



PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

Inn at Palm Springs

2525 North Palm Canyon Road
Palm Springs, California 92262

Report Date

September 21, 2023

Partner Project No.

23-421032.1

Prepared for:

Commercial Bank of California
915 Wilshire Boulevard, Suite 1000
Los Angeles, California 90017



Building
Science



Environmental
Consulting



Construction &
Development



Energy &
Sustainability



September 21, 2023

Ms. Emily Pham
Commercial Bank of California
915 Wilshire Boulevard, Suite 1000
Los Angeles, California 90017

Subject: Phase I Environmental Site Assessment
Inn at Palm Springs
2525 North Palm Canyon Road
Palm Springs, California 92262
Partner Project No. 23-421032.1

Dear Ms. Pham:

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

This assessment included a site reconnaissance as well as research and interviews with representatives of the public, property ownership, site manager, and regulatory agencies. An assessment was made, conclusions stated, and recommendations outlined.

We appreciate your trust in Partner and the opportunity to provide environmental services to you. If you have any questions concerning this report, or if we can assist you in any other matter, please contact me at (310) 765-7243.

Sincerely,

Jenny Redlin
Relationship Manager

EXECUTIVE SUMMARY

Partner Engineering and Science, Inc. (Partner) has performed a Phase I Environmental Site Assessment (ESA) in accordance with the scope of work and limitations of ASTM Practice E1527-21, the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (AAI) (40 CFR Part 312) and set forth by Commercial Bank of California for the property located at 2525 North Palm Canyon Road in Palm Springs, Riverside County, California (the “subject property”). The Phase I Environmental Site Assessment is designed to provide Commercial Bank of California with an assessment concerning environmental conditions (limited to those issues identified in the report) as they exist at the subject property.

Property Description

The subject property is located on the northwest side of the intersection of North Palm Canyon Drive and West Racquet Club Road within a residential, commercial, retail, and resort area of Riverside County. Please refer to the table below for a further description of the subject property:

<i>Subject Property Data</i>	
<i>Address(es):</i>	2525 North Palm Canyon Road, Palm Springs, California
<i>Historical Address(es):</i>	2511 North Palm Canyon Drive
<i>Property Use:</i>	Hospitality
<i>Land Acreage (Ac):</i>	0.52 Ac
<i>Number of Buildings:</i>	One
<i>Number of Floors:</i>	One and two story
<i>Gross Building Area (SF):</i>	6,923 SF
<i>Date of Construction:</i>	Circa-1956
<i>Parcel Number:</i>	504-073-001
<i>Type of Construction:</i>	Wood-framed
<i>Current Tenants:</i>	Inn at Palm Springs for hospitality use (18 rooms)
<i>Site Assessment Performed By:</i>	Colin J Donohue of Partner
<i>Site Assessment Conducted On:</i>	September 19, 2023
<i>Regulatory Radius Report Date:</i>	September 05, 2023
<i>Report Date:</i>	September 21, 2023
<i>FOIAs Date:</i>	September 2023

The subject property is currently occupied by Inn at Palm Springs for hospitality use. Onsite operations consist of hotel guest accommodations and property upkeep. In addition to the current structure, the subject property is also improved with asphalt-paved parking areas, concrete-paved parking areas, associated landscaping, pool, perimeter fencing, and water fountain.

According to available historical sources, the subject property was formerly developed with a residence and multi-family residence from at least 1939 through 1955 and developed with the current structure by 1956. Tenants on the subject property have included: single and multi-tenant residential listings (1946-1956); El Tram Inn (1956); Six Fifty Hotel (1974-1986); Palm Springs Hotel/Santa Fe Inn; Kathuria Chand, Kathuria Yougnder (2000); Palm Springs Inn (2003-Present).

The adjoining properties are tabulated below:

Adjoining Properties	
North:	Dana Construction Offices (2555 North Palm Canyon Drive)
Northeast:	North Palm Canyon Drive followed by Palmina by the Racquet Club Shopping Center (2500 North Palm Canyon Drive)
East:	North Palm Canyon Drive followed by Carl's Jr. (2520 North Palm Canyon Drive)
Southeast:	Intersection of North Palm Canyon Drive & West Racquet Club Drive followed by a vacant lot
South:	West Racquet Club Drive followed by 7-Eleven (2493 North Palm Canyon Drive)
Southwest:	West Racquet Club Drive followed by apartments (575 West Racquet Club Drive)
West:	Apartments (500 West Racquet Club Drive & 2526 North Junipero Road)
Northwest:	Apartments (2552 North Junipero Road)

According to a previous subsurface investigation conducted on a nearby property and topographic map interpretation, the physical setting features of the subject property identify the terrain as sloping to the east-southeast with the depth to groundwater in the vicinity of the subject property inferred to be approximately 300 feet below ground surface (bgs) and groundwater flow inferred to be toward the east-southeast.

Findings and Opinions

Recognized Environmental Condition

A recognized environmental condition (REC) refers to the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment.

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

Controlled Recognized Environmental Condition

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

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

Historical Recognized Environmental Condition

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

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

Business Environmental Risk

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

- Due to the age of the subject property building, there is a potential that asbestos-containing material (ACM) and/or lead-based paint (LBP) are present. Readily visible suspect ACMs and painted surfaces were observed in good condition. Should these materials be replaced, the identified suspect ACMs would need to be sampled to confirm the presence or absence of asbestos prior to any renovation or demolition activities to prevent potential exposure to workers and/or building occupants.

Significant Data Gaps

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

Conclusions and Recommendations

Partner has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-21 of 2525 North Palm Canyon Road in Palm Springs, Riverside County, California (the "subject property"). Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report.

This assessment has revealed no evidence of RECs, CRECs, or HRECs, in connection with the subject property; however, a BER was identified. Based on the conclusions of this assessment, Partner recommends the following:

- An Operations and Maintenance (O&M) Program should be implemented in order to safely manage the suspect ACMs and LBP located at the subject property.

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1.0 INTRODUCTION

Partner Engineering and Science, Inc. (Partner) has performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Practice E1527-21 and the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (AAI) (40 CFR Part 312) for the property located at 2525 North Palm Canyon Road in Palm Springs, Riverside County, California (the “subject property”). Any exceptions to, or deletions from, this scope of work are described in the report.

1.1 Purpose

The purpose of this ESA is to identify existing or potential Recognized Environmental Conditions (as defined by ASTM Standard E1527-21) affecting the subject property that: 1) constitute or result in a material violation or a potential material violation of any applicable environmental law; 2) impose any material constraints on the operation of the subject property or require a material change in the use thereof; 3) require clean-up, remedial action or other response with respect to Hazardous Substances or Petroleum Products on or affecting the subject property under any applicable environmental law; 4) may affect the value of the subject property; and 5) may require specific actions to be performed with regard to such conditions and circumstances. The information contained in the ESA Report will be used by Client to: 1) evaluate its legal and financial liabilities for transactions related to foreclosure, purchase, sale, loan origination, loan workout or seller financing; 2) evaluate the subject property’s overall development potential, the associated market value and the impact of applicable laws that restrict financial and other types of assistance for the future development of the subject property; and/or 3) determine whether specific actions are required to be performed prior to the foreclosure, purchase, sale, loan origination, loan workout or seller financing of the subject property.

