, mass/rough graded by 1989, and has remained vacant land since. The surrounding properties have been historically dry farm land, vacant land, and/or commercial developments, including County of Riverside office/warehouse building, a credit union building, and a medical facility/office building.

No containers with hazardous materials and/or wastes, were observed at the subject property, except for a 5-quart motor oil container with what appears to be residual motor oil. No areas of soil staining were observed.

Local and state environmental regulatory agency records were searched online or requested for the subject property and adjacent or adjoining properties within 100 feet of the subject property. No records were found for the subject property. California DTSC HWTS records for 2724 Gateway Drive, associated with the County of Riverside adjacent facility (office/warehouse building) to the west, included hazardous waste manifest records for 0.03336 ton of alkaline solution (pH ≥ 12.5) without metals, 0.005 ton of other inorganic solid waste, 0.033 ton of off-specification, aged, or surplus organics, 0.25021 ton of photochemicals/photoprocessing waste, 0.01251 ton of laboratory waste chemicals, and 0.02502 ton of liquids with pH ≤ 2 generated in 1998 or 2001, and 0.2225 ton of unspecified aqueous solution (2 < pH < 12.5), 0.0945 ton of off-specification, aged, or surplus inorganics, 0.23436 ton of other inorganic solid waste, 0.05 ton of off-specification, aged, or surplus organics, and 4.21188 tons of photochemicals/photoprocessing waste generated in 2012, 2013, 2014, 2015, 2016, 2017, and/or 2021. Online SCAQMD records for 2720-24 Gateway Drive, the adjacent County of Riverside facility to the west, and 2847 Campus Parkway, a credit union office building east and northeast of the subject property across Canyon Park Drive, are related to diesel-powered emergency backup electric generators.

There are twenty-one sites listed in environmental regulatory databases within 1 mile of the subject property. The subject property is not listed in any of the environmental regulatory databases searched. Based on our research and VES, no environmentally impaired properties have current or former releases of hazardous substances and/or petroleum products that are known to have migrated to and/or impacted the subject property, and therefore, a VEC can be ruled out for the subject property.

At the request of the client, a Phase II ESA was previously performed in 2024 which involved surficial and near surface soil sample collection across the subject property based on a grid system. A total of nineteen (19) discrete soil samples were collected at 0.5 and 1.5 feet bgs to assess shallow soils for potential impacts. These samples were composited into five (5) samples for analysis. All five (5) composite soil samples had no reported concentrations of chlorinated herbicides. Two of the soil samples analyzed for OCPs had reported concentrations, including a concentration of DDE reported at 0.001 mg/kg and heptachlor at 0.018 mg/kg. These reported concentrations of OCPs are less than the DTSC screening levels for residential soil (DTSC, 2025). The range of reported concentrations of total heavy metals in all five (5) samples were less than the DTSC soil screening levels for residential soil and/or were within expected background levels (Bradford et al., 1996; DTSC, 2020 and 2025). None of the reported concentrations of OCPs and total heavy metals suggest subject property soils would require special handling and disposal.

Data Gaps

Under AAI and ASTM E1527-21, data gaps that remain after the conduct of all required activities must be identified. The source of information consulted to address the data gaps should be identified, and the significance of the data gaps with respect to our ability to identify conditions indicative of releases or threatened release of hazardous substances on, at, in, or to the property should be addressed.

Due to the high density and/or height of natural vegetation in certain areas at the subject property, observations were somewhat limited during our reconnaissance. As such, the presence of containers of hazardous materials or wastes, or other possible environmental concerns or conditions in these areas, may not have been captured within our subject property observations.

Based on the researched history of the subject property and recent observations during the subject property reconnaissance, the above data gap does not appear to be significant, and therefore, is not anticipated to have a significant impact to the findings, opinions, conclusions, and recommendations of this Phase I ESA.

OPINIONS

We do not anticipate any significant environmental impact to the subject property from past dryland farming which took place from at least the late 1930s until no later than around the mid 1980s. Dryland farming is not an economically intensive operation, and therefore, residual pesticides or other compounds of concern related to dryland farming at the subject property are not anticipated to be present or not anticipated to be present in concentrations exceeding regulatory screening levels. The 2008 Interim Guidance for Sampling Agricultural Properties by the DTSC indicates properties that clearly qualify as dryland farming do not need further investigation for pesticides or metals (DTSC, 2008). Based on this and the results of the 2024 Phase II ESA requested by the client, there appear to be no significant impacts to the subject property from chlorinated herbicides, heavy metals, and OCPs.

CONCLUSIONS

We have performed a Phase I ESA in conformance with the scope and limitations of ASTM E1527-21 and AAI, of a proposed multi-family residential development (Independence at Canyon Springs), 9.13 acres of vacant land, APNs 291-440-003, -005, -006, and -007, located at the northwest corner of Gateway and Canyon Park Drives in the City of Riverside, California, the subject property. This Phase I ESA has revealed no RECs, CRECs, or significant data gaps in connection with the subject property.

ADDITIONAL INVESTIGATION

Based on the findings of the Phase I ESA, and with consideration given to the recommendations contained in this report, (1) the subject property exhibits no evidence of RECs, HRECs, and/or CRECs indicative of releases or threatened releases of hazardous substances on, at, in, or to the subject property that would prohibit its use as a residential development, and (2) no further investigations are recommended.

STATEMENT OF QUALIFICATIONS

We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquires in conformance with the standards and practices set forth in 40 CFR Part 312.

Mr. John Leuer is the President of LOR Geotechnical Group, Inc. (LOR), founded in 1988. As a cofounder and President of the company, Mr. Leuer has managed LOR through hundreds of Phase I Environmental Site Assessments, as well as numerous Phase II Environmental Site Assessments and remediation projects, primarily remedial excavation. Mr. Leuer has over 40 years experience in the geotechnical and environmental fields. Mr. Leuer has substantial experience coordinating projects for many city, county and state agencies, as well as in the public sector, gaining a reputation for being responsive to clients needs while providing strong technical expertise. LOR Geotechnical Group, Inc., is one of three firms that previously provided report review for underground storage tank closure for the County of San Bernardino, Fire Department Hazardous Materials Division.

Mr. Leuer holds a B.S. in Civil Engineering from Cal State University at Northridge. He is a registered Geotechnical and Civil Engineer in the State of California. Mr. Leuer is a member of the American Society of Civil Engineers.

Mr. Mathew L. Hunt has over 20 years experience in the environmental field. Mr. Hunt works under LOR Geotechnical Group's environmental operations and has conducted over 350 Phase I Environmental Site Assessments for the private and public sectors. The properties have ranged from agricultural to residential to commercial to industrial. In addition to his experience with environmental assessments for property transfers, he has worked on projects that require mitigation prior to development. Mr. Hunt is well versed in hazardous waste sampling and characterization methodologies in soil and groundwater regimes for groundwater monitoring, site assessment, and site remediation. Projects have ranged from leaking USTs at gasoline stations to commercial and government (including Superfund/CERCLA sites) projects involving metals, perchlorate, and solvents.

Mr. Hunt has a B.S. in soil science from California Polytechnic State University, San Luis Obispo and a M.S. in soil and water science from the University of California, Riverside.

LIMITATIONS

This report was prepared solely for the use and benefit of LOR's client, LS BTR Development, LLC, and their designates. They may release this information to third parties, who may use and rely upon this information at their discretion. However, any use of or reliance upon this information by a party other than LS BTR Development, LLC and their designates, shall be solely at the risk of such third party and without legal recourse

against LOR Geotechnical Group, Inc.; its subsidiaries and affiliates; or their respective employees, officers, or directors; regardless of whether the action in which recovery of damages is sought is based upon contract, statute, or otherwise. This information shall not be used or relied upon by a party which does not agree to be bound by the above statement.

The content and conclusions provided by LOR in this assessment are based on information collected during our investigation, which may include, but is not limited to, visual site inspections, interviews with the site owner, regulatory agencies and other pertinent individuals, a review of available public documents, and our professional judgement based on said information at the time of preparation of this document. Any subsurface samples results and observations presented herein are considered to be representative of the area of investigation; however, soil conditions may vary between sample locations and may not necessarily apply to the general site as a whole. If future subsurface or other conditions are revealed which may vary from these findings, the newly-revealed conditions must be evaluated and may invalidate the conclusions of this report.

Due to the high density and/or height of natural vegetation in certain areas at the subject property, observations were somewhat limited during our reconnaissance. As such, the presence of containers of hazardous materials or wastes, or other possible environmental concerns or conditions in these areas, may not have been captured within our subject property observations. However, this does not appear to represent a significant data gap in our assessment of the subject property.

This report has been prepared in accordance with generally accepted practices using standards of care and diligence normally practiced by recognized consulting firms performing services of a similar nature. LOR Geotechnical Group, Inc. is not responsible for the accuracy of information provided by other individuals or entities which is used in this report. This report presents our professional judgement based upon data and findings identified in this report, and the interpretation of such data based upon our experience and background, and no warranty, either expressed or implied, is made. The conclusions presented are based upon the current regulatory climate and may require revision if future regulatory changes occur.

TIME LIMITATIONS

The findings of this report are valid as of this date. Changes in the condition of a property can, however, occur with the passage of time, whether they be due to natural processes or the work of man on this or adjacent properties. In addition, changes in the Standards-of-Practice and/or Governmental Codes may occur. Due to such changes, the findings of this report may be invalidated wholly or in part by changes beyond our control. Therefore, this report should not be relied upon after a significant amount of time without a review by LOR Geotechnical Group, Inc., verifying the suitability of the conclusions and recommendations.

Report Viability

Based on ASTM E1527-21 and AAI, certain components of this report are no longer valid after 180 days of their being performed, including: 1) interviews with past and/or present subject property owners, operators, and/or occupants; 2) visual inspection of the subject property and adjoining properties; 3) review of federal, tribal, state, and local government records; and 4) declaration by the Environmental Professional. Once this 180-day period has expired for any of the above components, this report should be updated or revised to meet the requirements for continued viability under the ASTM and AAI standards. Further, it is the User's responsibility to complete a search for recorded environmental cleanup liens, which is a fifth component that is no longer valid after 180 days. If requested, LOR can also perform the search for recorded environmental cleanup liens.

The above components, excluding the search for recorded environmental cleanup liens, have been performed by Mr. Mathew L. Hunt, an Environmental Professional with LOR, on the following dates:

- Interviews - January 27, 2026
- Visual inspection of subject property and adjoining properties - January 20, 2026
- Review of government records - From January 20 to February 5, 2026
- Declaration of Environmental Professional - February 9, 2026

LS BTR Development, LLC
c/o Lewis Management Corp.
February 9, 2026

Project No. 34019.21

CLOSURE

We declare 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 part 312.

We appreciate this opportunity to be of service and trust this report provides the information desired at this time. Should questions arise, please do not hesitate to contact this office.

Respectfully submitted,
LOR GEOTECHNICAL GROUP, INC.

Mathew L. Hunt
Environmental Scientist

John P. Leuer, CE 34996
President



MLH:JPL:nc

Distribution: Addressee via email: James.Kim@lewismc.com

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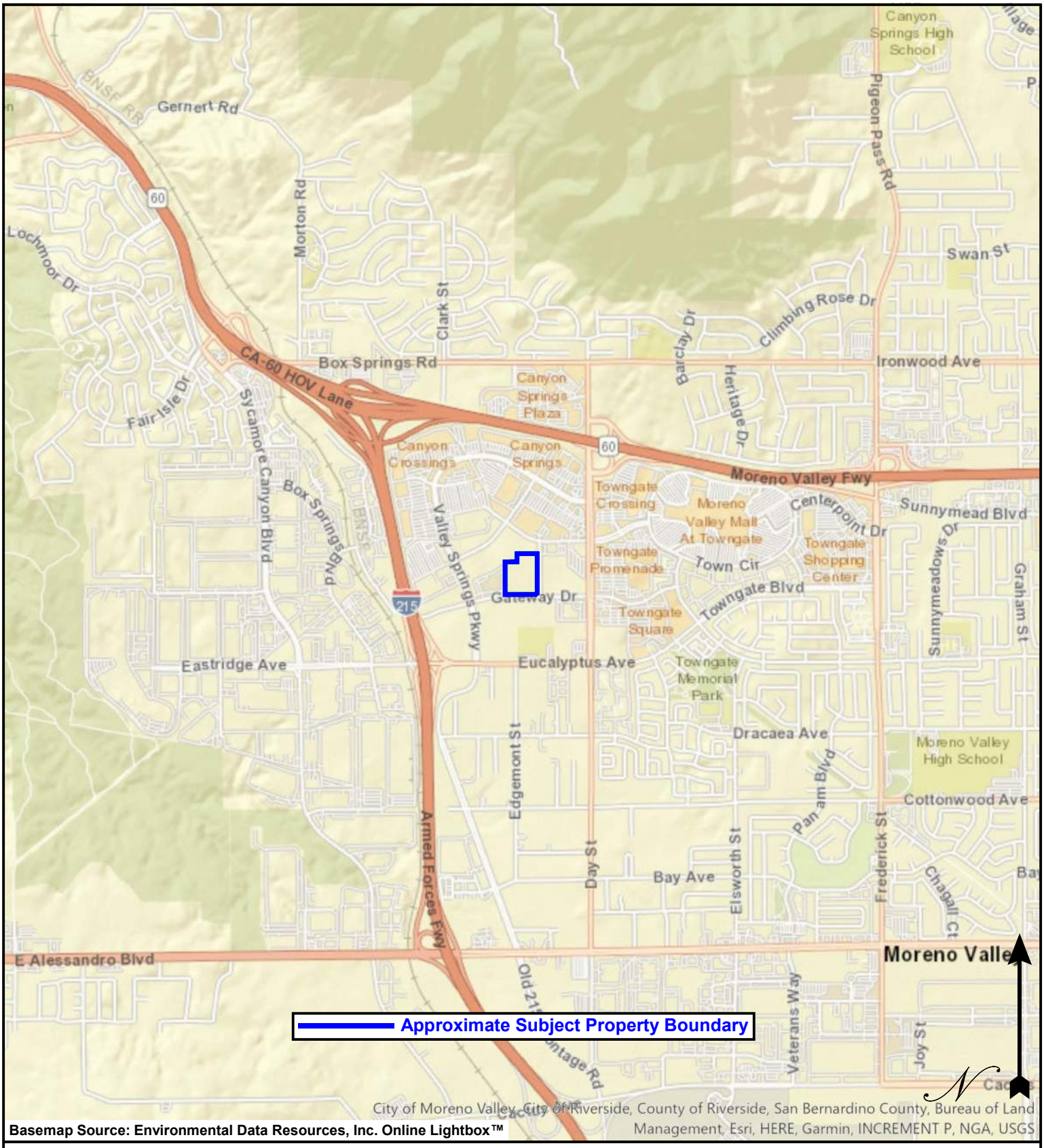
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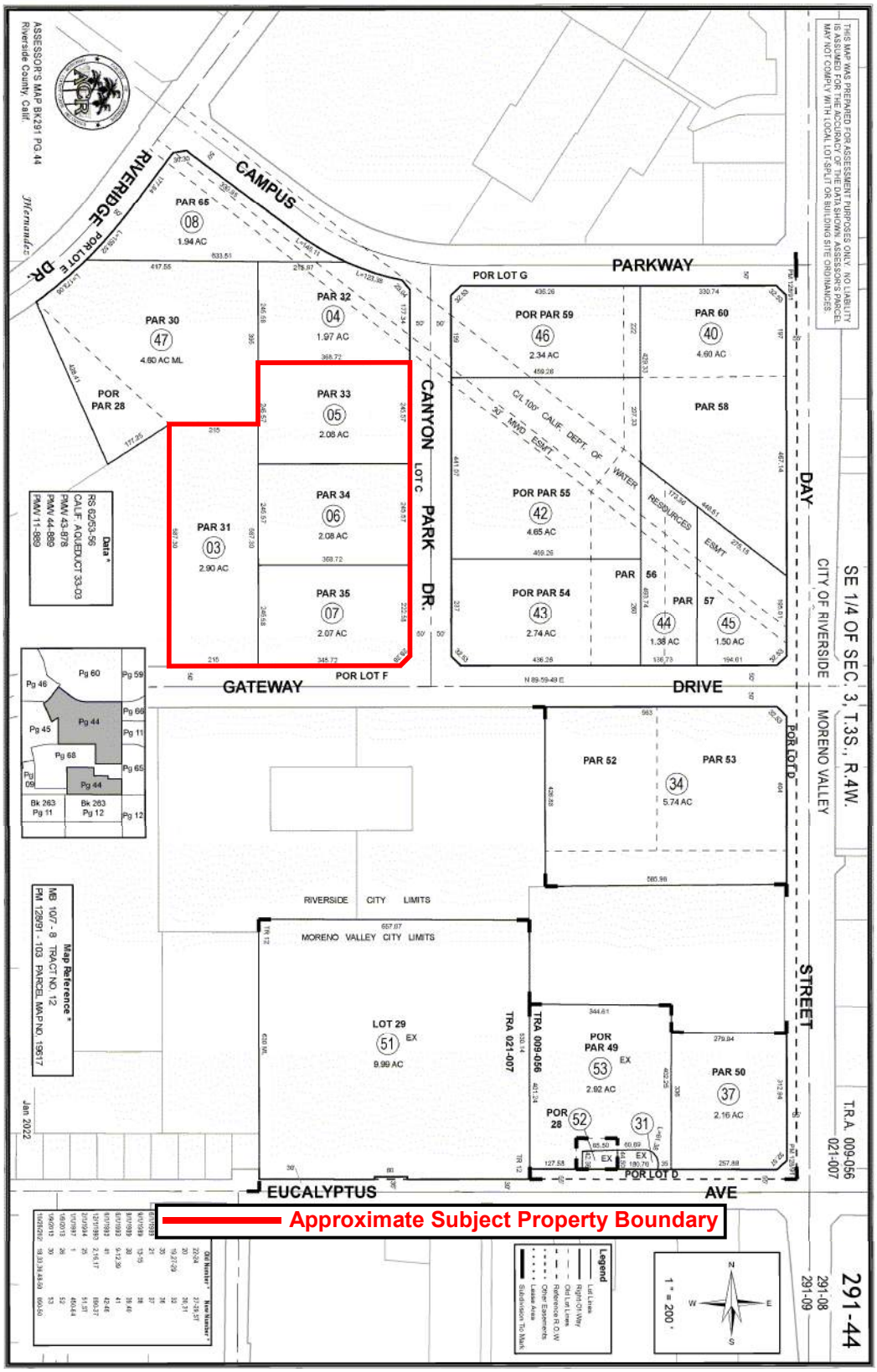
FIGURES