This ESA was performed to permit the User to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) liability (hereinafter, the “landowner liability protections,” or “LLPs”). ASTM Standard E1527-21 constitutes “all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice” as defined at 42 U.S.C. §9601(35)(B).

1.2 Scope of Work

The scope of work for this ESA is in accordance with and to the extent necessary to achieve the goal of the requirements set forth in the ASTM Standard E1527-21. This assessment included: 1) a property and adjoining site reconnaissance; 2) interviews with key personnel; 3) a review of historical sources; 4) a review of regulatory agency records; and 5) a review of a regulatory database report provided by a third-party vendor. Partner contacted local agencies, such as environmental health departments, fire departments and building departments to obtain readily ascertainable information to determine any current and/or former hazardous substances usage, storage and/or releases of hazardous substances on the subject property. Additionally, Partner researched readily available information on the presence of activity and use limitations (AULs) at these agencies. As defined by ASTM E1527-21, AULs include both legal (that is, institutional) and physical (that is, engineering) controls that may include legal or physical restrictions or limitations on the use of, or access to, a site or facility: 1) to reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil, soil vapor, groundwater, or surface water on the subject property; or 2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment. These legal or physical restrictions, which may include institutional and/or engineering controls (IC/ECs), are intended to prevent adverse impacts to individuals or populations that may be exposed to hazardous substances and petroleum products in the soil, soil vapor, groundwater, and/or surface water on a property.

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

1.3 Limitations

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

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

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

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

1.4 User Reliance

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

1.5 Limiting Conditions

The findings and conclusions contain all the limitations inherent in these methodologies that are referred to in ASTM Practice E1527-21.

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

- Interviews with past owners, operators and occupants were not reasonably ascertainable and thus constitute a data gap. Based on information obtained from other historical sources, this data gap is not expected to alter the findings of this assessment.
- Partner requested completion of the AAI User Questionnaire from the Report User. This information was not provided at the time of the assessment. This data gap is not expected to alter the findings of this assessment.
- Partner was not able to document the historical use of the subject property prior to 1939, since city directories were not available prior to 1946, aerial photographs prior to 1939, topographic maps prior to 1940 were not reasonably ascertainable from local agencies and other historical sources such as fire insurance maps did not provide coverage of the subject property. This data failure is not considered critical and does not change the conclusions of this report, as the 1939 aerial photograph revealed the subject property to be developed with a residence, with a residential listing at a suspected former subject property address (2511 North Palm Canyon Drive) identified in the 1946 city directory. In addition, the adjoining and surrounding areas are also shown mostly as undeveloped land with residential development in the surrounding vicinity. This data gap is not expected to alter the findings of this assessment.
- Partner was unable to determine the property use at five-year intervals, which constitutes a data gap. Except for property tax files and recorded land title records, which were not considered to be sufficiently useful, Partner reviewed all standard historical sources and conducted appropriate interviews. This data gap is not expected to alter the findings of this assessment.
- Partner inspected approximately 10% of all interior units and all common areas. Based on the size and nature of use of the uninspected units (hotel guest units), this limited method of inspection is not expected to alter the overall findings of this assessment.
- Partner submitted Freedom of Information Act (FOIA) requests to the Riverside County Department of Environmental Health and Palm Springs City Clerk's Office for information pertaining to hazardous substances, underground storage tanks, releases, inspection records, etc. for the subject property and/or adjoining properties. As of this writing, these agencies have not responded to Partner's request. Based on information obtained from other historical resources, this limitation is not expected to alter the overall findings of this assessment.

2.0 SITE DESCRIPTION

2.1 Site Location and Legal Description

The subject property at 2525 North Palm Canyon Road in Palm Springs, California is located on the northwest side of the intersection of North Palm Canyon Drive and West Racquet Club Road. According to the Riverside County Assessor, the subject property is legally described as *LOTS 1, 2, 3 & 4 MB 019/022 PALM SPRINGS VILLAGE*. According to Riverside County Assessor, ownership is currently vested in Team Pasa LLC since 2019.

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

2.2 Current Property Use

The subject property is currently occupied by Inn at Palm Springs for hospitality use. Onsite operations consist of hotel guest accommodations and property upkeep. The subject property consists of one, one and two-story building with partial basement located on the west-southwest and west side of the property. In addition to the current structure, the subject property is also improved with asphalt-paved parking areas, concrete-paved parking areas, associated landscaping, pool, perimeter fencing, and water fountain.

The subject property is designated for CT - Hotel development by the City of Palm Springs.

The subject property was not identified in the regulatory database report of Section 4.2.

2.3 Current Use of Adjoining Properties

The subject property is located within a residential, commercial, retail, and resort area of Riverside County. During the vicinity reconnaissance, Partner observed the land uses on adjoining properties as defined in ASTM Practice E1527-21 as any real property or properties the border of which is contiguous or partially contiguous with that of the property, or that would be contiguous or partially contiguous with that of the property but for a street, road, or other public thoroughfare separating them. The adjoining properties are tabulated below:

Adjoining Properties	
North:	Dana Construction Offices (2555 North Palm Canyon Drive)
Northeast:	North Palm Canyon Drive followed by Palmina by the Racquet Club Shopping Center (2500 North Palm Canyon Drive)
East:	North Palm Canyon Drive followed by Carl's Jr. (2520 North Palm Canyon Drive)
Southeast:	Intersection of North Palm Canyon Drive & West Racquet Club Drive followed by a vacant lot
South:	West Racquet Club Drive followed by 7-Eleven (2493 North Palm Canyon Drive)
Southwest:	West Racquet Club Drive followed by apartments (575 West Racquet Club Drive)
West:	Apartments (500 West Racquet Club Drive & 2526 North Junipero Road)
Northwest:	Apartments (2552 North Junipero Road)

The adjoining properties were identified as a Federal RCRA-SQG Generator Site and DRYCLEANERS, HZH Riverside, CERS HAZ, Delisted County site in the regulatory database report of Section 4.2.

2.4 Physical Setting Sources

2.4.1 Topography

The 2021 United States Geological Survey (USGS) Palm Springs, California Quadrangle 7.5-minute series topographic map was reviewed for this ESA. According to the contour lines on the topographic map, the

subject property is located at approximately 632 feet above mean sea level (MSL). The contour lines in the area of the subject property indicate the area is sloping gently towards the east-southeast.

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

2.4.2 Hydrology

While under natural and undisturbed conditions shallow groundwater flow most frequently follows the topography of the land surface, natural or man-made features can affect flow direction, and the presumed flow may not match the actual flow directions at the subject property and vicinity. A previous subsurface investigation conducted on a nearby property and topographic map interpretation indicates the direction of groundwater flow in the vicinity of the subject property is inferred to be toward the east-southeast.

According to a previous subsurface investigation conducted on a nearby property, the depth to groundwater in the vicinity of the subject property inferred to be approximately 300 feet bgs.

The nearest surface water in the vicinity of the subject property is the Whitewater River located approximately 1.4 miles and west of the subject property. No settling ponds, lagoons, surface impoundments, wetlands or natural catch basins were observed at the subject property during this assessment.

According to available information, a public water system operated by the Desert Water Agency (DWA) serves the subject property vicinity. The sources of public water for the City of Palm Springs are groundwater from municipal wells.

2.4.3 Geology/Soils

The subject property is situated within the Colorado River Desert physiographic province of the State of California. The Colorado River Desert consists of a low-lying barren desert basin, about 245 feet below sea level in part, is dominated by the Salton Sea. The province is a depressed block between active branches of alluvium-covered San Andreas Fault with the southern extension of the Mojave Desert on the east. It is characterized by the ancient beach lines and silt deposits of extinct Lake Cahuilla.

Based on information obtained from the United States Department of Agriculture (USDA) Natural Resources Conservation Service Web Soil Survey online database, the subject property is mapped as Carsitas gravelly sand. This series consists of non-saline to slightly saline gravelly alluvium derived from granite; excessively well drained with high to very high permeability and very low available water storage capacity Slopes range from 0 to 9 percent.

2.4.4 Flood Zone Information

Partner performed a review of the Flood Insurance Rate Map, published by the Federal Emergency Management Agency. According to Community Panel Number 06065C-1556G, dated August 28, 2008, the subject property appears to be located in Zone X (unshaded); defined as minimal risk areas outside the 1-percent and 0.2-percent-annual-chance floodplains.

A copy of the reviewed flood map is included in Appendix B of this report.

3.0 HISTORICAL INFORMATION

Partner obtained historical use information about the subject property from a variety of sources. A chronological listing of the historical data found is summarized in the table below:

<i>Historical Use Information</i>		
Years	Resource	Description/Use
1939-1955	Aerial Photographs, City Directories, Topographic Maps	Single or Multi-Family Residential
1956-Present	Aerial Photographs, Assessor Records, City Directories, Interviews, Topographic Maps	Commercial-Hotel

Tenants on the subject property have included: single and multi-tenant residential listings (1946-1956); El Tram Inn (1956); Six Fifty Hotel (1974-1986); Palm Springs Hotel/Santa Fe Inn); Kathuria Chand, Kathuria Yougnder (2000); Palm Springs Inn (2003-Present).

No potential environmental concerns were identified in association with the current or former use of the subject property.

3.1 Aerial Photograph Review

Partner obtained available aerial photographs of the subject property and surrounding area from Environmental Risk Information Services (ERIS) on September 06, 2022. The inferred uses of the subject property and adjoining properties as interpreted from the aerial photographs in Appendix B are tabulated below:

Date:	1939, 1948	Scale:	1"=500'
Subject Property:	Appears to be developed with a residential type of structure on the south side		
North:	Appears to be agricultural land		
Northeast:	Appears to be undeveloped land beyond a road		
East:	Appears to be undeveloped land beyond a road		
Southeast:	Appears to be undeveloped land beyond an intersection		
South:	Appears to be undeveloped land beyond a road		
Southwest:	Appears to be undeveloped land beyond a road		
West:	Appears to be undeveloped land		
Northwest:	Appears to be undeveloped land		

Date:	1955	Scale:	1"=500'
Subject Property:	No significant changes visible		
North:	No significant changes visible		
Northeast:	No significant changes visible		
East:	No significant changes visible		
Southeast:	No significant changes visible		
South:	No significant changes visible		
Southwest:	No significant changes visible		
West:	Appears to be developed with a dwelling		
Northwest:	No significant changes visible		

Date:	1966, 1972	Scale:	1"=500'
Subject Property:	Appears to be developed with the existing structures		
North:	No significant changes visible		
Northeast:	No significant changes visible		
East:	No significant changes visible		
Southeast:	No significant changes visible		
South:	No significant changes visible		
Southwest:	No significant changes visible		
West:	No significant changes visible		
Northwest:	No significant changes visible		

Date:	1980	Scale:	1"=500'
Subject Property:	No significant changes visible		
North:	No significant changes visible		
Northeast:	No significant changes visible		
East:	No significant changes visible		
Southeast:	No significant changes visible		
South:	Appears to be developed with an apartment building and commercial structure across a road		
Southwest:	Appears to be developed with an apartment building across a road		
West:	No significant changes visible		
Northwest:	Appears to be developed with a residence		

Date:	1989, 1996, 2002, 2005	Scale:	1"=500'
Subject Property:	No significant changes visible		
North:	Appears to be developed with a commercial building		
Northeast:	Appears to be developed with a shopping center across a road		
East:	Appears to be developed with a shopping center across a road		
Southeast:	Appears to be developed with a circular feature across an intersection		
South:	No significant changes visible		
Southwest:	No significant changes visible		
West:	No significant changes visible		
Northwest:	No significant changes visible		

Date:	2009, 2010, 2012, 2014, 2016, 2018, 2020, 2021	Scale:	1"=500'
Subject Property:	No significant changes visible		
North:	No significant changes visible		
Northeast:	No significant changes visible		
East:	No significant changes visible		
Southeast:	Appears to be vacant land beyond an intersection		
South:	No significant changes visible		

Date:	2009, 2010, 2012, 2014, 2016, 2018, 2020, 2021	Scale:	1"=500'
Southwest:	No significant changes visible		
West:	No significant changes visible		
Northwest:	No significant changes visible		

Copies of select aerial photographs are included in Appendix B of this report.

3.2 Fire Insurance Maps

Partner reviewed the collection of Fire insurance maps (FIMS) from ERIS on September 06, 0020. FIM coverage was not available for the subject property.

A copy of the no coverage documentation is included in Appendix B of this report.

3.3 City Directories

Partner reviewed historical city directories obtained from ERIS on September 06, 0023 for past names and businesses that were listed for the subject property and adjoining properties. The findings are tabulated below:

<i>City Directory Search for 2511 N Palm Canyon Dr (Subject Property)</i>	
Year(s)	Occupant Listed
1946	D B Carlin (Long Beach)
1950	Carlin D B, Pohl Marjorie G
1956	Carlin D B, Nowell a J, Duraclean Serv, Hopkins Harold
<i>City Directory Search for 2511 #Rear N Palm Canyon Dr (Subject Property)</i>	
Year(s)	Occupant Listed
1950	Schanhals Duke
<i>City Directory Search for 2525 N Palm Canyon Dr (Subject Property)</i>	
Year(s)	Occupant Listed
1956	Carlin J D, El Tram Inn
1974	Carlin Jim, Six Fifty Hotel
1977	Carlin Jim, Motel Six Fifty, Six Fifty Hotel
1984	Motel Six Fifty, Six Fifty Hotel
1986	Motel Six Fifty, Six Fifty Hotel
1991	Santa Fe Inn, Hotel Rsrvtns Cntr, Palm Spg Htl Res Ct
1996	Xxxx
2000	Kathuria Chand, Kathuria Yougnder
2003	Palm Springs Inn
2008	Palm Springs Inn, Yougnder Kathuria
2011	Palm Springs Inn
2020	Palm Furniture Gallery
2022	Inn, Palm Furniture Gallery

Based on the city directory review, no environmentally sensitive listings were identified for the subject property address(es).