Basemap Source: Environmental Data Resources, Inc. Online Lightbox™

INDEX MAP

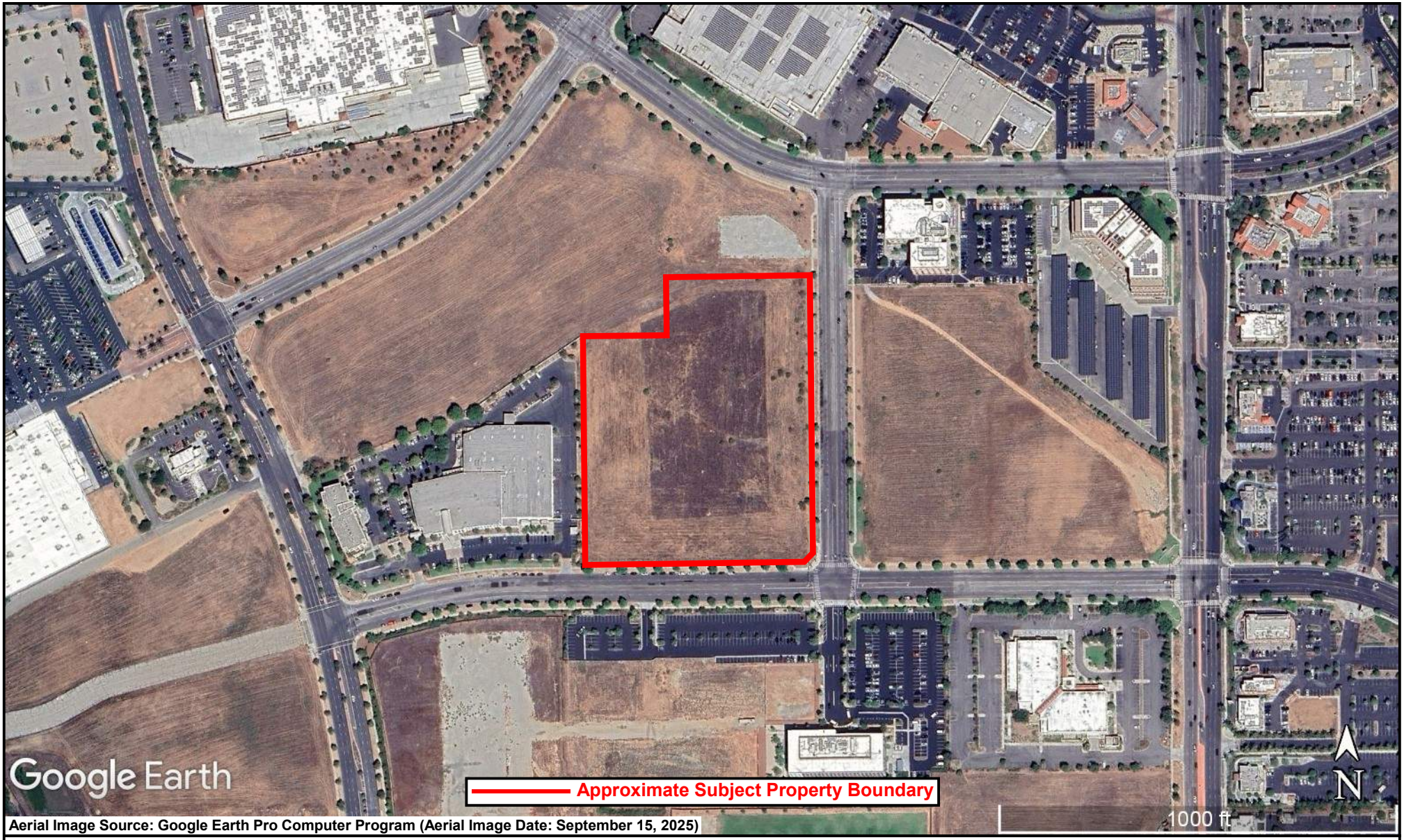
PROJECT:	Independence at Canyon Springs, Riverside, CA	**PROJECT NO.:**	34019.21
CLIENT:	LS BTR Development, LLC	**FIGURE:**	1
LOR GEOTECHNICAL GROUP, INC.		**DATE:**	February 2026
		SCALE:	1" ~ 2,370'



Basemap Source: County of Riverside Assessor

ASSESSOR'S PARCEL MAP

PROJECT:	Independence at Canyon Springs, Riverside, CA	**PROJECT NO.:**	34019.21
CLIENT:	LS BTR Development, LLC	**FIGURE:**	2
LOR GEOTECHNICAL GROUP, INC.		**DATE:**	February 2026
		SCALE:	1" ~ 390'



Aerial Image Source: Google Earth Pro Computer Program (Aerial Image Date: September 15, 2025)

RECENT COLOR AERIAL IMAGE

PROJECT:	Independence at Canyon Springs, Riverside, CA	**PROJECT NO.:**	34019.21
CLIENT:	LS BTR Development, LLC	**FIGURE:**	3
LOR GEOTECHNICAL GROUP, INC.		**DATE:**	February 2026
		SCALE:	1" ~ 340'

APPENDIX A

2024 Phase II ESA Documentation



Aerial Image Source: Google Earth Pro Computer Program (Aerial Image Date: March 19, 2024)

RECENT COLOR AERIAL IMAGE WITH SOIL SAMPLE LOCATIONS

PROJECT:	Independence at Canyon Springs, Riverside, CA	**PROJECT NO.:**	34019.2
CLIENT:	LS BTR Development, LLC	**FIGURE:**	4
LOR GEOTECHNICAL GROUP, INC.		**DATE:**	August 2024
		SCALE:	1" ~ 140'



PHOTO 1 - View facing west showing hand auguring in progress to collect the soil sample at location 5A.



PHOTO 2 - View of the decontamination setup in orange buckets (one wash in Liquinox® and Citranox®, followed by two tap water rinses), ice chest, and containers with needed equipment for soil sample collection.



PHOTO 3 - Closeup of a soil sample (4C) following collection into a 4-ounce glass jar (with label) prior to placement on ice in an ice chest.

Table 1
Summary of Soil Sample Analytical Results for Chlorinated Herbicides
Independence at Canyon Springs, Proposed Multi-Family Residential Development, APNs 291-440-003, -005, -006, and -007, Riverside, California 92507

Sample ID	Date Sampled	Sample Depth [1] (feet)	2,4,5-T [2] (mg/kg)	2,4,5-TP [2] (mg/kg)	2,4-D [2] (mg/kg)	2,4-DB [2] (mg/kg)	Dalapon [2] (mg/kg)	Dicamba [2] (mg/kg)	Dichloroprop [2] (mg/kg)	Dinoseb [2] (mg/kg)	MCPA [2] (mg/kg)	MCPP [2] (mg/kg)
SOIL SAMPLE ROW 1												
COMPOSITE 1B-1D	08/05/24	-	ND<0.020	ND<0.020	ND<0.200	ND<0.200	ND<0.500	ND<0.020	ND<0.200	ND<0.100	ND<20.0	ND<20.0
1B	08/05/24	1.5	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
1C	08/05/24	0.5	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
1D	08/05/24	1.5	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SOIL SAMPLE ROW 2												
COMPOSITE 2A-2D	08/05/24	-	ND<0.020	ND<0.020	ND<0.200	ND<0.200	ND<0.500	ND<0.020	ND<0.200	ND<0.100	ND<20.0	ND<20.0
2A	08/05/24	1.5	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
2B	08/05/24	0.5	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
2C	08/05/24	1.5	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
2D	08/05/24	0.5	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SOIL SAMPLE ROW 3												
COMPOSITE 3A-3D	08/05/24	-	ND<0.020	ND<0.020	ND<0.200	ND<0.200	ND<0.500	ND<0.020	ND<0.200	ND<0.100	ND<20.0	ND<20.0
3A	08/05/24	0.5	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
3B	08/05/24	1.5	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
3C	08/05/24	0.5	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
3D	08/05/24	1.5	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SOIL SAMPLE ROW 4												
COMPOSITE 4A-4D	08/05/24	-	ND<0.020	ND<0.020	ND<0.200	ND<0.200	ND<0.500	ND<0.020	ND<0.200	ND<0.100	ND<20.0	ND<20.0
4A	08/05/24	1.5	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
4B	08/05/24	0.5	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
4C	08/05/24	1.5	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
4D	08/05/24	0.5	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SOIL SAMPLE ROW 5												
COMPOSITE 5A-5D	08/05/24	-	ND<0.020	ND<0.020	ND<0.200	ND<0.200	ND<0.500	ND<0.020	ND<0.200	ND<0.100	ND<20.0	ND<20.0
5A	08/05/24	0.5	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
5B	08/05/24	1.5	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
5C	08/05/24	0.5	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
5D	08/05/24	1.5	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
DTSC Soil Screening Level for Residential Soil			**630**	**510**	**700**	**1,900**	**1,900**	**1,900**	**NE**	**63**	**32**	**63**
DTSC Soil Screening Level for Comm./Ind. Soil			**5,300**	**4,200**	**7,300**	**16,000**	**16,000**	**16,000**	**NE**	**530**	**260**	**530**

Notes:
[1] Sample depth (approximate) measured in feet below the ground surface.
[2] Analyzed using United States Environmental Protection Agency (USEPA) Method 8151A.
ID = identification
mg/kg = milligrams per kilogram
2,4,5-T = 2,4,5-trichlorophenoxyacetic acid
2,4,5-TP = 2-(2,4,5-trichlorophenoxy)propionic acid ("Silvex")
2,4-D = 2,4-dichlorophenoxyacetic acid
2,4-DB = 4-(2,4-dichlorophenoxy)butyric acid
Dalapon = dichloroacetic acid
Dicamba = 3,6-dichloro-2-methoxybenzoic acid
Dichloroprop = 2-(2,4-dichlorophenoxy)propionic acid
Dinoseb = 2-(sec-butyl)-4,6-dinitrophenol
MCPA = (4-chloro-2-methylphenoxy)acetic acid
MCPP = 2-(4-chloro-2-methylphenoxy)propanoic acid ("Mecoprop")
ND<0.020 = not detected (ND) at or above the laboratory reporting limit (RL) shown.
NA = not analyzed
NE = not established
DTSC Soil Screening Level for Residential or Commercial/Industrial Soils = California Department of Toxic Substances Control (DTSC) Human and Ecological Risk Office Human Health Risk Assessment Note Number: 3, DTSC-Recommended Screening Levels for Soil Analytes (May 2022). Some DTSC Screening Levels are defined by USEPA Regional Screening Levels (May 2024).

Table 2
Summary of Soil Sample Analytical Results for California Title 22 Heavy Metals (Total)
Independence at Canyon Springs, Proposed Multi-Family Residential Development, APNs 291-440-003, -005, -006, and -007, Riverside, California 92507

Sample ID	Date Sampled	Sample Depth [1] (feet)	Ag [2] (mg/kg)	As [2] (mg/kg)	Ba [2] (mg/kg)	Be [2] (mg/kg)	Cd [2] (mg/kg)	Co [2] (mg/kg)	Cr [2] (mg/kg)	Cu [2] (mg/kg)	Hg [3] (mg/kg)	Mo [2] (mg/kg)	Ni [2] (mg/kg)	Pb [2] (mg/kg)	Sb [2] (mg/kg)	Se [2] (mg/kg)	Tl [2] (mg/kg)	V [2] (mg/kg)	Zn [2] (mg/kg)
SOIL SAMPLE ROW 1																			
COMPOSITE 1B-1D	08/05/24	-	ND<0.49	**2.3**	**100**	ND<0.97	ND<0.49	**7.2**	**10**	**8.1**	ND<0.01	ND<0.97	**6.1**	**3.4**	**1.5**	ND<1.9	ND<0.97*	**34**	**43**
1B	08/05/24	1.5	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
1C	08/05/24	0.5	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
1D	08/05/24	1.5	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SOIL SAMPLE ROW 2																			
COMPOSITE 2A-2D	08/05/24	-	ND<0.48	**1.6**	**84**	ND<0.96	ND<0.48	**5.6**	**9.1**	**5.9**	ND<0.01	ND<0.96	**5.1**	**3.3**	**1.0**	ND<1.9	ND<0.96*	**29**	**39**
2A	08/05/24	1.5	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
2B	08/05/24	0.5	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
2C	08/05/24	1.5	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
2D	08/05/24	0.5	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SOIL SAMPLE ROW 3																			
COMPOSITE 3A-3D	08/05/24	-	ND<0.48	**1.8**	**95**	ND<0.96	ND<0.48	**7.0**	**12**	**7.1**	ND<0.01	ND<0.96	**6.2**	**4.0**	ND<0.96	ND<1.9	ND<0.96*	**33**	**47**
3A	08/05/24	0.5	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
3B	08/05/24	1.5	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
3C	08/05/24	0.5	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
3D	08/05/24	1.5	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SOIL SAMPLE ROW 4																			
COMPOSITE 4A-4D	08/05/24	-	ND<0.50	**1.4**	**87**	ND<0.99	ND<0.50	**6.1**	**8.5**	**5.7**	ND<0.01	ND<0.99	**5.3**	**3.2**	ND<0.99	ND<2.0	ND<0.99*	**28**	**39**
4A	08/05/24	1.5	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
4B	08/05/24	0.5	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
4C	08/05/24	1.5	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
4D	08/05/24	0.5	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SOIL SAMPLE ROW 5																			
COMPOSITE 5A-5D	08/05/24	-	ND<0.48	**1.2**	**58**	ND<0.96	ND<0.48	**3.6**	**5.4**	**3.9**	ND<0.01	ND<0.96	**3.1**	**2.1**	ND<0.96	ND<1.9	ND<0.96*	**20**	**27**
5A	08/05/24	0.5	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
5B	08/05/24	1.5	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
5C	08/05/24	0.5	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
5D	08/05/24	1.5	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
DTSC Soil Screening Level for Residential Soil			**390**	**0.11~**	**15,000**	**16**	**7.1**	**23**	NE	**3,100**	**1.0**	**390**	**820**	**80**	**31**	**390**	**0.78**	**390**	**23,000**
DTSC Soil Screening Level for Comm./Ind. Soil			**5,800**	**0.36~**	**220,000**	**230**	**79**	**350**	NE	**47,000**	**4.4**	**5,800**	**11,000**	**500**	**470**	**5,800**	**12**	**5,800**	**350,000**

Notes:
[1] Sample depth (approximate) measured in feet below the ground surface.
[2] Analyzed using United States Environmental Protection Agency (USEPA) Method 6020.
[3] Analyzed using USEPA Method 7471A.
ID = identification
Ag = silver, As = arsenic, Ba = barium, Be = beryllium, Cd = cadmium, Co = cobalt, Cr = chromium, Cu = copper, Hg = mercury, Mo = molybdenum, Ni = nickel, Pb = lead, Sb = antimony, Se = selenium, Tl = thallium, V = vanadium, Zn = zinc
mg/kg = milligrams per kilogram
ND<0.49 = not detected (ND) at or above the specified laboratory reporting limit (RL).
NA = not analyzed
2.3 = Analytical results at or above the laboratory RL are shown in **BOLD**.
DTSC Soil Screening Level for Residential or Commercial/Industrial Soils = California Department of Toxic Substances Control (DTSC) Human and Ecological Risk Office Human Health Risk Assessment Note Number: 3, DTSC-Recommended Screening Levels for Soil Analytes (May 2022). Some DTSC Screening Levels are defined by USEPA Regional Screening Levels (May 2024).
* Laboratory RL exceeds the DTSC Soil Screening Level for residential soils.
~ Naturally occurring background concentrations of arsenic often exceed regulatory screening levels. Regulatory agencies generally do not require cleanup of soil to below background levels.
NE = Not established for total chromium, which can be mixtures of chromium (III) and chromium (VI). Screening levels are available for chromium (III) and chromium (VI) separately.

Table 3
Summary of Soil Sample Analytical Results for Organochlorine Pesticides
Independence at Canyon Springs, Proposed Multi-Family Residential Development, APNs 291-440-003, -005, -006, and -007, Riverside, California 92507

Sample ID	Date Sampled	Sample Depth [1] (feet)	Aldrin [2] (mg/kg)	DDD [2] (mg/kg)	DDE [2] (mg/kg)	DDT [2] (mg/kg)	Dieldrin [2] (mg/kg)	Heptachlor [2] (mg/kg)	Other OCPs [2] (mg/kg)
SOIL SAMPLE ROW 1									
COMPOSITE 1B-1D	08/05/24	-	ND<0.001	ND<0.001	ND<0.001	ND<0.001	ND<0.001	ND<0.001	ND<varies
1B	08/05/24	1.5	NA	NA	NA	NA	NA	NA	NA
1C	08/05/24	0.5	NA	NA	NA	NA	NA	NA	NA
1D	08/05/24	1.5	NA	NA	NA	NA	NA	NA	NA
SOIL SAMPLE ROW 2									
COMPOSITE 2A-2D	08/05/24	-	ND<0.001	ND<0.001	**0.001**	ND<0.001	ND<0.001	ND<0.001	ND<varies
2A	08/05/24	1.5	NA	NA	NA	NA	NA	NA	NA
2B	08/05/24	0.5	NA	NA	NA	NA	NA	NA	NA
2C	08/05/24	1.5	NA	NA	NA	NA	NA	NA	NA
2D	08/05/24	0.5	NA	NA	NA	NA	NA	NA	NA
SOIL SAMPLE ROW 3									
COMPOSITE 3A-3D	08/05/24	-	ND<0.001	ND<0.001	ND<0.001	ND<0.001	ND<0.001	ND<0.001	ND<varies
3A	08/05/24	0.5	NA	NA	NA	NA	NA	NA	NA
3B	08/05/24	1.5	NA	NA	NA	NA	NA	NA	NA
3C	08/05/24	0.5	NA	NA	NA	NA	NA	NA	NA
3D	08/05/24	1.5	NA	NA	NA	NA	NA	NA	NA
SOIL SAMPLE ROW 4									
COMPOSITE 4A-4D	08/05/24	-	ND<0.001	ND<0.001	ND<0.001	ND<0.001	ND<0.001	**0.018**	ND<varies
4A	08/05/24	1.5	NA	NA	NA	NA	NA	NA	NA
4B	08/05/24	0.5	NA	NA	NA	NA	NA	NA	NA
4C	08/05/24	1.5	NA	NA	NA	NA	NA	NA	NA
4D	08/05/24	0.5	NA	NA	NA	NA	NA	NA	NA
SOIL SAMPLE ROW 5									
COMPOSITE 5A-5D	08/05/24	-	ND<0.001	ND<0.001	ND<0.001	ND<0.001	ND<0.001	ND<0.001	ND<varies
5A	08/05/24	0.5	NA	NA	NA	NA	NA	NA	NA
5B	08/05/24	1.5	NA	NA	NA	NA	NA	NA	NA
5C	08/05/24	0.5	NA	NA	NA	NA	NA	NA	NA
5D	08/05/24	1.5	NA	NA	NA	NA	NA	NA	NA
DTSC Soil Screening Level for Residential Soil			**0.039**	**1.9**	**2.0**	**1.9**	**0.034**	**0.13**	**Varies**
DTSC Soil Screening Level for Comm./Ind. Soil			**0.18**	**6.2**	**9.3**	**7.1**	**0.093**	**0.63**	**Varies**

Notes:
[1] Sample depth (approximate) measured in feet below the ground surface.
[2] Analyzed using United States Environmental Protection Agency (USEPA) Method 8081A.
ID = identification
mg/kg = milligrams per kilogram
OCPs = organochlorine pesticides
DDD = 4,4'-dichlorodiphenyldichloroethane
DDE = 4,4'-dichlorodiphenyldichloroethene
DDT = 4,4'-dichlorodiphenyltrichloroethane
ND<0.001 = not detected (ND) at or above the specified laboratory reporting limit (RL).
NA = not analyzed
0.001 = analytical results at or above the laboratory RL are shown in **BOLD**.
DTSC Soil Screening Level for Residential or Commercial/Industrial Soils = California Department of Toxic Substances Control (DTSC) Human and Ecological Risk Office Human Health Risk Assessment Note Number: 3, DTSC-Recommended Screening Levels for Soil Analytes (May 2022). Some DTSC Screening Levels are defined by USEPA Regional Screening Levels (May 2024).

Enviro – Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

Date: August 12, 2024

Mr. Matthew L. Hunt
LOR Geotechnical Group, Inc.
6121 Quail Valley Court
Riverside, CA 92507
Tel:(951)653-1760 E-Mail: MHunt@LORGeo.com

Project: **Independence at Canyon Springs, Riverside / 34019.2**
Lab I.D.: **240805-8ABC, -9ABCD through -12ABCD**

Dear Mr. Hunt:

The **analytical results (Pending CAM TTLC Metals by 6020)** for the soil samples, received by our lab on August 5, 2024, are attached. The samples were received chilled, intact, and accompanying chain of custody.

Enviro-Chem appreciates the opportunity to provide you and your company this and other services. Please do not hesitate to call us if you have any questions.

Sincerely,

Pearl Wong
Quality Manager

This data package has been reviewed for technical correctness and completeness. Release of this data has been authorized by the Laboratory Manager or Manager's Designee, as verified by the above signature which applies to this PDF File as well as any associated electronic data deliverable files. The results contained in this report meet all requirements of ELAP and pertain only to those samples which were submitted for analysis. This report may be reproduced only in its entirety.

Enviro-Chem, Inc.
1214 E. Lexington Avenue
Pomona, CA 91766
Tel(909)590-5905 Fax(909)590-5907

Sample Receiving
Container Verification/Sample Anomaly Form

Client	Enviro-Chem Lab I.D.	Number of Sample(s)	Date	Time
LOR Geotechnical Group Inc.	240805-008~012	5	08/05/24	11:46

Chain of Custody Check		Sample Shipping Information		Enviro-Chem Field Representative/Field Tech:
		Samples arrived by:		
0	Client has signed Chain of Custody	0	Hand Delivery by Client	Not Applicable
		0	Mail/Cardboard Box	
N/A	Field Services Representative has signed Chain of Custody	0	Cooler, Not Chilled	Date and Time of Pick-up
0	All Samples are labeled correctly matching COC	0	Cooler, Chilled with Ice / Ice Packs	Not Applicable

Temperature		
Cooler or box temperature	5 °C	(Acceptable range ≤6)

Sample Condition Check List		Comments:
Was Custody Seal Present?	Yes / No	
If Yes -- Was the Seal Intect:	Yes / No / N/A	
Did all Samples arrive intact? If no, Indicate below	Yes / No	
Was sufficient amount of sample received for analysis indicated? If no, indicate below	Yes / No	
Was Space seen in VOAs?	Yes / No / N/A	
Were correct preservatives used?	Yes / No	

	Inorganic Analytes Containers	Comments:
0	All containers are properly sealed with no cracks or leaks	
0	Samples requiring preservation has been preserved	
0	Samples are within proper holding times	
0	Samples match up to identification on Chain of Custody	
0	Samples are properly chilled	

	Organic Analytes Containers	Comments:
0	All containers are properly sealed with no cracks or leaks	
0	Samples requiring preservation has been preserved	
0	Samples are within proper holding times	
0	Samples match up to identification on Chain of Custody	
0	Samples are properly chilled	

Comments:

Lab I.D. for subout item:	Analysis/Subout Lab
240805-008ABC to -012-ABCD	CTTLC(No Hg) (ABC COMP) (To Enthalpy 08/05)

Print Name of Log In Person	Signature of Log in Person
Pearl Wong	

Enviro – Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

Laboratory Report

CUSTOMER: LOR Geotechnical Group, Inc.
6121 Quail Valley Court, Riverside, CA 92507
Tel: (951) 653-1760 E-Mail: MHunt@LORGeo.com

PROJECT: Independence at Canyon Springs, Riverside / 34019.2
SAMPLING DATE: 08/05/24 DATE RECEIVED: 08/05/24
MATRIX: SOIL DATE ANALYZED: 08/06/24
REPORTED TO: MR. MATTHEW L. HUNT DATE REPORTED: 08/12/24

EPA 7471A FOR TTLC-MERCURY
UNITS: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

SAMPLE I.D.	LAB I.D.	TTLC-MERCURY RESULT	DF
1B/1C/1D (Composite)	240805-8ABC	ND	1
2A/2B/2C/2D (Composite)	240805-9ABCD	ND	1
3A/3B/3C/3D (Composite)	240805-10ABCD	ND	1
4A/4B/4C/4D (Composite)	240805-11ABCD	ND	1
5A/5B/5C/5D (Composite)	240805-12ABCD	ND	1
Method Blank	---	ND	1
	PQL	0.01	

COMMENTS:
DF = Dilution Factor
PQL = Practical Quantitation Limit
Actual Detection Limit = DF X PQL
ND = Non-Detected or below the Actual Detection Limit
TTLC = Total Threshold Limit Concentration
STLC = Soluble Threshold Limit Concentration
STLC Limit for Mercury = 0.2 PPM
* = STLC analysis is recommended (if marked)
*** = The concentration exceeds the TTLC Limit @ 20 PPM, therefore the Sample is defined as hazardous waste as per CCR-TITLE 22 (if marked)

DATA REVIEWED AND APPROVED BY: _____
CAL-DHS ELAP CERTIFICATE No.: 1555

QA/QC for Metals Analysis --TTLC--SOLID/SOIL MATRIX

Matrix Spike/ Matrix Spike Duplicate/ LCS :

ANALYSIS DATE: 8/6/2024 **Unit : mg/Kg(ppm)**

Analysis	Spk.Sample ID	CONC.	LCS %Rec.	LCS STATUS	Sample Result	Spike Conc.	MS	% Rec MS	MSD	% Rec MSD	% RPD
Arsenic(As)	240805-13	50.0	89	PASS	0	50.0	52.4	105	52.3	105	0
Chromium (Cr)	240805-13	50.0	101	PASS	145	50.0	182	74	183	76	2
Lead(Pb)	240805-13	50.0	87	PASS	3.97	50.0	47.8	88	48.6	89	2

ANALYSIS DATE. : 8/6/2024

Analysis	Spk. Sample ID	LCS CONC.	LCS %Rec.	LCS STATUS	Sample Result	Spike Conc.	MS	% Rec MS	MSD	% Rec MSD	% RPD
Mercury (Hg)	240805-13	0.125	95	PASS	0	0.125	0.112	89	0.114	91	2

MS/MSD Status:

Analysis	%MS	%MSD	%LCS	%RPD
Arsenic(As)	PASS	PASS	PASS	PASS
Chromium (Cr)	PASS	PASS	PASS	PASS
Lead(Pb)	PASS	PASS	PASS	PASS
Mercury (Hg)	PASS	PASS	PASS	PASS
Accepted Range	**70~ 130**	**70~ 130**	**85 ~ 115**	**0 ~ 20**

*=Fail due to matrix interference

Note:LCS is in control therefore results are in control

ANALYST: _____

FINAL REVIEWER: _____

Enviro – Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

Laboratory Report

CUSTOMER: **LOR Geotechnical Group, Inc.**
6121 Quail Valley Court, Riverside, CA 92507
Tel: (951) 653-1760 E-Mail: MHunt@LORGeo.com

PROJECT: **Independence at Canyon Springs, Riverside / 34019.2**

SAMPLING DATE: 08/05/24
MATRIX: SOIL
REPORTED TO: MR. MATTHEW L. HUNT

DATE RECEIVED: 08/05/24
DATE EXTRACTED: 08/06/24
DATE ANALYZED: 08/06/24
DATE REPORTED: 08/12/24

SAMPLE I.D.: **1B/1C/1D (Composite)** LAB I.D.: 240805-8ABC

Organochlorine Pesticides Analysis
Method: EPA 8081A
Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	DF
Aldrin	ND	0.001	1
alpha-BHC	ND	0.001	1
beta-BHC	ND	0.001	1
gamma-BHC (Lindane)	ND	0.001	1
delta-BHC	ND	0.001	1
alpha-Chlordane	ND	0.001	1
gamma-Chlordane	ND	0.001	1
4,4'-DDD	ND	0.001	1
4,4'-DDE	ND	0.001	1
4,4'-DDT	ND	0.001	1
Dieldrin	ND	0.001	1
Endosulfan I	ND	0.001	1
Endosulfan II	ND	0.001	1
Endosulfan Sulfate	ND	0.001	1
Endrin	ND	0.001	1
Endrin Aldehyde	ND	0.001	1
Endrin Ketone	ND	0.001	1
Heptachlor Epoxide	ND	0.001	1
Heptachlor	ND	0.001	1
Methoxyclor	ND	0.001	1
Toxaphene	ND	0.200	1