<i>City Directory Search for 2526 N Junipero Ave (Adjoining Property)</i>	
<i>Year(s)</i>	Occupant Listed
1984	Hill Edwin, Jimerson Jas, Allbut Mildred, Detiega Cynthia
1986	Isenberg Kurt
1991	Orr Donald
1996	Orr Donald
2000	McLean Robb, Williams Jean
2003	Donald Orr
2008	Jean Williams, Heather Murdock
2011	May Jones
2016	Mae Jones, Victoria Jasper
2020	Mae Jones, Victoria Jasper
2022	Mae Jones, Victoria Jasper
<i>City Directory Search for 2552 N Junipero Ave (Adjoining Property)</i>	
<i>Year(s)</i>	Occupant Listed
1986	Mcelroy Mike
1991	Cline Shelley D, Brattebo Richard D
1996	Abusaad Terry
2000	Futterman Walter
2003	Terry Abusaad
2011	Sandy Enoch, John Tinsley
2016	Alice Sunde
2020	Alice Sunde
2022	Vanessa Kaufman
<i>City Directory Search for 2493 N Palm Canyon Dr (Adjoining Property)</i>	
<i>Year(s)</i>	Occupant Listed
1977	Seven 11 Food 17666
1984	Seven 11 Fd 17666
1986	Seven 11 Fd 17666
1991	Seven 11 Food 17666
1996	Seven 11 Food 17666
2000	Perlin Bernard, Seven 11 Food Store No 17666
2003	7 Eleven Food Store
2008	7 Eleven, Seven Eleven Food Stores
2011	7 Eleven
2016	7 Eleven
2020	7 Eleven, Western Union Agent Location

2022	7 Eleven, Western Union Agent Location
City Directory Search for 2500 N Palm Canyon Dr (Adjoining Property)	
Year(s)	Occupant Listed
1986	Relaxslax, Mr Shop The, S a S Shoes, Loehmanns Inc, Rolls for Men, Allison's Place, Rags for Dolls, Linens N Things
1991	S a S Shoes, Loehmanns Inc, Peach Tree Wrhs, Fieldcrest Cannon, Trader Ricks Mens, Mikasa Factory Str, Heidis Forgen Yozrt
1996	Swing 1, Fitzgeralds, S a S Shoes, Loehmanns Inc, Canyon Cleaners, Mikasa Factory Str
2000	Igas, A R M, S a S Shoes, Caffè Italia, Loehmanns Inc, Silvia Designs, Flower Trader The, Ortegass Furniture, Mikasa Factory Str, Alien Resistance Movement, Palm Spg Shotokan Karate Do, Intl Guild of Advance Sciences
2003	1 Swing, Canvas Arts, Caffè Italia, Tuscany Plaza, Lanari & Assoc, Sas Shoe Stores, Wew Construction, Ortega's Furniture, Mdsi Physicians Group, Palm Springs Shotokan
2008	U Haul Co, Caffè Italia, Modern Homes, Thorny Theater, Canvas Arts Inc, 111 Antique Mall, M Modern Gallery, Jim Rodriguez Ms Pt, Rodriguez Jim Ms Pt, Five Star Nail & Spa, J & R Family Billiard, Marthas Village Thft, Palm Springs Shotokan, Physician Consulting Svc, Spartan Concrete & Asphalt, Palm Springs Medical Supply, Riverside County Environmental
2011	Modern Home, Caffè Italia, Thorny Theater, 111 Antique Mall, M Modern Gallery, Five Star Nail & Spa, Riverside County Environmental
2016	Dollar Wise, Caffè Italia, Modern Homes, Northgate 111, M Modern Gallery, Five Star Nail & Spa
2020	Campas, Luz, Escape Room, Modern Homes, Lowry, Hannah, Marquez, Lisa, Reese, Satish, Barb, Noella M, Harris, Ronald, Bradford, David, Horns, Stephanie, Morales, Otilia R, Five Star Nail & Spa, Palm Furniture Design
2022	Venezia, Ventura, Mclean Co, Campas, Luz, Escape Room, Dom Mark Inc, Modern Homes, Barb, Noella M, Harris, Ronald, 4 Paws Coffee Co, Boomerang for Modern, Five Star Nail & Spa, Pierson Holdings Llc, Palm Furniture Design, Venezia Italian Rstrnt Pzzr
City Directory Search for 2520 N Palm Canyon Dr (Adjoining Property)	
Year(s)	Occupant Listed
1991	Carls Jr Restaurant
1996	Carls Jr Restaurant
2000	Carls Jr Restaurant
2003	Carl's Jr Restaurant
2008	Carls Jr, Carls Jr Restaurant
2011	Carls Jr
2016	Atm, Carl's Jr
2020	Carl's Jr
2022	Carl's Jr
City Directory Search for 500 W Racquet Club Rd (Adjoining Property)	
Year(s)	Occupant Listed
1974	Wilkie Ro8 T, Bazzoni John, Gorey Lester J, Zopelis John A

1977	Bazzoni John
1984	Bazzoni John, Lipman Imogene
1986	Bazzoni John
1991	Pagilio Michael A
1996	Jimenez Hugo, Chang Jennifer
2000	Squire Victor
2003	Hugo Jimenez, Jennifer Chang
2011	Sharon Omara
2016	Palm Springs Recovery
2020	Palm Springs Recovery
2022	Palm Springs Recovery
City Directory Search for 575 W Racquet Club Rd (Adjoining Property)	
Year(s)	Occupant Listed
1950	Carlin D B
1956	Carlin D B
1984	Carlin Mary
1986	Xxxx
1991	Xxxx
1996	Xxxx
2000	Miller Meide
2011	Merle Miller
2020	Dale Ayres
2022	Dale Ayres

According to the city directory review, the adjoining property to the east was occupied by Canyon Cleaners in 1996. Please refer to Section 4.2.3 for further discussion.

Copies of reviewed city directories are included in Appendix B of this report.