COMMENTS:
DF = DILUTION FACTOR
PQL = PRACTICAL QUANTITATION LIMIT
ACTUAL DETECTION LIMIT = PQL X DF
ND = NON-DETECTED OR BELOW THE ACTUAL DETECTION LIMIT

DATA REVIEWED AND APPROVED BY: _____
CAL-DHS ELAP CERTIFICATE No.: 1555

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Laboratory Report

CUSTOMER: **LOR Geotechnical Group, Inc.**
6121 Quail Valley Court, Riverside, CA 92507
Tel: (951) 653-1760 E-Mail: MHunt@LORGeo.com

PROJECT: **Independence at Canyon Springs, Riverside / 34019.2**

SAMPLING DATE: 08/05/24
MATRIX: SOIL
REPORTED TO: MR. MATTHEW L. HUNT

DATE RECEIVED: 08/05/24
DATE EXTRACTED: 08/06/24
DATE ANALYZED: 08/06/24
DATE REPORTED: 08/12/24

SAMPLE I.D.: **2A/2B/2C/2D (Composite)** LAB I.D.: 240805-9ABCD

Organochlorine Pesticides Analysis
Method: EPA 8081A
Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	DF
Aldrin	ND	0.001	1
alpha-BHC	ND	0.001	1
beta-BHC	ND	0.001	1
gamma-BHC (Lindane)	ND	0.001	1
delta-BHC	ND	0.001	1
alpha-Chlordane	ND	0.001	1
gamma-Chlordane	ND	0.001	1
4,4'-DDD	ND	0.001	1
4,4'-DDE	0.001	0.001	1
4,4'-DDT	ND	0.001	1
Dieldrin	ND	0.001	1
Endosulfan I	ND	0.001	1
Endosulfan II	ND	0.001	1
Endosulfan Sulfate	ND	0.001	1
Endrin	ND	0.001	1
Endrin Aldehyde	ND	0.001	1
Endrin Ketone	ND	0.001	1
Heptachlor Epoxide	ND	0.001	1
Heptachlor	ND	0.001	1
Methoxyclor	ND	0.001	1
Toxaphene	ND	0.200	1

COMMENTS:
DF = DILUTION FACTOR
PQL = PRACTICAL QUANTITATION LIMIT
ACTUAL DETECTION LIMIT = PQL X DF
ND = NON-DETECTED OR BELOW THE ACTUAL DETECTION LIMIT

DATA REVIEWED AND APPROVED BY: _____
CAL-DHS ELAP CERTIFICATE No.: 1555

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Laboratory Report

CUSTOMER: **LOR Geotechnical Group, Inc.**
6121 Quail Valley Court, Riverside, CA 92507
Tel: (951) 653-1760 E-Mail: MHunt@LORGeo.com

PROJECT: **Independence at Canyon Springs, Riverside / 34019.2**

SAMPLING DATE: 08/05/24
MATRIX: SOIL
REPORTED TO: MR. MATTHEW L. HUNT

DATE RECEIVED: 08/05/24
DATE EXTRACTED: 08/06/24
DATE ANALYZED: 08/06/24
DATE REPORTED: 08/12/24

SAMPLE I.D.: **3A/3B/3C/3D (Composite)** LAB I.D.: 240805-10ABCD

Organochlorine Pesticides Analysis
Method: EPA 8081A
Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	DF
Aldrin	ND	0.001	1
alpha-BHC	ND	0.001	1
beta-BHC	ND	0.001	1
gamma-BHC (Lindane)	ND	0.001	1
delta-BHC	ND	0.001	1
alpha-Chlordane	ND	0.001	1
gamma-Chlordane	ND	0.001	1
4,4'-DDD	ND	0.001	1
4,4'-DDE	ND	0.001	1
4,4'-DDT	ND	0.001	1
Dieldrin	ND	0.001	1
Endosulfan I	ND	0.001	1
Endosulfan II	ND	0.001	1
Endosulfan Sulfate	ND	0.001	1
Endrin	ND	0.001	1
Endrin Aldehyde	ND	0.001	1
Endrin Ketone	ND	0.001	1
Heptachlor Epoxide	ND	0.001	1
Heptachlor	ND	0.001	1
Methoxyclor	ND	0.001	1
Toxaphene	ND	0.200	1

COMMENTS:
DF = DILUTION FACTOR
PQL = PRACTICAL QUANTITATION LIMIT
ACTUAL DETECTION LIMIT = PQL X DF
ND = NON-DETECTED OR BELOW THE ACTUAL DETECTION LIMIT

DATA REVIEWED AND APPROVED BY: _____
CAL-DHS ELAP CERTIFICATE No.: 1555

Enviro – Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

Laboratory Report

CUSTOMER: **LOR Geotechnical Group, Inc.**
6121 Quail Valley Court, Riverside, CA 92507
Tel: (951) 653-1760 E-Mail: MHunt@LORGeo.com

PROJECT: **Independence at Canyon Springs, Riverside / 34019.2**

SAMPLING DATE: 08/05/24
MATRIX: SOIL
REPORTED TO: MR. MATTHEW L. HUNT

DATE RECEIVED: 08/05/24
DATE EXTRACTED: 08/06/24
DATE ANALYZED: 08/06/24
DATE REPORTED: 08/12/24

SAMPLE I.D.: **4A/4B/4C/4D (Composite)** LAB I.D.: 240805-11ABCD

Organochlorine Pesticides Analysis
Method: EPA 8081A
Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	DF
Aldrin	ND	0.001	1
alpha-BHC	ND	0.001	1
beta-BHC	ND	0.001	1
gamma-BHC (Lindane)	ND	0.001	1
delta-BHC	ND	0.001	1
alpha-Chlordane	ND	0.001	1
gamma-Chlordane	ND	0.001	1
4,4'-DDD	ND	0.001	1
4,4'-DDE	ND	0.001	1
4,4'-DDT	ND	0.001	1
Dieldrin	ND	0.001	1
Endosulfan I	ND	0.001	1
Endosulfan II	ND	0.001	1
Endosulfan Sulfate	ND	0.001	1
Endrin	ND	0.001	1
Endrin Aldehyde	ND	0.001	1
Endrin Ketone	ND	0.001	1
Heptachlor Epoxide	ND	0.001	1
Heptachlor	0.018	0.001	5
Methoxyclor	ND	0.001	1
Toxaphene	ND	0.200	1

COMMENTS:
DF = DILUTION FACTOR
PQL = PRACTICAL QUANTITATION LIMIT
ACTUAL DETECTION LIMIT = PQL X DF
ND = NON-DETECTED OR BELOW THE ACTUAL DETECTION LIMIT

DATA REVIEWED AND APPROVED BY: _____
CAL-DHS ELAP CERTIFICATE No.: 1555

Enviro – Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

Laboratory Report

CUSTOMER: **LOR Geotechnical Group, Inc.**
6121 Quail Valley Court, Riverside, CA 92507
Tel: (951) 653-1760 E-Mail: MHunt@LORGeo.com

PROJECT: **Independence at Canyon Springs, Riverside / 34019.2**

SAMPLING DATE: 08/05/24
MATRIX: SOIL
REPORTED TO: MR. MATTHEW L. HUNT

DATE RECEIVED: 08/05/24
DATE EXTRACTED: 08/06/24
DATE ANALYZED: 08/06/24
DATE REPORTED: 08/12/24

SAMPLE I.D.: **5A/5B/5C/5D (Composite)** LAB I.D.: 240805-12ABCD

Organochlorine Pesticides Analysis
Method: EPA 8081A
Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	DF
Aldrin	ND	0.001	1
alpha-BHC	ND	0.001	1
beta-BHC	ND	0.001	1
gamma-BHC (Lindane)	ND	0.001	1
delta-BHC	ND	0.001	1
alpha-Chlordane	ND	0.001	1
gamma-Chlordane	ND	0.001	1
4,4'-DDD	ND	0.001	1
4,4'-DDE	ND	0.001	1
4,4'-DDT	ND	0.001	1
Dieldrin	ND	0.001	1
Endosulfan I	ND	0.001	1
Endosulfan II	ND	0.001	1
Endosulfan Sulfate	ND	0.001	1
Endrin	ND	0.001	1
Endrin Aldehyde	ND	0.001	1
Endrin Ketone	ND	0.001	1
Heptachlor Epoxide	ND	0.001	1
Heptachlor	ND	0.001	1
Methoxyclor	ND	0.001	1
Toxaphene	ND	0.200	1

COMMENTS:
DF = DILUTION FACTOR
PQL = PRACTICAL QUANTITATION LIMIT
ACTUAL DETECTION LIMIT = PQL X DF
ND = NON-DETECTED OR BELOW THE ACTUAL DETECTION LIMIT

DATA REVIEWED AND APPROVED BY: _____
CAL-DHS ELAP CERTIFICATE No.: 1555

Enviro – Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

METHOD BLANK REPORT

CUSTOMER: **LOR Geotechnical Group, Inc.**
6121 Quail Valley Court, Riverside, CA 92507
Tel: (951) 653-1760 E-Mail: MHunt@LORGeo.com

PROJECT: **Independence at Canyon Springs, Riverside / 34019.2**

SAMPLING DATE: 08/05/24
MATRIX: SOIL
REPORTED TO: MR. MATTHEW L. HUNT

DATE RECEIVED: 08/05/24
DATE EXTRACTED: 08/06/24
DATE ANALYZED: 08/06/24
DATE REPORTED: 08/12/24

METHOD BLANK FOR LAB I.D.: 240805-8ABC, -9ABCD THROUGH -12ABCD

Organochlorine Pesticides Analysis
Method: EPA 8081A
Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	DF
Aldrin	ND	0.001	1
alpha-BHC	ND	0.001	1
beta-BHC	ND	0.001	1
gamma-BHC (Lindane)	ND	0.001	1
delta-BHC	ND	0.001	1
alpha-Chlordane	ND	0.001	1
gamma-Chlordane	ND	0.001	1
4,4'-DDD	ND	0.001	1
4,4'-DDE	ND	0.001	1
4,4'-DDT	ND	0.001	1
Dieldrin	ND	0.001	1
Endosulfan I	ND	0.001	1
Endosulfan II	ND	0.001	1
Endosulfan Sulfate	ND	0.001	1
Endrin	ND	0.001	1
Endrin Aldehyde	ND	0.001	1
Endrin Ketone	ND	0.001	1
Heptachlor Epoxide	ND	0.001	1
Heptachlor	ND	0.001	1
Methoxyclor	ND	0.001	1
Toxaphene	ND	0.200	1

COMMENTS:
DF = DILUTION FACTOR
PQL = PRACTICAL QUANTITATION LIMIT
ACTUAL DETECTION LIMIT = PQL X DF
ND = NON-DETECTED OR BELOW THE ACTUAL DETECTION LIMIT

DATA REVIEWED AND APPROVED BY: _____
CAL-DHS ELAP CERTIFICATE No.: 1555

Enviro-Chem, Inc.

1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909)590-5905 Fax (909)590-5907

EPA 8081A QA/QC Report

Matrix: **Soil/Solid/Liquid(Oil)** Date Analyzed: 8/6/24

Unit: **mg/Kg (ppm)**

Matrix Spike (MS)/Matrix Spike Duplicate (MSD)

Spiked Sample Lab I.D.: 240805-8ABC MS/MSD

Analyte	S.R.	spk conc	MS	%REC	MSD	%REC	%RPD	ACP %RPD	ACP %REC
Gamma-BHC	0.000	0.00500	0.00519	**104%**	0.00501	**100%**	**4%**	**0-20%**	**70-130**
Aldrin	0.000	0.00500	0.00535	**107%**	0.00517	**103%**	**3%**	**0-20%**	**70-130**
4,4-DDE	0.000	0.00500	0.00502	**100%**	0.00483	**97%**	**4%**	**0-20%**	**70-130**

Lab Control Spike (LCS) Recovery:

Analyte	spk conc	LCS	% REC	ACP %REC
Gamma-BHC	0.00500	0.00488	**98%**	**75-125**
Aldrin	0.00500	0.00502	**100%**	**75-125**
4,4-DDE	0.00500	0.00472	**94%**	**75-125**
Dieldrin	0.00500	0.00470	**94%**	**75-125**

Surrogate Recovery	ACP%	%REC	%REC	%REC	%REC	%REC	%REC	%REC
Sample I.D.		MB	240805-8ABC	240805-9ABCD	240805-10BCD	240805-11ABCD	240805-12ABCD	
Tetra-chloro-meta-xylene	50-150	92%	74%	73%	71%	74%	84%	
Decachlorobiphenyl	50-150	92%	79%	81%	84%	87%	89%	

Surrogate Recovery	ACP%	%REC	%REC	%REC	%REC	%REC	%REC	%REC
Sample I.D.								
Tetra-chloro-meta-xylene	50-150							
Decachlorobiphenyl	50-150							

Surrogate Recovery	ACP%	%REC	%REC	%REC	%REC	%REC	%REC	%REC
Sample I.D.								
Tetra-chloro-meta-xylene	50-150							
Decachlorobiphenyl	50-150							

S.R. = Sample Result

spk conc = Spike Concentration

%REC = Percent Recovery

ACP %RPD = Acceptable Percent RPD Range

ACP %REC = Acceptable Percent Recovery Range

* = *Surrogate fail due to matrix interference (If Marked)*

Note: *LCS, MS, MSD are in control therefore results are in control.*

Analyzed and Reviewed By: _____

Final Reviewer: _____

Enviro – Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

Laboratory Report

CUSTOMER: **LOR Geotechnical Group, Inc.**
6121 Quail Valley Court, Riverside, CA 92507
Tel: (951) 653-1760 E-Mail: MHunt@LORGeo.com

PROJECT: **Independence at Canyon Springs, Riverside / 34019.2**

SAMPLING DATE: 08/05/24
MATRIX: SOIL
REPORTED TO: MR. MATTHEW L. HUNT

DATE RECEIVED: 08/05/24
DATE EXTRACTED: 08/05-06/24
DATE ANALYZED: 08/06/24
DATE REPORTED: 08/12/24

SAMPLE I.D.: **1B/1C/1D (Composite)** LAB I.D.: 240805-8ABC

Chlorinated Herbicides Analysis
Method: EPA 8151A
Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	DF
2,4,5-T	ND	0.020	1
2,4,5-TP (Silvex)	ND	0.020	1
2,4-D	ND	0.200	1
2,4-DB	ND	0.200	1
Dalapon (Dichloroacetic Acid)	ND	0.500	1
Dicamba	ND	0.020	1
Dichloroprop	ND	0.200	1
Dinoseb (DNBP)	ND	0.100	1
MCPA	ND	20.0	1
MCPP	ND	20.0	1

COMMENTS
DF = Dilution Factor
PQL = Practical Quantitation Limit
Actual Detection Limit = PQL X DF
ND = Non detected or below the Actual Detection Limit

DATA REVIEWED AND APPROVED BY: _____
CAL-DHS ELAP CERTIFICATE No.: 1555

Enviro – Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

Laboratory Report

CUSTOMER: **LOR Geotechnical Group, Inc.**
6121 Quail Valley Court, Riverside, CA 92507
Tel: (951) 653-1760 E-Mail: MHunt@LORGeo.com

PROJECT: **Independence at Canyon Springs, Riverside / 34019.2**

SAMPLING DATE: 08/05/24
MATRIX: SOIL
REPORTED TO: MR. MATTHEW L. HUNT

DATE RECEIVED: 08/05/24
DATE EXTRACTED: 08/05-06/24
DATE ANALYZED: 08/06/24
DATE REPORTED: 08/12/24

SAMPLE I.D.: **2A/2B/2C/2D (Composite)** LAB I.D.: 240805-9ABCD

Chlorinated Herbicides Analysis
Method: EPA 8151A
Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	DF
2,4,5-T	ND	0.020	1
2,4,5-TP (Silvex)	ND	0.020	1
2,4-D	ND	0.200	1
2,4-DB	ND	0.200	1
Dalapon (Dichloroacetic Acid)	ND	0.500	1
Dicamba	ND	0.020	1
Dichloroprop	ND	0.200	1
Dinoseb (DNBP)	ND	0.100	1
MCPA	ND	20.0	1
MCPP	ND	20.0	1