3.4 Historical Topographic Maps

Partner reviewed historical topographic maps obtained from ERIS on September 02, 2023. The following inferred uses of the subject property and adjoining properties interpreted from topographic maps in Appendix B and are tabulated below:

Date:	1940, 1944
Subject Property:	Depicted as developed with a small structure on the south side
North:	Depicted as undeveloped land
Northeast:	Depicted as undeveloped land beyond Hwy 111
East:	Depicted as undeveloped land beyond Hwy 111
Southeast:	Depicted as undeveloped land beyond an intersection
South:	Depicted as undeveloped land beyond a road

Date:	1940, 1944
Southwest:	Depicted as undeveloped land beyond a road
West:	Depicted as undeveloped land
Northwest:	Depicted as undeveloped land

Date:	1957
Subject Property:	Depicted as developed with a structure near the northern side
North:	Depicted as developed with a structure
Northeast:	No significant changes depicted
East:	No significant changes depicted
Southeast:	No significant changes depicted
South:	No significant changes depicted
Southwest:	Depicted as developed with a structure across a road
West:	Depicted as developed with a structure
Northwest:	Depicted as developed with a structure

Date:	1972, 1980
Subject Property:	Depicted as developed with the existing hotel structures
North:	Depicted as undeveloped land
Northeast:	Depicted as undeveloped land beyond a road
East:	Depicted as undeveloped land beyond a road
Southeast:	Depicted as undeveloped land beyond an intersection
South:	Depicted as developed with a structure across a road
Southwest:	No significant changes depicted
West:	No significant changes depicted
Northwest:	No significant changes depicted

Date:	1988, 1996
Subject Property:	No significant changes depicted
North:	No significant changes depicted
Northeast:	Depicted as developed with a shopping center across Palm Canyon
East:	Depicted as developed with a shopping center across Palm Canyon
Southeast:	No significant changes depicted
South:	No significant changes depicted
Southwest:	No significant changes depicted
West:	No significant changes depicted
Northwest:	No significant changes depicted

Copies of reviewed topographic maps are included in Appendix B of this report.

4.0 REGULATORY RECORDS REVIEW

4.1 Regulatory Agencies

4.1.1 Health Department

Regulatory Agency Data	
Name of Agency:	Riverside County Department of Environmental Health (RCDEH)
Point of Contact:	https://riversidecountyca.nextrequest.com/requests/new
Agency Address:	4065 County Circle Drive, Room 104, Riverside, California 92503
Agency Phone Number:	(951) 358-70189
Date of Contact:	September 14, 2022
Method of Communication:	Online Request Form
Summary of Communication: As of the date of this report, Partner has not received a response from the RCDEH for inclusion in this report.	

4.1.2 Building Department

Regulatory Agency Data	
Name of Agency:	Palm Springs Building Department
Point of Contact:	City Clerk's Office
Agency Address:	3200 East Tahquitz Canyon Way, Palm Springs, California 92262
Agency Phone Number:	(760) 323-8204
Date of Contact:	September 14, 2023
Method of Communication:	Online Request Form
Summary of Communication: As of the date of this report, Partner has not received a response from the PSBD for inclusion in this report.	

4.1.3 Planning Department

Regulatory Agency Data	
Name of Agency:	Palm Springs Planning Department
Point of Contact:	City Clerk's Office
Agency Address:	3200 East Tahquitz Canyon Way, Palm Springs, California 92262
Agency Phone Number:	(760) 323-8204
Date of Contact:	September 14, 2023
Method of Communication:	Online Request Form
Summary of Communication: As of the date of this report, Partner has not received a response from the PSPD for inclusion in this report.	

4.1.4 Oil & Gas Exploration

Regulatory Agency Data	
Name of Agency:	California Geologic Energy Management Division (CalGEM) Southern District
Point of Contact:	http://maps.conservation.ca.gov/doggr/index.html
Agency Address:	3780 Kilroy Way, Suite 400, Long Beach, California 90806
Agency Phone Number:	(562) 637-4400
Date of Contact:	September 14, 2023
Method of Communication:	Online Research
Summary of Communication: According to CalGem, no oil or gas wells are located on or adjoining to the subject property.	

4.1.5 Assessor's Office

Regulatory Agency Data	
Name of Agency:	Riverside County Assessor
Point of Contact:	http://pic.asrclkrec.com/
Agency Address:	4080 Lemon Street, 1st Floor, Riverside, California 92501
Agency Phone Number:	(951) 955-9553
Date of Contact:	September 14, 2023
Method of Communication:	Online Research
Summary of Communication: According to records reviewed, the subject property is identified by Assessor Parcel Number (APN) 504-073-001 and is currently owned by Team Pasa LLC since 2019]. The current building totals approximately 6,923 square feet on a 0.52-acre lot.	

4.1.6 Air Pollution Control Agency

Regulatory Agency Data	
Name of Agency:	South Coast Air Quality Management District
Point of Contact:	http://www3.aqmd.gov/webappl/fim/prog/search.aspx
Agency Address:	21865 Copley Drive, Diamond Bar, California 91765
Date of Contact:	September 14, 2023
Method of Communication:	Online Research
Summary of Communication: No Permits to Operate (PTO), Notices of Violation (NOV), or Notices to Comply (NTC) or the presence of AULs, dry cleaning machines, or USTs were on file for the subject property with the AQMD.	

4.1.7 Regional Water Quality Agency

Regulatory Agency Data	
Name of Agency:	State Water Resources Control Board (SWRCB) Santa Ana Regional Water Quality Control Board (RWQCB)
Point of Contact:	https://geotracker.waterboards.ca.gov/map/?global_id=T10000005231
Agency Address:	3737 Main Street, Suite 500, Riverside, California 92501
Agency Phone Number:	(951) 782-4130
Date of Contact:	September 14, 2023
Method of Communication:	Online Research
Summary of Communication: No records regarding hazardous substance use, storage or releases, or the presence of USTs and AULs on the subject property were on file with the RWQCB.	

4.1.8 Department of Toxic Substances Control

Regulatory Agency Data	
Name of Agency:	California Department of Toxic Substances Control (DTSC)
Point of Contact:	http://hwts.dtsc.ca.gov/report_search.cfm?id=5 http://www.envirostor.dtsc.ca.gov/public/
Agency Address:	5796 Corporate Drive, Cypress, California 90603
Agency Phone Number:	(877) 786-9427
Date of Contact:	September 14, 2023
Method of Communication:	Online Research
Summary of Communication: No records regarding hazardous substance use, storage or releases, or the presence of USTs and AULs on the subject property were on file with the DTSC.	

Copies of pertinent documents are included in Appendix B of this report.

4.2 Mapped Database Records Search

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

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

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

4.2.1 Regulatory Database Summary

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

<i>Database Report Data</i>				
<i>Database</i>	AMSD Radius (mile)	Listings Identified		
		Subject Property	Adjoining Properties	Surrounding Area Sites of Concern
<i>Federal NPL</i>	1.00	N	N	N
<i>Delisted NPL Site</i>	0.50	N	N	N
<i>Federal SEMS Site</i>	0.50	N	N	N
<i>Federal SEMS-ARCHIVE</i>	0.50	N	N	N
<i>Federal RCRA CORRACTS Facility</i>	1.00	N	N	N
<i>Federal RCRA TSDF Facility</i>	0.50	N	N	N
<i>Federal RCRA Generators Site (LQG, SQG, VSQG, CESQG)</i>	Subject and Adjoining	N	Y	N
<i>Federal IC/EC Registries</i>	Subject Property	N	N	N
<i>Federal ERNS Site</i>	Subject Property	N	N	N
<i>State/Tribal Equivalent NPL</i>	1.00	N	N	N
<i>State/Tribal Equivalent CERCLIS</i>	1.00	N	N	N
<i>State/Tribal Landfill/Solid Waste Disposal Site</i>	0.50	N	N	N
<i>State/Tribal Leaking Storage Tank Site (LUST/LPST)</i>	0.50	N	N	N
<i>State/Tribal Registered Storage Tank Sites (UST/AST)</i>	Subject and Adjoining	N	N	N
<i>State/Tribal IC/EC Registries</i>	Subject and Adjoining	N	N	N
<i>State/Tribal Voluntary Cleanup Sites (VCP)</i>	0.50	N	N	N
<i>State/Tribal Spills</i>	0.25	N	N	N
<i>Federal Brownfield Sites</i>	0.50	N	N	N
<i>State Brownfield Sites</i>	0.50	N	N	N
<i>Non-ASTM Databases</i>	Subject and Adjoining	N	Y	N