COMMENTS
DF = Dilution Factor
PQL = Practical Quantitation Limit
Actual Detection Limit = PQL X DF
ND = Non detected or below the Actual Detection Limit

DATA REVIEWED AND APPROVED BY: _____
CAL-DHS ELAP CERTIFICATE No.: 1555

Enviro – Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

Laboratory Report

CUSTOMER: **LOR Geotechnical Group, Inc.**
6121 Quail Valley Court, Riverside, CA 92507
Tel: (951) 653-1760 E-Mail: MHunt@LORGeo.com

PROJECT: **Independence at Canyon Springs, Riverside / 34019.2**

SAMPLING DATE: 08/05/24
MATRIX: SOIL
REPORTED TO: MR. MATTHEW L. HUNT

DATE RECEIVED: 08/05/24
DATE EXTRACTED: 08/05-06/24
DATE ANALYZED: 08/06/24
DATE REPORTED: 08/12/24

SAMPLE I.D.: **3A/3B/3C/3D (Composite)** LAB I.D.: 240805-10ABCD

Chlorinated Herbicides Analysis
Method: EPA 8151A
Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	DF
2,4,5-T	ND	0.020	1
2,4,5-TP (Silvex)	ND	0.020	1
2,4-D	ND	0.200	1
2,4-DB	ND	0.200	1
Dalapon (Dichloroacetic Acid)	ND	0.500	1
Dicamba	ND	0.020	1
Dichloroprop	ND	0.200	1
Dinoseb (DNBP)	ND	0.100	1
MCPA	ND	20.0	1
MCPP	ND	20.0	1

COMMENTS
DF = Dilution Factor
PQL = Practical Quantitation Limit
Actual Detection Limit = PQL X DF
ND = Non detected or below the Actual Detection Limit

DATA REVIEWED AND APPROVED BY: _____
CAL-DHS ELAP CERTIFICATE No.: 1555

Enviro – Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

Laboratory Report

CUSTOMER: **LOR Geotechnical Group, Inc.**
6121 Quail Valley Court, Riverside, CA 92507
Tel: (951) 653-1760 E-Mail: MHunt@LORGeo.com

PROJECT: **Independence at Canyon Springs, Riverside / 34019.2**

SAMPLING DATE: 08/05/24
MATRIX: SOIL
REPORTED TO: MR. MATTHEW L. HUNT

DATE RECEIVED: 08/05/24
DATE EXTRACTED: 08/05-06/24
DATE ANALYZED: 08/06/24
DATE REPORTED: 08/12/24

SAMPLE I.D.: **4A/4B/4C/4D (Composite)** LAB I.D.: 240805-11ABCD

Chlorinated Herbicides Analysis
Method: EPA 8151A
Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	DF
2,4,5-T	ND	0.020	1
2,4,5-TP (Silvex)	ND	0.020	1
2,4-D	ND	0.200	1
2,4-DB	ND	0.200	1
Dalapon (Dichloroacetic Acid)	ND	0.500	1
Dicamba	ND	0.020	1
Dichloroprop	ND	0.200	1
Dinoseb (DNBP)	ND	0.100	1
MCPA	ND	20.0	1
MCPP	ND	20.0	1

COMMENTS
DF = Dilution Factor
PQL = Practical Quantitation Limit
Actual Detection Limit = PQL X DF
ND = Non detected or below the Actual Detection Limit

DATA REVIEWED AND APPROVED BY: _____
CAL-DHS ELAP CERTIFICATE No.: 1555

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1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

Laboratory Report

CUSTOMER: **LOR Geotechnical Group, Inc.**
6121 Quail Valley Court, Riverside, CA 92507
Tel: (951) 653-1760 E-Mail: MHunt@LORGeo.com

PROJECT: **Independence at Canyon Springs, Riverside / 34019.2**

SAMPLING DATE: 08/05/24
MATRIX: SOIL
REPORTED TO: MR. MATTHEW L. HUNT

DATE RECEIVED: 08/05/24
DATE EXTRACTED: 08/05-06/24
DATE ANALYZED: 08/06/24
DATE REPORTED: 08/12/24

SAMPLE I.D.: **5A/5B/5C/5D (Composite)** LAB I.D.: 240805-12ABCD

Chlorinated Herbicides Analysis
Method: EPA 8151A
Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	DF
2,4,5-T	ND	0.020	1
2,4,5-TP (Silvex)	ND	0.020	1
2,4-D	ND	0.200	1
2,4-DB	ND	0.200	1
Dalapon (Dichloroacetic Acid)	ND	0.500	1
Dicamba	ND	0.020	1
Dichloroprop	ND	0.200	1
Dinoseb (DNBP)	ND	0.100	1
MCPA	ND	20.0	1
MCPP	ND	20.0	1

COMMENTS
DF = Dilution Factor
PQL = Practical Quantitation Limit
Actual Detection Limit = PQL X DF
ND = Non detected or below the Actual Detection Limit

DATA REVIEWED AND APPROVED BY: _____
CAL-DHS ELAP CERTIFICATE No.: 1555

Enviro – Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

METHOD BLANK REPORT

CUSTOMER: **LOR Geotechnical Group, Inc.**
6121 Quail Valley Court, Riverside, CA 92507
Tel: (951) 653-1760 E-Mail: MHunt@LORGeo.com

PROJECT: **Independence at Canyon Springs, Riverside / 34019.2**

SAMPLING DATE: 08/05/24
MATRIX: SOIL
REPORTED TO: MR. MATTHEW L. HUNT

DATE RECEIVED: 08/05/24
DATE EXTRACTED: 08/05-06/24
DATE ANALYZED: 08/06/24
DATE REPORTED: 08/12/24

METHOD BLANK FOR LAB I.D.: 240805-8ABC, -9ABCD THROUGH -12ABCD

Chlorinated Herbicides Analysis
Method: EPA 8151A
Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	DF
2,4,5-T	ND	0.020	1
2,4,5-TP (Silvex)	ND	0.020	1
2,4-D	ND	0.200	1
2,4-DB	ND	0.200	1
Dalapon (Dichloroacetic Acid)	ND	0.500	1
Dicamba	ND	0.020	1
Dichloroprop	ND	0.200	1
Dinoseb (DNBP)	ND	0.100	1
MCPA	ND	20.0	1
MCPP	ND	20.0	1

COMMENTS
DF = Dilution Factor
PQL = Practical Quantitation Limit
Actual Detection Limit = PQL X DF
ND = Non detected or below the Actual Detection Limit

DATA REVIEWED AND APPROVED BY: _____
CAL-DHS ELAP CERTIFICATE No.: 1555

Enviro-Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909)590-5905 Fax (909)590-5907

QA/QC Report
Analysis: EPA 8151A

Matrix: **Soil/Solid/Liquid** Date Analyzed: 8/6/2024
Unit: **mg/Kg (PPM)**

Matrix Spike (MS)/Matrix Spike Duplicate (MSD)
Spiked Sample Lab I.D.: 240805-8 ABC MS/MSD

Analyte	S.R.	spk conc	MS	% REC	MSD	% REC	%RPD	ACP %RPD	ACP %REC
2,4,5-T	0.000	0.050	0.053	**106%**	0.047	**94%**	**12%**	**0-20%**	**50-150**

Lab Control Spike (LCS) Recovery:

Analyte	spk conc	LCS	% REC	ACP %REC
2,4,5-T	0.050	0.049	**98%**	70-130
2,4,5-TP	0.050	0.052	**104%**	70-130
Dinoseb	0.250	0.245	**98%**	70-130

Surrogate Recovery:

Analyte	ACP %	%REC	%REC	%REC	%REC	%REC	%REC	%REC
Sample ID:		M-BLK	240805-16	240805-8ABC	240805-9ABCD	240805-10ABCD	240805-11ABCD	240805-12ABCD
DCAA	50-150	81%	65%	63%	65%	66%	62%	75%

Analyte	ACP %	%REC	%REC	%REC	%REC	%REC	%REC	%REC
Sample ID:								
DCAA	50-150							

Analyte	ACP %	%REC	%REC	%REC	%REC	%REC	%REC	%REC
Sample ID:								
DCAA	50-150							

S.R. = Sample Result
spk conc = Spike Concentration
%REC = Percent Recovery
ACP %RPD = Acceptable Percent RPD Range
ACP %REC = Acceptable Percent Recovery Range

* = *Surrogate fail due to matrix interference (If Marked)*

Note: *LCS, MS, MSD are in control therefore results are in control.*

Analyzed and Reviewed By:

Final Reviewer:

Enviro-Chem, Inc. Laboratories
1214 E. Lexington Avenue,
Pomona, CA 91766
Tel: (909) 590-5905 Fax: (909) 590-5907
CA-DHS ELAP CERTIFICATE #1555

Turnaround Time
0 Same Day
0 24 Hours
0 48 Hours
0 72 Hours
~~0~~ 1 Week (Standard)
Other:

SAMPLE ID	LAB ID	SAMPLING DATE	SAMPLING TIME	MATRIX	No. OF CONTAINERS	TEMPERATURE	PRESERVATION	Chlorinated Herbicides EPA 8151A / CA Title 22 Heavy Metals EPA 6020/7471A / Organochlorine Pesticides EPA 8081A	Misc./PO#	COMMENTS
1B	2408D5-8A	8/5/24	1023	Soil	1 ~~4~~	5°C	Ice			Composite 1B, 1C, + 1D for analysis.
1C	-8B		1009							
1D	-8C		1004							
2A	2408D5-9A		0915							Composite 2A → 2D for analysis.
2B	-9B		1031							
2C	-9C		0951							
2D	-9D		0956							
3A	2408D5-10A		0907							Composite 3A → 3D for analysis.
3B	-10B		0925							
3C	-10C		0933							
3D	-10D		0943							
4A	2408D5-11A		0900							Composite 4A → 4D for analysis.
4B	-11B		0845							
4C	-11C		0826							
4D	-11D	↓	0813	↓	↓	↓	↓			

Analysis Required

Company Name: LOR Geotechnical Group, Inc.	**Project Contact:** Mathew L. Hunt	**Sampler's Signature:**
Address: 6121 Quail Valley Court	**Tel:** 951-653-1760	**Project Name/ID:** Independence at Canyon Springs, Riverside / 34019.2
City/State/Zip: Riverside, CA 92507	**Fax/Email:** mhunt@lorgeo.com	

Relinquished by: Mathew L. Hunt	Received by:	8/5/24 Date & Time: 1146	Instructions for Sample Storage After Analysis:
Relinquished by:	Received by:	Date & Time:	O Dispose of O Return to Client O Store (30 Days)
Relinquished by:	Received by:	Date & Time:	O Other:

CHAIN OF CUSTODY RECORD

Date: _____

WHITE WITH SAMPLE • YELLOW TO CLIENT

Enviro-Chem, Inc. Laboratories
1214 E. Lexington Avenue,
Pomona, CA 91766
Tel: (909) 590-5905 Fax: (909) 590-5907
CA-DHS ELAP CERTIFICATE #1555

Turnaround Time
0 Same Day
0 24 Hours
0 48 Hours
0 72 Hours
0 1 Week (Standard)
Other:

SAMPLE ID	LAB ID	SAMPLING DATE	SAMPLING TIME	MATRIX	No. OF CONTAINERS	TEMPERATURE	PRESERVATION	Chlorinated Herbicides EPA 8151A / CA Title 22 Heavy Metals / EPA 6020/7471A / Organochlorine Pesticides EPA 8081A	Misc./PO#
				Analysis Required					**COMMENTS**
5A	2408506-12A	8/5/24	0853	Soil	1	5°C	Ice	X	Composite 5A→5D
5B	-12B		0840					X	for analysis.
5C	-12C		0832					X	
5D	-12D		0757					X	

Company Name: LOR Geotechnical Group, Inc.
Address: 6121 Quail Valley Court
City/State/Zip: Riverside, CA 92507

Project Contact: Mathew L. Hunt
Tel: 951-653-1760
Fax/Email: mhunt@lorgeo.com

Sampler's Signature: Mathew L Hunt
Project Name/ID: Independence at Canyon Springs, Riverside / 34019.2

Relinquished by: Mathew L Hunt	Received by:	Date & Time: 8/5/24 1140
Relinquished by:	Received by:	Date & Time:
Relinquished by:	Received by:	Date & Time:

Instructions for Sample Storage After Analysis:
O Dispose of O Return to Client O Store (30 Days)
O Other:

CHAIN OF CUSTODY RECORD

Date: _____

WHITE WITH SAMPLE • YELLOW TO CLIENT

Enthalpy Analytical
931 West Barkley Ave
Orange, CA 92868
(714) 771-6900

enthalpy.com

Lab Job Number : 513477
Report Level : II
Report Date : 08/14/2024

Analytical Report *prepared for:*

Jessica Lin
Enviro-Chem Inc.
1214 E. Lexington Avenue
Pomona, CA 91766

Location: Independence at Canyon Springs Riverside / 34019.2 (240805-8~12)

Authorized for release by:

Jim Lin, Service Center Manager
818-319-2359
Jim.lin@enthalpy.com

This data package has been reviewed for technical correctness and completeness. Release of this data has been authorized by the Laboratory Manager or the Manager's designee, as verified by the above signature which applies to this PDF file as well as any associated electronic data deliverable files. The results contained in this report meet all requirements of NELAP and pertain only to those samples which were submitted for analysis. This report may be reproduced only in its entirety.

CA ELAP# 1338, NELAP# 4038, SCAQMD LAP# 18LA0518, LACSD ID# 10105

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Sample Summary

Jessica Lin Enviro-Chem Inc. 1214 E. Lexington Avenue Pomona, CA 91766	Lab Job #: Location: Date Received:	513477 Independence at Canyon Springs Riverside / 34019.2 (240805-8~12) 08/05/24

Sample ID	Lab ID	Collected	Matrix
1B/1C/1D (COMPOSITE) (240805-8ABC COMPOSITE)	513477-001	08/05/24 10:23	Soil
2A/2B/2C/2D (COMPOSITE) (240805-9ABCD COMPOSITE)	513477-002	08/05/24 10:31	Soil
3A/3B/3C/3D (COMPOSITE) (240805-10ABCD COMPOSITE)	513477-003	08/05/24 09:43	Soil
4A/4B/4C/4D (COMPOSITE) (240805-11ABCD COMPOSITE)	513477-004	08/05/24 08:45	Soil
5A/5B/5C/5D (COMPOSITE) (240805-12ABCD COMPOSITE)	513477-005	08/05/24 08:53	Soil

Case Narrative

Enviro-Chem Inc. 1214 E. Lexington Avenue Pomona, CA 91766 Jessica Lin	Lab Job Number:	513477
	Location:	Independence at Canyon Springs Riverside / 34019.2 (240805-8~12)
	Date Received:	08/05/24

This data package contains sample and QC results for five soil samples, requested for the above referenced project on 08/05/24. The samples were received cold and intact.

Metals (EPA 6020 and EPA 7471A):

- Low recoveries were observed for antimony in the MS/MSD of 1B/1C/1D (COMPOSITE) (240805-8ABC COMPOSITE) (lab # 513477-001); the LCS was within limits, and the associated RPD was within limits.
- No other analytical problems were encountered.