4.2.2 Subject Property Listings

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

4.2.3 Adjoining Property Listings

The adjoining properties to the to the east was identified as a DRYCLEANERS, HZH Riverside, CERS HAZ, Delisted County and the adjoining property to the south was listed as a Delisted County, CERS HAZ, and HZH Riverside in the regulatory database report, as discussed below:

<i>Adjoining Property Database Listing</i>	
Property Name:	Oasis Cleaners
Address:	2500 North Palm Canyon Drive STE B4
Direction:	East
Hydrological Gradient:	Down-gradient
Database Listing:	RCRA-SQG, DRYCLEANERS
Substance Involved:	Not reported
Years of Operation:	1994-1996
Status:	Closed
Discussion:	The adjoining property to the east was occupied by a drycleaner from 1994 through 1996. No hazardous waste streams were identified, although trichloroethylene and/or perchloroethylene were likely used onsite. The site does not have any reported releases and appears to have been located at the adjoining property for a relatively brief time period (2-3) years. Based on the distance, gradient, lack of reported releases, and relatively brief time period (2-3) years that the dry cleaner appears to have been onsite, this listing is not considered to represent an environmental concern.

<i>Adjoining Property Database Listing</i>	
Property Name:	Carl's Jr
Address:	2520 North Palm Canyon Drive
Direction:	East
Hydrological Gradient:	Down-Gradient
Database Listing:	CERS HAZ
Substance Involved:	Carbon dioxide
Years of Operation:	2016-present
Status:	Active
Discussion:	The adjoining property is occupied by a fast-food restaurant which stores carbon dioxide for beverage dispensing systems. Based on the nature of occupancy, this listing is not considered to represent an environmental concern.

<i>Adjoining Property Database Listing</i>	
Property Name:	7-Eleven Store #17666
Address:	2493 North Palm Canyon Drive
Direction:	South
Hydrological Gradient:	Down-Gradient
Database Listing:	DELISTED County, CERS HAZ
Substance Involved:	Carbon dioxide
Years of Operation:	2014-Present
Status:	Active
Discussion:	The adjoining property is occupied by a retail mart which stores carbon dioxide for beverage dispensing systems. Based on the nature of occupancy, this listing is not considered to represent an environmental concern.

Based on the findings, vapor migration is not considered an environmental concern at this time.

4.2.4 Surrounding Area Listings of Concern to Subject Property

No sites of concern are identified in the regulatory database report.

Based on the findings, vapor migration is not considered an environmental concern at this time.

4.2.5 Unplottable Listings

No unplottable listings of concern are identified in the regulatory database report.

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

5.0 USER PROVIDED INFORMATION AND INTERVIEWS

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

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

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

Pursuant to ASTM Practice E1527-21, Partner requested the following site information from Commercial Bank of California (User of this report).

User Responsibilities		
Item	Provided By User	Not Provided By User
AAI User Questionnaire		X
Title Records, Environmental Liens, and AULs	X	
Specialized Knowledge		X
Actual Knowledge		X
Valuation Reduction for Environmental Issues		X
Identification of Key Site Manager	X	
Reason for Performing Phase 1 ESA	X	
Prior Environmental Reports		X
Other		X

5.1 Interviews

5.1.1 Interview with Owner

Mr. Paul Kurdian, subject property owner, was not aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the subject property; any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the subject property; or any notices from a governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.

According to the subject property owner, the subject property was developed in 1956. The subject property owner further stated that there are no USTs, ASTs, clarifiers, oil/water separators, groundwater monitoring

wells, or hazardous substance use/storage/generation on the subject property to the best of their knowledge.

5.1.2 Interview with Report User

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

5.1.3 Interview with Key Site Manager

Mr. Paul Kurdian, also acted as the key site manager and his interview is discussed in Section 5.1.1.

5.1.4 Interviews with Past Owners, Operators and Occupants

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

5.2 User Provided Information

5.2.1 Title Records, Environmental Liens, and AULs

Partner was provided with preliminary title records for review as part of this assessment. No environmental liens or AULs were identified for the subject property. A copy of the title report is provided in Appendix B.

5.2.2 Specialized Knowledge

The User did not have specialized knowledge of environmental conditions associated with the subject property at the time of the assessment.

5.2.3 Actual Knowledge of the User

The User was not aware of environmental liens and/or AULs encumbering the subject property or in connection with the subject property at the time of the assessment.

5.2.4 Valuation Reduction for Environmental Issues

The User was not aware of any reductions in property value due to environmental issues.

5.2.5 Commonly Known or Reasonably Ascertainable Information

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

5.2.6 Previous Reports and Other Provided Documentation

No previous reports or other pertinent documentation was provided to Partner for review during the course of this assessment.

6.0 SITE RECONNAISSANCE

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

<i>Site Assessment Data</i>	
<i>Site Assessment Performed By:</i>	Colin J Donohue
<i>Site Assessment Conducted On:</i>	September 19, 2023

The table below provides the subject property personnel interviewed during the field reconnaissance:

<i>Site Visit Personnel for the Subject Property</i>			
<i>Name</i>	<i>Title/Role</i>	<i>Contact Number</i>	<i>Site Walk* Yes/No</i>
<i>Paul Kurdian</i>	Key Site Manager	(310) 291-1680	Yes
<i>Samantha McDermott</i>	Property Manager	(310) 291-1680	Yes
* Accompanied Partner during the field reconnaissance activities and provided information pertaining to the current operations and maintenance of the subject property			

No potential environmental concerns were identified during the onsite reconnaissance.

6.1 General Site Characteristics

6.1.1 Solid Waste Disposal

Solid waste generated at the subject property is disposed of in commercial dumpsters located on the southwest side of the subject property. An independent solid waste disposal contractor, Palm Springs Disposal Services, removes solid waste from the subject property. Solid waste generated at the subject property includes household-type trash. No evidence of illegal dumping of solid waste was observed during the Partner site reconnaissance.

6.1.2 Sewage Discharge and Disposal

Sanitary discharges on the subject property are directed into the municipal sanitary sewer system. The Desert Water Agency services the subject property vicinity. No wastewater treatment facilities were observed or reported on the subject property. No septic systems were observed or reported on the subject property.

6.1.3 Stormwater and Surface Water Drainage

Stormwater is removed from the subject property primarily by sheet flow action across the paved surfaces towards stormwater drains located on the property and in the public right of way. On-site storm water drains discharge to municipal owned and maintained storm sewer system. No drywells were identified on the subject property.