Enviro-Chem, Inc. Laboratories
1214 E. Lexington Avenue,
Pomona, CA 91766
Tel: (909) 590-5905 Fax: (909) 590-5907
CA-DHS ELAP CERTIFICATE #1555

Turnaround Time
0 Same Day
0 24 Hours
0 48 Hours
0 72 Hours
0 1 Week (Standard)
Other:

Misc./PO# 513477

SAMPLE ID	LAB ID	SAMPLING DATE	SAMPLING TIME	MATRIX	No. OF CONTAINERS	TEMPERATURE	PRESERVATION	CA Title 22 Heavy metals (6020)	COMMENTS
1B/1C/1D (Composite) (240805-8ABC Composite)		08/05/24	10:23/10:09/10:04	Soil	1		None	X	
2A/2B/2C/2D (Composite) (240805-9ABCD Composite)		08/05/24	9:15/10:31/9:51/9:56	Soil	1		None	X	
3A/3B/3C/3D (Composite) (240805-10ABCD Composite)		08/05/24	9:07/9:25/9:33/9:43	Soil	1		None	X	
4A/4B/4C/4D (Composite) (240805-11ABCD Composite)		08/05/24	9:00/8:45/8:26/8:13	Soil	1		None	X	
5A/5B/5C/5D (Composite) (240805-12ABCD Composite)		08/05/24	8:53/8:40/8:32/07:57	Soil	1		None	X	

Analysis Required

Company Name:	Enviro-Chem, Inc
Address:	1214 E. Lexington Avenue
City/State/Zip:	Pomona, CA 91766
Project Contact:	Jessica Lin
Tel:	909-590-5905
Fax/Email:	Sub.envirocheminc @ gmail.com
Sampler's Signature:	
Project Name/ID:	Independence at Canyon Springs, Riverside / 34019.2 (240805-8~12)

Relinquished by:	Received by:	Date & Time: 8-5-24	Instructions for Sample Storage After Analysis:
Relinquished by: 1607	Received by: 8/5/24	Date & Time: 1607	O Dispose of O Return to Client O Store (30 Days)
Relinquished by:	Received by:	Date & Time:	O Other:

CHAIN OF CUSTODY RECORD

2.514.3

Date: _____

WHITE WITH SAMPLE • YELLOW TO CLIENT

Page _____ of _____

ENTHALPY ANALYTICAL

SAMPLE ACCEPTANCE CHECKLIST

Section 1

Client: Enviro-Chem Project: 240805-812

Date Received: 8/5/24 Sampler's Name Present: ☐ Yes ☒ No

Section 2

Sample(s) received in a cooler? ☒ Yes, How many? 1 ☐ No (skip section 2) Sample Temp (°C) (No Cooler): _____

Sample Temp (°C), One from each cooler: #1: 4.3 #2: _____ #3: _____ #4: _____

(Acceptance range is < 6°C but not frozen (for Microbiology samples, acceptance range is < 10°C but not frozen). It is acceptable for samples collected the same day as sample receipt to have a higher temperature as long as there is evidence that cooling has begun.)

Shipping Information: _____

Section 3

Was the cooler packed with: ☒ Ice ☐ Ice Packs ☐ Bubble Wrap ☐ Styrofoam ☐ Paper ☐ None ☐ Other _____

Cooler Temp (°C): #1: 2.5 #2: _____ #3: _____ #4: _____

Section 4	YES	NO	N/A
Was a COC received?	✓		
Are sample IDs present?	✓		
Are sampling dates & times present?	✓		
Is a relinquished signature present?	✓		
Are the tests required clearly indicated on the COC?	✓		
Are custody seals present?		✓	
If custody seals are present, were they intact?			✓
Are all samples sealed in plastic bags? (Recommended for Microbiology samples)			✓
Did all samples arrive intact? If no, indicate in Section 4 below.	✓		
Did all bottle labels agree with COC? (ID, dates and times)	✓		
Were the samples collected in the correct containers for the required tests?	✓		
Are the containers labeled with the correct preservatives?			✓
Is there headspace in the VOA vials greater than 5-6 mm in diameter?			✓
Was a sufficient amount of sample submitted for the requested tests?	✓		

Section 5 Explanations/Comments

Section 6

For discrepancies, how was the Project Manager notified? ☐ Verbal PM Initials: _____ Date/Time _____

☐ Email (email sent to/on): _____ / _____

Project Manager's response:

Completed By: _____ Date: 8/5/24

Analysis Results for 513477

Jessica Lin
Enviro-Chem Inc.
1214 E. Lexington Avenue
Pomona, CA 91766

Lab Job #: 513477
Location: Independence at Canyon Springs
Riverside / 34019.2 (240805-8~12)
Date Received: 08/05/24

Sample ID: 1B/1C/1D (COMPOSITE) (240805-8ABC COMPOSITE) **Lab ID:** 513477-001 **Collected:** 08/05/24 10:23 **Matrix:** Soil

513477-001 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Method: EPA 6020 Prep Method: EPA 3050B									
Antimony	**1.5**		mg/Kg	0.97	0.97	346938	08/05/24	08/06/24	KAM
Arsenic	**2.3**		mg/Kg	0.97	0.97	346938	08/05/24	08/06/24	KAM
Barium	**100**		mg/Kg	0.97	0.97	346938	08/05/24	08/06/24	KAM
Beryllium	ND		mg/Kg	0.97	0.97	346938	08/05/24	08/06/24	KAM
Cadmium	ND		mg/Kg	0.49	0.97	346938	08/05/24	08/06/24	KAM
Chromium	**10**		mg/Kg	0.97	0.97	346938	08/05/24	08/06/24	KAM
Cobalt	**7.2**		mg/Kg	0.97	0.97	346938	08/05/24	08/06/24	KAM
Copper	**8.1**		mg/Kg	0.97	0.97	346938	08/05/24	08/06/24	KAM
Lead	**3.4**		mg/Kg	0.49	0.97	346938	08/05/24	08/06/24	KAM
Molybdenum	ND		mg/Kg	0.97	0.97	346938	08/05/24	08/06/24	KAM
Nickel	**6.1**		mg/Kg	0.97	0.97	346938	08/05/24	08/06/24	KAM
Selenium	ND		mg/Kg	1.9	0.97	346938	08/05/24	08/06/24	KAM
Silver	ND		mg/Kg	0.49	0.97	346938	08/05/24	08/06/24	KAM
Thallium	ND		mg/Kg	0.97	0.97	346938	08/05/24	08/06/24	KAM
Vanadium	**34**		mg/Kg	1.9	0.97	346938	08/05/24	08/06/24	KAM
Zinc	**43**		mg/Kg	4.9	0.97	346938	08/05/24	08/06/24	KAM
Method: EPA 7471A Prep Method: METHOD									
Mercury	ND		mg/Kg	0.17	1.2	347342	08/09/24	08/12/24	MLL

Results for any subcontracted analyses are not included in this section.

ENTHALPY ANALYTICAL

Analysis Results for 513477

Sample ID: 2A/2B/2C/2D (COMPOSITE) (240805-9ABCD COMPOSITE) **Lab ID:** 513477-002 **Collected:** 08/05/24 10:31 **Matrix:** Soil

513477-002 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Method: EPA 6020 Prep Method: EPA 3050B									
Antimony	**1.0**		mg/Kg	0.96	0.96	346938	08/05/24	08/06/24	KAM
Arsenic	**1.6**		mg/Kg	0.96	0.96	346938	08/05/24	08/06/24	KAM
Barium	**84**		mg/Kg	0.96	0.96	346938	08/05/24	08/06/24	KAM
Beryllium	ND		mg/Kg	0.96	0.96	346938	08/05/24	08/06/24	KAM
Cadmium	ND		mg/Kg	0.48	0.96	346938	08/05/24	08/06/24	KAM
Chromium	**9.1**		mg/Kg	0.96	0.96	346938	08/05/24	08/06/24	KAM
Cobalt	**5.6**		mg/Kg	0.96	0.96	346938	08/05/24	08/06/24	KAM
Copper	**5.9**		mg/Kg	0.96	0.96	346938	08/05/24	08/06/24	KAM
Lead	**3.3**		mg/Kg	0.48	0.96	346938	08/05/24	08/06/24	KAM
Molybdenum	ND		mg/Kg	0.96	0.96	346938	08/05/24	08/06/24	KAM
Nickel	**5.1**		mg/Kg	0.96	0.96	346938	08/05/24	08/06/24	KAM
Selenium	ND		mg/Kg	1.9	0.96	346938	08/05/24	08/06/24	KAM
Silver	ND		mg/Kg	0.48	0.96	346938	08/05/24	08/06/24	KAM
Thallium	ND		mg/Kg	0.96	0.96	346938	08/05/24	08/06/24	KAM
Vanadium	**29**		mg/Kg	1.9	0.96	346938	08/05/24	08/06/24	KAM
Zinc	**39**		mg/Kg	4.8	0.96	346938	08/05/24	08/06/24	KAM
Method: EPA 7471A Prep Method: METHOD									
Mercury	ND		mg/Kg	0.16	1.2	347342	08/09/24	08/12/24	MLL

Sample ID: 3A/3B/3C/3D (COMPOSITE) (240805-10ABCD COMPOSITE) **Lab ID:** 513477-003 **Collected:** 08/05/24 09:43 **Matrix:** Soil

513477-003 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Method: EPA 6020 Prep Method: EPA 3050B									
Antimony	ND		mg/Kg	0.96	0.96	346938	08/05/24	08/06/24	KAM
Arsenic	**1.8**		mg/Kg	0.96	0.96	346938	08/05/24	08/06/24	KAM
Barium	**95**		mg/Kg	0.96	0.96	346938	08/05/24	08/06/24	KAM
Beryllium	ND		mg/Kg	0.96	0.96	346938	08/05/24	08/06/24	KAM
Cadmium	ND		mg/Kg	0.48	0.96	346938	08/05/24	08/06/24	KAM
Chromium	**12**		mg/Kg	0.96	0.96	346938	08/05/24	08/06/24	KAM
Cobalt	**7.0**		mg/Kg	0.96	0.96	346938	08/05/24	08/06/24	KAM
Copper	**7.1**		mg/Kg	0.96	0.96	346938	08/05/24	08/06/24	KAM
Lead	**4.0**		mg/Kg	0.48	0.96	346938	08/05/24	08/06/24	KAM
Molybdenum	ND		mg/Kg	0.96	0.96	346938	08/05/24	08/06/24	KAM
Nickel	**6.2**		mg/Kg	0.96	0.96	346938	08/05/24	08/06/24	KAM
Selenium	ND		mg/Kg	1.9	0.96	346938	08/05/24	08/06/24	KAM
Silver	ND		mg/Kg	0.48	0.96	346938	08/05/24	08/06/24	KAM
Thallium	ND		mg/Kg	0.96	0.96	346938	08/05/24	08/06/24	KAM
Vanadium	**33**		mg/Kg	1.9	0.96	346938	08/05/24	08/06/24	KAM
Zinc	**47**		mg/Kg	4.8	0.96	346938	08/05/24	08/06/24	KAM
Method: EPA 7471A Prep Method: METHOD									
Mercury	ND		mg/Kg	0.15	1.1	347342	08/09/24	08/12/24	MLL

Results for any subcontracted analyses are not included in this section.

ENTHALPY ANALYTICAL

Analysis Results for 513477

Sample ID: 4A/4B/4C/4D (COMPOSITE) (240805-11ABCD COMPOSITE) **Lab ID:** 513477-004 **Collected:** 08/05/24 08:45 **Matrix:** Soil

513477-004 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Method: EPA 6020 Prep Method: EPA 3050B									
Antimony	ND		mg/Kg	0.99	0.99	346938	08/05/24	08/06/24	KAM
Arsenic	**1.4**		mg/Kg	0.99	0.99	346938	08/05/24	08/06/24	KAM
Barium	**87**		mg/Kg	0.99	0.99	346938	08/05/24	08/06/24	KAM
Beryllium	ND		mg/Kg	0.99	0.99	346938	08/05/24	08/06/24	KAM
Cadmium	ND		mg/Kg	0.50	0.99	346938	08/05/24	08/06/24	KAM
Chromium	**8.5**		mg/Kg	0.99	0.99	346938	08/05/24	08/06/24	KAM
Cobalt	**6.1**		mg/Kg	0.99	0.99	346938	08/05/24	08/06/24	KAM
Copper	**5.7**		mg/Kg	0.99	0.99	346938	08/05/24	08/06/24	KAM
Lead	**3.2**		mg/Kg	0.50	0.99	346938	08/05/24	08/06/24	KAM
Molybdenum	ND		mg/Kg	0.99	0.99	346938	08/05/24	08/06/24	KAM
Nickel	**5.3**		mg/Kg	0.99	0.99	346938	08/05/24	08/06/24	KAM
Selenium	ND		mg/Kg	2.0	0.99	346938	08/05/24	08/06/24	KAM
Silver	ND		mg/Kg	0.50	0.99	346938	08/05/24	08/06/24	KAM
Thallium	ND		mg/Kg	0.99	0.99	346938	08/05/24	08/06/24	KAM
Vanadium	**28**		mg/Kg	2.0	0.99	346938	08/05/24	08/06/24	KAM
Zinc	**39**		mg/Kg	5.0	0.99	346938	08/05/24	08/06/24	KAM
Method: EPA 7471A Prep Method: METHOD									
Mercury	ND		mg/Kg	0.16	1.1	347342	08/09/24	08/12/24	MLL

Sample ID: 5A/5B/5C/5D (COMPOSITE) (240805-12ABCD COMPOSITE) **Lab ID:** 513477-005 **Collected:** 08/05/24 08:53 **Matrix:** Soil

513477-005 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Method: EPA 6020 Prep Method: EPA 3050B									
Antimony	ND		mg/Kg	0.96	0.96	346938	08/05/24	08/06/24	KAM
Arsenic	**1.2**		mg/Kg	0.96	0.96	346938	08/05/24	08/06/24	KAM
Barium	**58**		mg/Kg	0.96	0.96	346938	08/05/24	08/06/24	KAM
Beryllium	ND		mg/Kg	0.96	0.96	346938	08/05/24	08/06/24	KAM
Cadmium	ND		mg/Kg	0.48	0.96	346938	08/05/24	08/06/24	KAM
Chromium	**5.4**		mg/Kg	0.96	0.96	346938	08/05/24	08/06/24	KAM
Cobalt	**3.6**		mg/Kg	0.96	0.96	346938	08/05/24	08/06/24	KAM
Copper	**3.9**		mg/Kg	0.96	0.96	346938	08/05/24	08/06/24	KAM
Lead	**2.1**		mg/Kg	0.48	0.96	346938	08/05/24	08/06/24	KAM
Molybdenum	ND		mg/Kg	0.96	0.96	346938	08/05/24	08/06/24	KAM
Nickel	**3.1**		mg/Kg	0.96	0.96	346938	08/05/24	08/06/24	KAM
Selenium	ND		mg/Kg	1.9	0.96	346938	08/05/24	08/06/24	KAM
Silver	ND		mg/Kg	0.48	0.96	346938	08/05/24	08/06/24	KAM
Thallium	ND		mg/Kg	0.96	0.96	346938	08/05/24	08/06/24	KAM
Vanadium	**20**		mg/Kg	1.9	0.96	346938	08/05/24	08/06/24	KAM
Zinc	**27**		mg/Kg	4.8	0.96	346938	08/05/24	08/06/24	KAM
Method: EPA 7471A Prep Method: METHOD									
Mercury	ND		mg/Kg	0.16	1.2	347342	08/09/24	08/12/24	MLL

Results for any subcontracted analyses are not included in this section.

Analysis Results for 513477

ND Not Detected

Results for any subcontracted analyses are not included in this section.

ENTHALPY ANALYTICAL

Batch QC

Type:	**Blank**	**Lab ID:**	**QC1175555**	**Batch:**	**346938**
Matrix:	**Soil**	**Method:**	**EPA 6020**	**Prep Method:**	**EPA 3050B**

QC1175555 Analyte	Result	Qual	Units	RL	Prepared	Analyzed
Antimony	ND		mg/Kg	1.0	08/05/24	08/06/24
Arsenic	ND		mg/Kg	1.0	08/05/24	08/06/24
Barium	ND		mg/Kg	1.0	08/05/24	08/06/24
Beryllium	ND		mg/Kg	1.0	08/05/24	08/06/24
Cadmium	ND		mg/Kg	0.50	08/05/24	08/06/24
Chromium	ND		mg/Kg	1.0	08/05/24	08/06/24
Cobalt	ND		mg/Kg	1.0	08/05/24	08/06/24
Copper	ND		mg/Kg	1.0	08/05/24	08/06/24
Lead	ND		mg/Kg	0.50	08/05/24	08/06/24
Molybdenum	ND		mg/Kg	1.0	08/05/24	08/06/24
Nickel	ND		mg/Kg	1.0	08/05/24	08/06/24
Selenium	ND		mg/Kg	2.0	08/05/24	08/06/24
Silver	ND		mg/Kg	0.50	08/05/24	08/06/24
Thallium	ND		mg/Kg	1.0	08/05/24	08/06/24
Vanadium	ND		mg/Kg	2.0	08/05/24	08/06/24
Zinc	ND		mg/Kg	5.0	08/05/24	08/06/24

Type:	**Lab Control Sample**	**Lab ID:**	**QC1175556**	**Batch:**	**346938**
Matrix:	**Soil**	**Method:**	**EPA 6020**	**Prep Method:**	**EPA 3050B**

QC1175556 Analyte	Result	Spiked	Units	Recovery	Qual	Limits
Antimony	99.60	100.0	mg/Kg	100%		80-120
Arsenic	95.86	100.0	mg/Kg	96%		80-120
Barium	96.86	100.0	mg/Kg	97%		80-120
Beryllium	93.42	100.0	mg/Kg	93%		80-120
Cadmium	101.0	100.0	mg/Kg	101%		80-120
Chromium	97.33	100.0	mg/Kg	97%		80-120
Cobalt	105.0	100.0	mg/Kg	105%		80-120
Copper	103.4	100.0	mg/Kg	103%		80-120
Lead	98.41	100.0	mg/Kg	98%		80-120
Molybdenum	90.62	100.0	mg/Kg	91%		80-120
Nickel	100.7	100.0	mg/Kg	101%		80-120
Selenium	93.88	100.0	mg/Kg	94%		80-120
Silver	48.83	50.00	mg/Kg	98%		80-120
Thallium	96.91	100.0	mg/Kg	97%		80-120
Vanadium	97.80	100.0	mg/Kg	98%		80-120
Zinc	100.9	100.0	mg/Kg	101%		80-120

ENTHALPY ANALYTICAL

Batch QC

Type:	Matrix Spike	Lab ID:	QC1175557	Batch:	346938
Matrix (Source ID):	Soil (513477-001)	Method:	EPA 6020	Prep Method:	EPA 3050B

QC1175557 Analyte	Result	Source Sample Result	Spiked	Units	Recovery	Qual	Limits	DF
Antimony	39.27	1.456	97.09	mg/Kg	39%	*	75-125	0.97
Arsenic	97.22	2.346	97.09	mg/Kg	98%		75-125	0.97
Barium	199.7	100.1	97.09	mg/Kg	103%		75-125	0.97
Beryllium	92.65	0.3280	97.09	mg/Kg	95%		75-125	0.97
Cadmium	99.72	ND	97.09	mg/Kg	103%		75-125	0.97
Chromium	102.8	10.42	97.09	mg/Kg	95%		75-125	0.97
Cobalt	106.6	7.212	97.09	mg/Kg	102%		75-125	0.97
Copper	107.9	8.055	97.09	mg/Kg	103%		75-125	0.97
Lead	100.6	3.378	97.09	mg/Kg	100%		75-125	0.97
Molybdenum	84.69	0.4600	97.09	mg/Kg	87%		75-125	0.97
Nickel	102.2	6.122	97.09	mg/Kg	99%		75-125	0.97
Selenium	94.14	ND	97.09	mg/Kg	97%		75-125	0.97
Silver	48.38	ND	48.54	mg/Kg	100%		75-125	0.97
Thallium	98.10	0.4179	97.09	mg/Kg	101%		75-125	0.97
Vanadium	126.3	33.62	97.09	mg/Kg	95%		75-125	0.97
Zinc	148.6	43.35	97.09	mg/Kg	108%		75-125	0.97

Type:	Matrix Spike Duplicate	Lab ID:	QC1175558	Batch:	346938
Matrix (Source ID):	Soil (513477-001)	Method:	EPA 6020	Prep Method:	EPA 3050B

QC1175558 Analyte	Result	Source Sample Result	Spiked	Units	Recovery	Qual	Limits	RPD	RPD Lim	DF
Antimony	35.40	1.456	97.09	mg/Kg	35%	*	75-125	10	20	0.97
Arsenic	95.82	2.346	97.09	mg/Kg	96%		75-125	1	20	0.97
Barium	208.5	100.1	97.09	mg/Kg	112%		75-125	4	20	0.97
Beryllium	94.35	0.3280	97.09	mg/Kg	97%		75-125	2	20	0.97
Cadmium	101.1	ND	97.09	mg/Kg	104%		75-125	1	20	0.97
Chromium	106.8	10.42	97.09	mg/Kg	99%		75-125	4	20	0.97
Cobalt	109.7	7.212	97.09	mg/Kg	106%		75-125	3	20	0.97
Copper	111.2	8.055	97.09	mg/Kg	106%		75-125	3	20	0.97
Lead	99.08	3.378	97.09	mg/Kg	99%		75-125	2	20	0.97
Molybdenum	80.43	0.4600	97.09	mg/Kg	82%		75-125	5	20	0.97
Nickel	106.0	6.122	97.09	mg/Kg	103%		75-125	4	20	0.97
Selenium	93.59	ND	97.09	mg/Kg	96%		75-125	1	20	0.97
Silver	49.44	ND	48.54	mg/Kg	102%		75-125	2	20	0.97
Thallium	95.06	0.4179	97.09	mg/Kg	97%		75-125	3	20	0.97
Vanadium	133.4	33.62	97.09	mg/Kg	103%		75-125	5	20	0.97
Zinc	151.9	43.35	97.09	mg/Kg	112%		75-125	2	20	0.97

ENTHALPY ANALYTICAL

Batch QC

Type:	Post Digest Spike	Lab ID:	QC1175559	Batch:	346938
Matrix (Source ID):	Soil (513477-001)	Method:	EPA 6020	Prep Method:	EPA 3050B

QC1175559 Analyte	Result	Source Sample Result	Spiked	Units	Recovery	Qual	Limits	DF
Antimony	99.38	1.456	97.09	mg/Kg	101%		75-125	0.97
Arsenic	100.7	2.346	97.09	mg/Kg	101%		75-125	0.97
Barium	204.6	100.1	97.09	mg/Kg	108%		75-125	0.97
Beryllium	93.86	0.3280	97.09	mg/Kg	96%		75-125	0.97
Cadmium	102.5	ND	97.09	mg/Kg	106%		75-125	0.97
Chromium	107.6	10.42	97.09	mg/Kg	100%		75-125	0.97
Cobalt	111.4	7.212	97.09	mg/Kg	107%		75-125	0.97
Copper	112.2	8.055	97.09	mg/Kg	107%		75-125	0.97
Lead	102.9	3.378	97.09	mg/Kg	103%		75-125	0.97
Molybdenum	90.76	0.4600	97.09	mg/Kg	93%		75-125	0.97
Nickel	106.3	6.122	97.09	mg/Kg	103%		75-125	0.97
Selenium	97.59	ND	97.09	mg/Kg	101%		75-125	0.97
Silver	50.08	ND	48.54	mg/Kg	103%		75-125	0.97
Thallium	99.71	0.4179	97.09	mg/Kg	102%		75-125	0.97
Vanadium	132.6	33.62	97.09	mg/Kg	102%		75-125	0.97
Zinc	148.7	43.35	97.09	mg/Kg	109%		75-125	0.97

Type:	Blank	Lab ID:	QC1176855	Batch:	347342
Matrix:	Soil	Method:	EPA 7471A	Prep Method:	METHOD

QC1176855 Analyte	Result	Qual	Units	RL	Prepared	Analyzed
Mercury	ND		mg/Kg	0.14	08/09/24	08/12/24

Type:	Lab Control Sample	Lab ID:	QC1176856	Batch:	347342
Matrix:	Soil	Method:	EPA 7471A	Prep Method:	METHOD

QC1176856 Analyte	Result	Spiked	Units	Recovery	Qual	Limits
Mercury	0.8136	0.8333	mg/Kg	98%		80-120

Type:	Matrix Spike	Lab ID:	QC1176857	Batch:	347342
Matrix (Source ID):	Soil (513596-003)	Method:	EPA 7471A	Prep Method:	METHOD

QC1176857 Analyte	Result	Source Sample Result	Spiked	Units	Recovery	Qual	Limits	DF
Mercury	0.8357	ND	0.8621	mg/Kg	97%		75-125	1

Type:	Matrix Spike Duplicate	Lab ID:	QC1176858	Batch:	347342
Matrix (Source ID):	Soil (513596-003)	Method:	EPA 7471A	Prep Method:	METHOD

QC1176858 Analyte	Result	Source Sample Result	Spiked	Units	Recovery	Qual	Limits	RPD	RPD Lim	DF
Mercury	0.8700	ND	0.8929	mg/Kg	97%		75-125	1	20	1.1

ENTHALPY ANALYTICAL

Batch QC

* Value is outside QC limits
ND Not Detected

APPENDIX B

User Provided Information

APARTMENTS

NET RENTABLE AREA- INCLUDES WALL THICKNESS OF EXTERIOR WALLS & EXTENDING FROM UNIT-TO-UNIT DEMISING WALL CENTERLINE

39	25.0%	PLAN 1	1,176 SF, 2 BED, 2 BA
22	14.1%	PLAN 1Y	1,176 SF, 2 BED, 2 BA
14	9.0%	PLAN 2	1,477 SF, 3 BED, 2.5 BA
2	1.3%	PLAN 2Y	1,477 SF, 3 BED, 2.5 BA
38	24.4%	PLAN 3	1,606 SF, 3 BED, 2.5 BA
21	13.5%	PLAN 3Y	1,606 SF, 3 BED, 2.5 BA
5	3.2%	PLAN 3X	1,632 SF, 3 BED, 2.5 BA
12	7.7%	PLAN 4	1,722 SF, 3 BED, 2.5 BA
3	1.9%	PLAN 5	1,829 SF, 3 BED, 2.5 BA
156	100.0%		

BUILDING SUMMARY

	Bldg Type	No. of Bldgs	Area Per Building (nra-sf)	Subtotal	Code Analysis: Occupancy Classification	Type of Construction	Fire Sprinklers	Building Code
Residential	B1	15	2,352	35,280	R-3/U	V-B	13D	CRC 2022
	B1X	8	2,782	22,256				
	B1XY	3	2,782	8,346				
	B1Y	9	2,352	21,168				
	B1YM	1	2,352	2,352				
	B2	10	3,083	30,830				
	B2Y	2	3,083	6,166				
	B2Z	2	2,954	5,908				
	B3	6	3,212	19,272				
	B3Y	8	3,212	25,696				
	B3X	5	3,238	16,190				
	B4	6	3,444	20,664				
	B5	3	3,638	10,914				
	Total	78		225,042				
Common Areas	Leasing Building	1	1,308	1,308	B/S2	V-B	13	CBC 2022
	Fitness Building	1	2,095	2,095	B	V-B	13	
	Maintenance Building	1	600	600	U	V-B	NONE	
	Mail Building	1	255	255	U	V-B	NONE	
	Trash Enclosure	1	448	448	U	V-B	NONE	
	Total	5		4,706				

REQUIRED PARKING

PER SECTION 19.580.060 RMC "Dwelling-Single Family"

	No. of Units	Ratio Required	No. of Stalls	Total
2BD Duplex	61	2	122	312
3BD Duplex	95	2	190	
Total	**156**		312	**312**
Parking Ratio				**2.00**

PROVIDED PARKING

Parking Type	Stall Size	No. of Stalls: Covered	Open	Total
Surface Standard Partially Covered Stalls Plan 1 Floor Plan	9' x 18' (16' + 2' Overhang)	57		312
Garage Stalls	10' x 20'	255		
Surface Standard	9' x 18'		28	53
Surface Parallel	8' x 22'		21	
Surface Standard HC	9'+5' x 18'		2	
Surface Standard HC Van	9' +8' x 18'		2	
Total		312	53	**365**
Parking Ratio				**2.34**

Not including 15 street parking stalls



PROJECT SUMMARY:

ADDRESS:	**NWC OF GATEWAY DRIVE & CANYON PARK, RIVERSIDE, 92507**
SITE AREA:	**9.13 ACRES (+/- 397,468 SF)**
ZONE:	**CANYON SPRINGS BUSINESS PARK SPECIFIC PLAN**
DENSITY:	**156 UNITS/9.13 AC= 17.1 DU/AC**
TOTAL UNITS:	**156**
TOTAL BUILDINGS:	**78 DUPLEXES + 5 COMMON AREA BUILDINGS**
PROPOSED MAX HEIGHT:	**29'-9"**
NO OF STORY:	**2-STORY @ DUPLEXES**
	1-STORY AT COMMON BUILDINGS

ENHANCED ELEVATIONS

0 25' 50' 100' 200'

INDEPENDENCE AT CANYON SPRINGS

RIVERSIDE, CA

A.1.0

SITE PLAN

LS BTR DEVELOPMENT, LLC
1156 N. MOUNTAIN AVENUE, UPLAND CA 91786
PHONE: (909) 985-0971

LEWIS GROUP OF COMPANIES

ANGELENO ASSOCIATES, INC.
147 E. CITY PLACE DR. SANTA ANA CA 92705
PHONE: (714) 285-1888

11.13.25
JOB: 2305

E1527–21

USER QUESTIONNAIRE

INTRODUCTION

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 Code of Federal Regulations (CFR) §§ 312.25, 312.28, 312.29, 312.30, and 312.31. These inquiries must also be conducted by Environmental Protection Agency (EPA) Brownfield Assessment and Characterization grantees. The User should provide the following information to the *environmental professional*. Failure to conduct these inquiries could result in a determination that "*all appropriate inquiries*" is not complete.

(1.) Environmental liens that are filed or recorded against the *subject property* (40 CFR § 312.25).

Did a search of land title records (or judicial records where appropriate) identify any environmental liens filed or recorded against the *subject property* under federal, tribal, state or local law?

We searched the title records and found no environmental liens files of record against the subject property.

(2.) Activity and use limitations that are in place on the *subject property* or that have been filed or recorded against the *subject property*.

Did a search of land title records (or judicial records where appropriate) identify any activity and land use limitations (AULs), such as *engineering controls*, land use restrictions, or *institutional controls* that are in place at the *subject property* and/or have been filed or recorded against the *subject property* under federal, tribal, state, or local law?

No

(3.) Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR § 312.28).

Do you have any specialized knowledge or experience related to the *subject property* or nearby properties? For example, are you involved in the same line of business as the current or former *occupants* of the *subject property* or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

No, we don't have any specialized knowledge or experience related to the subject property or nearby properties.

(4.) Relationship of the purchase price to the fair market value of the *subject property* if it were not contaminated (40 CFR § 312.29).

Does the purchase price being paid for this *subject property* reasonably reflect the fair market value of the *property*? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the *subject property*?

Yes, the purchase price being paid for this subject property does reasonably reflect the fair market value of the property.

(5.) Commonly known or *reasonably ascertainable* information about the *subject property* (40 CFR § 312.30).

Are you aware of commonly known or reasonably ascertainable information about the *subject property* that would help the *environmental professional* to identify conditions indicative of releases or threatened releases? For example, (a.) Do you know the past uses of the *subject property*? (b.) Do you know of specific chemicals that are present or once were present at the *subject property*? (c.) Do you know of spills or other chemical releases that have taken place at the *subject property*? (d.) Do you know of any environmental cleanups that have taken place at the *subject property*?

No, we're not aware of commonly know or reasonably asecertainable information about the subject property that would help the environmental professional to identify conditions indicative of releases or threatened releases.