6.1.4 Source of Heating and Cooling

Heating and cooling systems as well as domestic hot water equipment are fueled by electricity and natural gas provided by Southern California Edison and SoCal Gas Company. Hot water is provided by central natural gas boiler unit(s).

6.1.5 Wells and Cisterns

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

6.1.6 Wastewater

Domestic wastewater generated at the subject property is disposed by means of the sanitary sewer system. No industrial processes are currently performed at the subject property.

6.1.7 Septic Systems

No septic systems were observed or reported on the subject property.

6.1.8 Additional Site Observations

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

6.2 Potential Environmental Hazards

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

No evidence of the use of reportable quantities of hazardous substances was observed on the subject property. Small quantities of general maintenance supplies and pool maintenance supplies were found to be properly labeled and stored at the time of the assessment with no signs of leaks, stains, or spills. The storage and use of maintenance supplies does not appear to pose a significant threat to the environmental integrity of the subject property at this time.

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

No evidence of current or former ASTs or USTs was observed during the site reconnaissance.

6.2.3 Evidence of Releases

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

6.2.4 Polychlorinated Biphenyls (PCBs)

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

6.2.5 Strong, Pungent or Noxious Odors

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

6.2.6 Pools of Liquid

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

6.2.7 Drains, Sumps and Clarifiers

No drains, sumps, or clarifiers, other than those associated with storm water removal, were observed on the subject property during the site reconnaissance.

6.2.8 Pits, Ponds and Lagoons

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

6.2.9 Stressed Vegetation

No stressed vegetation was observed on the subject property.

6.2.10 Additional Potential Environmental Hazards

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

6.3 Non-ASTM Services

6.3.1 Asbestos-Containing Materials (ACMs)

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

The subject property building was constructed in circa-1956. Partner has conducted a limited, visual evaluation of accessible areas for the presence of suspect ACM at the subject property. The objective of this visual survey was to note the presence and condition of suspect ACM observed. Please refer to the table below for identified suspect ACM:

<i>Suspect ACMs</i>			
<i>Suspect ACM</i>	Location	Friable Yes/No	Physical Condition
<i>Drywall Systems</i>	Throughout Building Interior	No	Good
<i>Stucco</i>	Throughout Building Exterior	Yes	Good

Based on this building’s date of construction, prior to disturbance, Partner recommends a comprehensive asbestos survey of the property be completed to determine the presence, condition, friability and likely future condition of suspect or confirmed ACM. All suspect materials must be handled as ACM according to local, state and federal regulations until the results of sampling and analysis indicate the material is a non-ACM.

Partner was not provided building plans or specifications for review, which may have been useful in determining areas likely to have used ACM.

6.3.2 Lead-Based Paint (LBP)

Lead is a highly toxic metal that affects virtually every system of the body. LBP is defined as any paint, varnish, stain, or other applied coating that has 1 mg/cm² (or 5,000 µg/g or 0.5% by weight) or more of lead. Congress passed the Residential Lead-Based Paint Hazard Reduction Act of 1992, also known as “Title X,” to protect families from exposure to lead from paint, dust, and soil. Under Section 1017 of Title X, intact LBP on most walls and ceilings is not considered a “hazard,” although the condition of the paint should be monitored and maintained to ensure that it does not become deteriorated. Further, Section 1018 of this law directed the Housing and Urban Development (HUD) and the US EPA to require the disclosure of known information on LBP and LBP hazards before the sale or lease of most housing built before 1978.

Due to the commercial nature of use of the subject property, LBP was not considered within the scope of this assessment.

6.3.3 Radon

Radon is a colorless, odorless, naturally occurring, radioactive, inert, gaseous element formed by radioactive decay of radium (Ra) atoms. The US EPA has prepared a map to assist National, State, and

local organizations to target their resources and to implement radon-resistant building codes. The map divides the country into three Radon Zones, according to the table below:

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

It is important to note that the EPA has found homes with elevated levels of radon in all three zones, and the US EPA recommends site-specific testing in order to determine radon levels at a specific location. However, the map does give a valuable indication of the propensity of radon gas accumulation in structures.

Review of the US EPA Map of Radon Zones places the subject property in Zone 2. Based upon the radon zone classification, radon is not considered an environmental concern.

6.3.4 Lead in Drinking Water

According to available information, a public water system operated by the Desert Water Agency (DWA) serves the subject property vicinity. The sources of public water for the City of Palm Springs are groundwater from municipal wells. According to the 2022 Annual Water Quality Report, water supplied to the subject property is in compliance with all State and Federal regulations pertaining to drinking water standards, including lead and copper. Water sampling was not conducted to verify water quality.

6.3.5 Mold

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

No obvious indications of water damage or mold growth were observed during Partner's visual assessment.

6.3.6 Wetlands

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

6.4 Adjoining Property Reconnaissance

The adjoining property reconnaissance consisted of observing the adjoining properties from the subject property premises.

6.4.1 Hazardous Substances and Petroleum Products Used or Stored at the Site

No hazardous substances or petroleum products were observed on adjoining properties during the limited adjoining property reconnaissance.

6.4.2 ASTs/USTs for Hazardous Substances or Petroleum Products

No ASTs or USTs for hazardous substances/petroleum products were observed on adjoining properties during the limited adjoining property reconnaissance.

6.4.3 Evidence of Releases

No evidence of a release was observed on adjoining properties during the limited adjoining property reconnaissance.

6.4.4 PCBs

Several pole-mounted transformers were observed on the adjoining properties. No staining or leakage was observed in the vicinity of the transformers. Based on these observations, the presence of adjoining transformers is not considered an environmental concern.

6.4.5 Strong, Pungent, or Noxious Odors

No strong, pungent, or noxious odors were observed on adjoining properties during the limited adjoining property reconnaissance.

6.4.6 Pools of Liquid

No pools of liquid were observed on adjoining properties during the limited adjoining property reconnaissance.

6.4.7 Drains, Sumps, and Clarifiers

Storm drains were located in the adjacent alley to the west of the subject property. No hazardous substances were observed in the vicinity of the drains. Based on the nature of the drains for storm water use only, the presence of the drains is not considered to represent an environmental concern.

6.4.8 Pits, Ponds, and Lagoons

No pits, ponds, or lagoons were observed on adjoining properties during the limited adjoining property reconnaissance.

6.4.9 Stressed Vegetation

No stressed vegetation was observed on adjoining properties during the limited adjoining property reconnaissance.

6.4.10 Additional Potential Environmental Hazards

No additional environmental hazards were observed on adjoining properties during the limited adjoining property reconnaissance.