6.) The degree of obviousness of the presence of likely presence of contamination at the *subject property*, and the ability to detect the contamination by appropriate investigation (40 CFR § 312.31).

Based on your knowledge and experience related to the *subject property*, are there any obvious indicators that point to the presence or likely presence of releases at the *subject property*?

We have no knowledge or experience about the property.

In addition to the above information, certain information should be collected, if available, and provided to the *environmental professional* conducting the Phase I Environmental Site Assessment (ESA). This information is intended to assist the *environmental professional*, but is not necessarily required to qualify for one of the LLPs. The information includes:

(a) The reason why the Phase I ESA is being performed:

The phase I ESA is being performed to identify environmental issues, generate risk mitigation measures, and facilitate property development.

(b) The type of *property* and type of *property* transaction, for example, sale, purchase, exchange, etc.:

The vacant land will be contributed to a joint venture.

(c) The complete and correct address for the *subject property* (a map or other documentation showing *subject property* location and boundaries is helpful):

The property is located at the northwest corner of Gateway Drive and Canyon Park Drive in the City of Riverside, CA.

(d) The scope of services desired for the Phase I ESA (including whether any parties to the *property* transaction may have a required standard scope of services or whether any considerations beyond the requirements of Practice E1527 are to be considered):

The scope of services desired for the Phase I ESA are (1) reconnaissance; (2) review data and records from various public and regulatory agencies; (3) interviews; (4) review available historical information; and (5) evaluate soil vapor.

(e) Identification of all parties who will rely on the Phase I ESA report:

LS BTR Development, LLC

(f) Identification of the *subject property* site contact and how the contact can be reached:

Adam Eisenberg of AVG Partners | aeisenberg@avgpartners.com | 310-273-0864 x209
James Kim of Lewis Management Corp | james.kim@lewismc.com | 909-579-1244

(g) Any special terms and conditions which must be agreed upon by the *environmental professional*:

No, there are no special terms and conditions which must be agreed upon by the environmental professional.

(h) Any other knowledge or experience with the *subject property* that may be pertinent to the *environmental professional* (for example, copies of any available prior environmental site assessment reports, documents, correspondence, etc., concerning the *subject property* and its environmental condition):

There is no other knowledge or experience with the subject property that may be pertient to the environmental professional.

ADDITIONAL SPACE FOR ANSWERS (if needed):

The *User* Questionnaire was completed by:

Name:	
Title:	
Firm:	
Address:	
Phone:	
Date:	
User's relationship to the *property*:	

Copies of the completed questionnaire will be filed at:

LOR Geotechnical Group, Inc.; 6121 Quail Valley Court; Riverside, California 92507

Copies of the completed questionnaire may be emailed, mailed, or delivered to:

LOR Geotechnical Group, Inc.; 6121 Quail Valley Court; Riverside, California 92507

User represents that to the best of their knowledge, the above statements and facts are true and correct, and to the best of their actual knowledge, no material facts have been suppressed or misstated.

Signature: _____ Date: _____

Fidelity National Title Company
4210 Riverwalk Parkway, Suite 200, Riverside, CA 92505
Phone: (951) 710-5900• Fax: (951) 710-5955

Issuing Policies of Fidelity National Title Insurance Company

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Title Officer: Andrew Margo (MA-RIV) Order No.: 987-**30097229**-F-MAM
Escrow Officer: Major Accounts OAC

TO:

Lewis Management Corp
1156 N. Mountain Avenue
Upland, CA 91786

ATTN: **Bill Hoover**
YOUR REFERENCE:

PROPERTY ADDRESS: Schlesinger - Vacant land, Riverside, CA

AMENDED **PRELIMINARY REPORT**

In response to the application for a policy of title insurance referenced herein, ***Fidelity National Title Company*** *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 Fidelity National 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 Signature

Fidelity National Title Company
4210 Riverwalk Parkway, Suite 200, Riverside, CA 92505
Phone: (951) 710-5900• Fax: (951) 710-5955

AMENDED **PRELIMINARY REPORT**

EFFECTIVE DATE: **July 15, 2024 at 7:30 a.m., Amended: July 23, 2024, Amendment No. F**

ORDER NO.: 987-30097229-F-MAM

The form of policy or policies of title insurance contemplated by this report is:

ALTA Extended Owners Policy (6-17-06)

1. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

   A FEE

2. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

   SCHLESINGER FAMILY LIMITED PARTNERSHIP, a California limited partnership

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 CITY OF RIVERSIDE IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCELS 31, 33, 34, AND 35 OF PARCEL MAP 19617, IN THE CITY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN PARCEL MAP BOOK 128, PAGES 91 THROUGH 103, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 291-440-003, 291-440-005, 291-440-006, AND 291-440-007

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:

A. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2024-2025.

B. Intentionally Deleted

C. Intentionally Deleted

D. 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.

1. Water rights, claims or title to water, whether or not disclosed by the public records.

2. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, genetic information, medical condition, citizenship, primary language, and immigration status, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

   Recording Date: May 8, 1985
   Recording No: 97761 of Official Records

   Said covenants, conditions and restrictions provide that a violation thereof shall not defeat the lien of any mortgage or deed of trust made in good faith and for value.

   Said instrument also provides for the levy of assessments, the lien of which is stated to be subordinate to the lien of certain mortgages or deeds of trust made in good faith and for value.

   The provisions of said covenants, conditions and restrictions were extended to include the herein described Land by an instrument

   Recording Date: November 24, 1992
   Recording No: 450468 of Official Records

3. Intentionally Deleted

4. Intentionally Deleted

5. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said Parcel Map No. 19617

   Purpose: Sidewalk and street tree easements
   Affects: A portion of said land as more particularly described in said document.
   Recording No: Book 128, Pages 91 through 103 inclusive of maps

6. Intentionally Deleted

7. Intentionally Deleted

EXCEPTIONS
(Continued)

8. Intentionally Deleted

9. Intentionally Deleted

10. Intentionally Deleted

11. Intentionally Deleted

12. Intentionally Deleted

13. Intentionally Deleted

14. Intentionally Deleted

15. Matters which may be disclosed by an inspection and/or by a correct ALTA/NSPS Land Title Survey of said Land that is satisfactory to the Company, and/or by inquiry of the parties in possession thereof.

16. 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.

17. Intentionally Deleted

PLEASE REFER TO THE "INFORMATIONAL NOTES" AND "REQUIREMENTS" SECTIONS WHICH FOLLOW FOR INFORMATION NECESSARY TO COMPLETE THIS TRANSACTION.

END OF EXCEPTIONS

REQUIREMENTS SECTION

1. Before issuing its policy of title insurance, the Company will require the following for the below-named limited partnership:

   Name: Schlesinger Family Limited Partnership, a California limited partnership

   Certificate of Limited Partnership filed with the Secretary of State, in compliance with the provisions of the California Revised Limited Partnership Act, Section 15611 et. seq., Corporations Code.
   Certified Copy of the Certificate of Limited Partnership certified by the Secretary of State filed with the County Recorder.

   The Company reserves the right to add additional items or make further requirements after review of the requested documentation

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.

3. 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.

END OF REQUIREMENTS

INFORMATIONAL NOTES SECTION

1. 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.

2. 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.

3. 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.

4. The following Exclusion(s) are added to preliminary reports, commitments and will be included as an endorsement in the following policies:

   A. 2006 ALTA Owner's Policy (06-17-06).

      6. Defects, liens, encumbrances, adverse claims, notices, or other matters not appearing in the Public Records but that would be disclosed by an examination of any records maintained by or on behalf of a Tribe or on behalf of its members.

   B. 2006 ALTA Loan Policy (06-17-06).

      8. Defects, liens, encumbrances, adverse claims, notices, or other matters not appearing in the Public Records but that would be disclosed by an examination of any records maintained by or on behalf of a Tribe or on behalf of its members.

      9. Any claim of invalidity, unenforceability, or lack of priority of the lien of the Insured Mortgage based on the application of a Tribe's law resulting from the failure of the Insured Mortgage to specify State law as the governing law with respect to the lien of the Insured Mortgage.

   C. ALTA Homeowner's Policy of Title Insurance (12-02-13) and CLTA Homeowner's Policy of Title Insurance (12-02-13).

      10. Defects, liens, encumbrances, adverse claims, notices, or other matters not appearing in the Public Records but that would be disclosed by an examination of any records maintained by or on behalf of a Tribe or on behalf of its members.

   D. ALTA Expanded Coverage Residential Loan Policy - Assessments Priority (04-02-15).

      12. Defects, liens, encumbrances, adverse claims, notices, or other matters not appearing in the Public Records but that would be disclosed by an examination of any records maintained by or on behalf of a Tribe or on behalf of its members.

      13. Any claim of invalidity, unenforceability, or lack of priority of the lien of the Insured Mortgage based on the application of a Tribe's law resulting from the failure of the Insured Mortgage to specify State law as the governing law with respect to the lien of the Insured Mortgage.

   E. CLTA Standard Coverage Policy 1990 (11-09-18).

      7. Defects, liens, encumbrances, adverse claims, notices, or other matters not appearing in the public records but that would be disclosed by an examination of any records maintained by or on behalf of a tribe or on behalf of its members.

      8. Any claim of invalidity, unenforceability, or lack of priority of the lien of the insured mortgage based on the application of a tribe's law resulting from the failure of the insured mortgage to specify state law as the governing law with respect to the lien of the insured mortgage.

INFORMATIONAL NOTES
(Continued)

5. Note: There are NO conveyances affecting said Land recorded within 24 months of the date of this report.

6. Property taxes, including any personal property taxes and any assessments collected with 2023-2024 fiscal year taxes are as follows:

Tax Identification No.:	291-440-003
1st Installment:	$4,579.34, PAID
2nd Installment:	$4,579.34, PAID
Code Area:	009-056
Affects:	Parcel 31

Tax Identification No.:	291-440-005
1st Installment:	$3,327.88, PAID
2nd Installment:	$3,327.88, PAID
Code Area:	009-056
Affects:	Parcel 33

Tax Identification No.:	291-440-006
1st Installment:	$3,327.88, PAID
2nd Installment:	$3,327.88, PAID
Code Area:	009-056
Affects:	Parcel 34

Tax Identification No.:	291-440-007
1st Installment:	$3,412.79, PAID
2nd Installment:	$3,412.79, PAID
Code Area:	009-056
Affects:	Parcel 35

END OF INFORMATIONAL NOTES

Andrew Margo (MA-RIV)/ng

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

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Fidelity National Title Company
4210 Riverwalk Parkway, Suite 200, Riverside, CA 92505
Phone: (951) 710-5900• Fax: (951) 710-5955

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	**Underwritten by FNF Underwriters**
CTC – Chicago Title company	CTIC – Chicago Title Insurance Company
CLTC – Commonwealth Land Title Company	CLTIC - Commonwealth Land Title Insurance Company
FNTC – Fidelity National Title Company of California	FNTIC – Fidelity National Title Insurance Company
FNTCCA - Fidelity National Title Company of California	FNTIC - Fidelity National Title Insurance Company
TICOR – Ticor Title Company of California	CTIC – Chicago Title Insurance Company
LTC – Lawyer's Title Company	CLTIC – Commonwealth Land Title Insurance Company
SLTC – ServiceLink Title 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.

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;

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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:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
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:

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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.}

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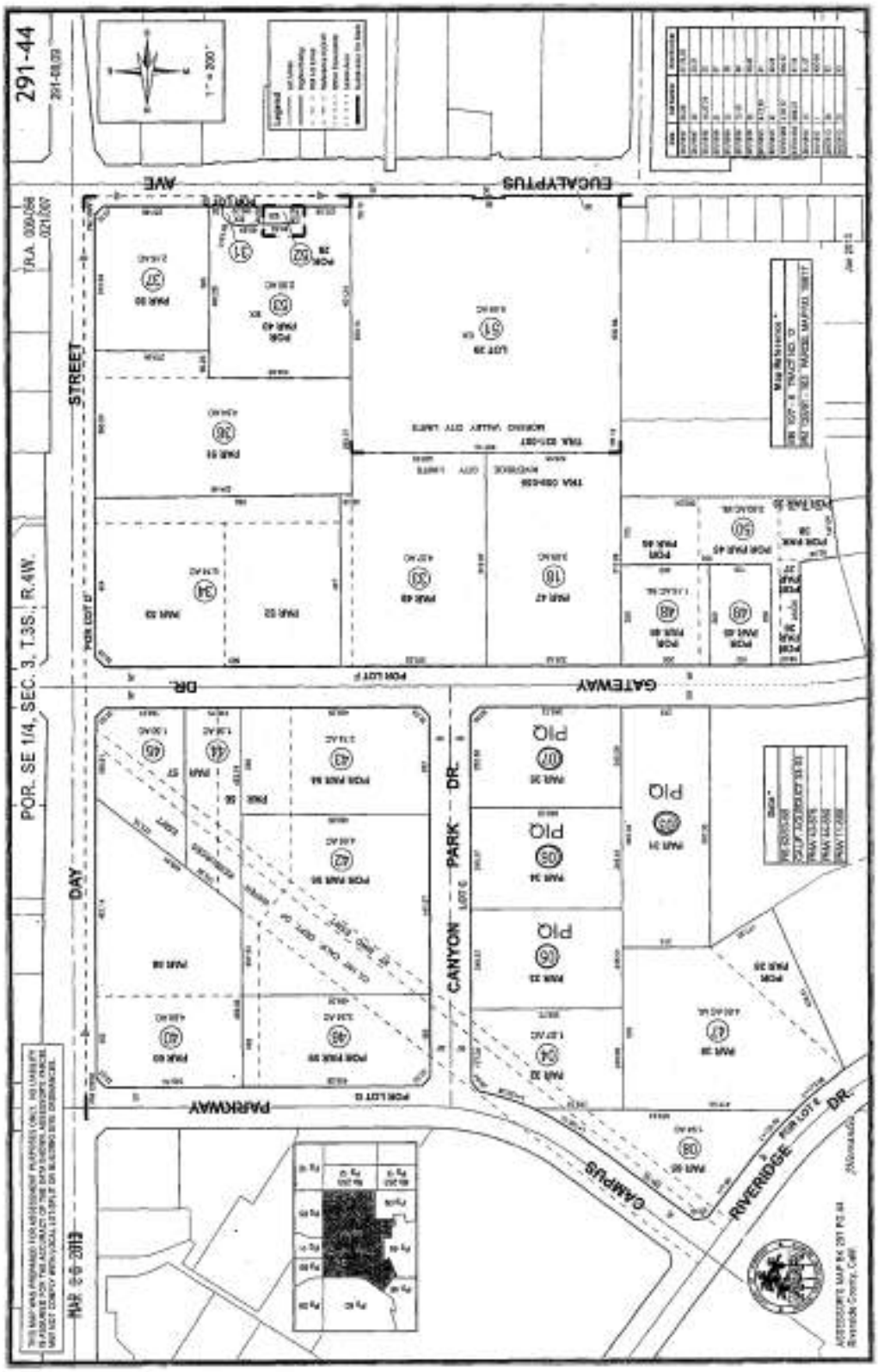
ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY – ASSESSMENTS PRIORITY (04-02-15)

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.

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This map/plat 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.: 30097229-987-987-MAM
Property Address: Schlesinger - Vacant land
Riverside, CA 92507

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 Schlesinger - Vacant land, Riverside, CA 92507, further described as follows: See Preliminary Report/Commitment No. 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 Schlesinger - Vacant land, Riverside, CA 92507, further described as follows: See Preliminary Report/Commitment No. 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 Fidelity National Title Company 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 Fidelity National Title Company (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: _____

APPENDIX C

EDR Historical Fire Insurance Map Report

APNs 291-440-003, -005 Through -007

Not Reported

Riverside, CA 92507

Inquiry Number: 7720891.3

July 29, 2024

Certified Sanborn® Map Report

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com