7.0 VAPOR ENCROACHMENT CONDITIONS

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

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

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

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

<i>Potential for Vapor Encroachment to Impact the Subject Property</i>	
<i>Area of Concern</i>	<i>Likely or Known VEC to Subject Property</i>
<i>Subject Property Existing Operations or Conditions</i>	None identified that impact the subject property. Refer to Sections 2.0 Site Description and 6.0 Site Reconnaissance and discussion below.
<i>Historical Uses of the Subject Property</i>	None identified that impact the subject property. Refer to Section 3.0 Historical Use and discussion below.
<i>Adjoining Property Operations or Existing Conditions</i>	None identified that impact the subject property. Refer to Sections 2.3 Current Use of Adjoining Properties and 6.4 Adjoining Property Site Reconnaissance and discussion below.
<i>Historical Uses of Adjoining Properties or Nearby Properties</i>	None identified that impact the subject property. Refer to Section 3.0 Historical Use and discussion below.
<i>Regulatory Review of sites identified on Federal, State, tribal and Local Environmental Databases which were located in the AMSD</i>	None identified that impact the subject property. Refer to Section 4.0 Regulatory Review and discussion below.

Based on the findings of the limited non-intrusive vapor screening, vapor intrusion is unlikely to be an issue of concern in connection with the existing structure on the subject property. As such, no further assessment is recommended.

8.0 FINDINGS AND CONCLUSIONS

Findings and Opinions

Recognized Environmental Condition

A recognized environmental condition (REC) refers to the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment.

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

Controlled Recognized Environmental Condition

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

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

Historical Recognized Environmental Condition

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

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

Business Environmental Risk

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

- Due to the age of the subject property building, there is a potential that asbestos-containing material (ACM) and/or lead-based paint (LBP) are present. Readily visible suspect ACMs and painted surfaces were observed in good condition. Should these materials be replaced, the identified suspect ACMs would need to be sampled to confirm the presence or absence of asbestos prior to any renovation or demolition activities to prevent potential exposure to workers and/or building occupants.

Significant Data Gaps

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

Conclusions and Recommendations

Partner has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-21 of 2525 North Palm Canyon Road in Palm Springs, Riverside

County, California (the “subject property”). Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report.

This assessment has revealed no evidence of RECs, CRECs, or HRECs, in connection with the subject property; however, a BER was identified. Based on the conclusions of this assessment, Partner recommends the following:

- An Operations and Maintenance (O&M) Program should be implemented in order to safely manage the suspect ACMs and LBP located at the subject property.

9.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

Partner has performed a Phase I Environmental Site Assessment of the property located at 2525 North Palm Canyon Road in Palm Springs, Riverside County, California in conformance with the scope and limitations of the protocol and the limitations stated earlier in this report. Exceptions to or deletions from this protocol are discussed earlier in this report.

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

Prepared By:



Colin J Donohue
Environmental Professional

Reviewed By:



David Boyce
Project Manager

10.0 REFERENCES

Reference Documents

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

Environmental Risk Information Services (ERIS), Database Report, September 5, 2023

Federal Emergency Management Agency, Federal Insurance Administration, National Flood Insurance Program, Flood Insurance Map, accessed via the internet, September 2023

United States Department of Agriculture, Natural Resources Conservation Service, Web Soil Survey, accessed via the internet, September 2023

United States Environmental Protection Agency, EPA Map of Radon Zones (Document EPA-402-R-93-071), accessed via the internet, September 2023

United States Fish and Wildlife Service, National Wetlands Inventory, accessed via the internet, September 2023

United States Geological Survey, accessed via the internet, September 2023

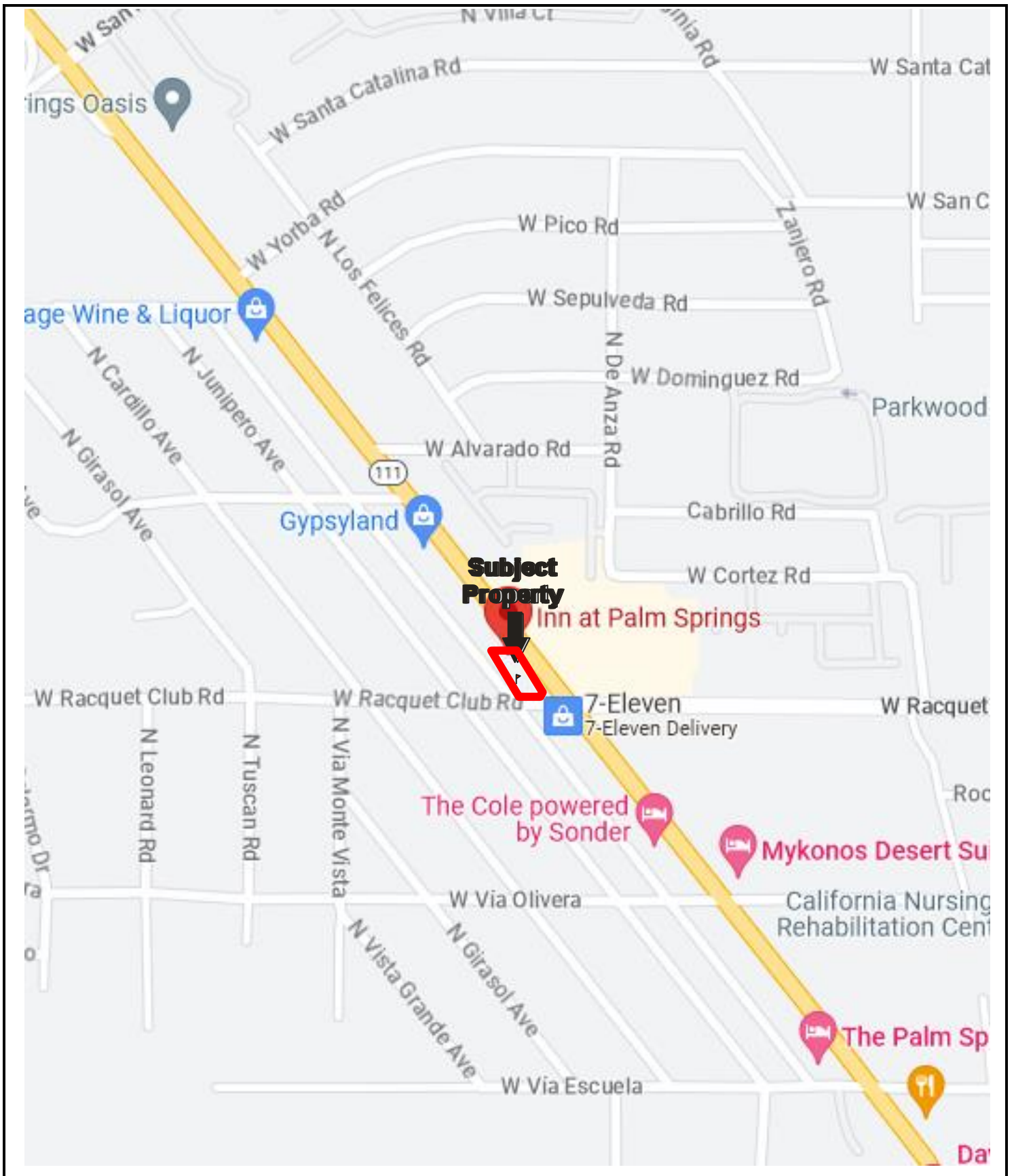
United States Geological Survey Topographic Map Palm Springs, 7.5-minute series, accessed via the internet, 2023

FIGURES

1: Site Location Map

2: Site Plan

3: Topographic Map

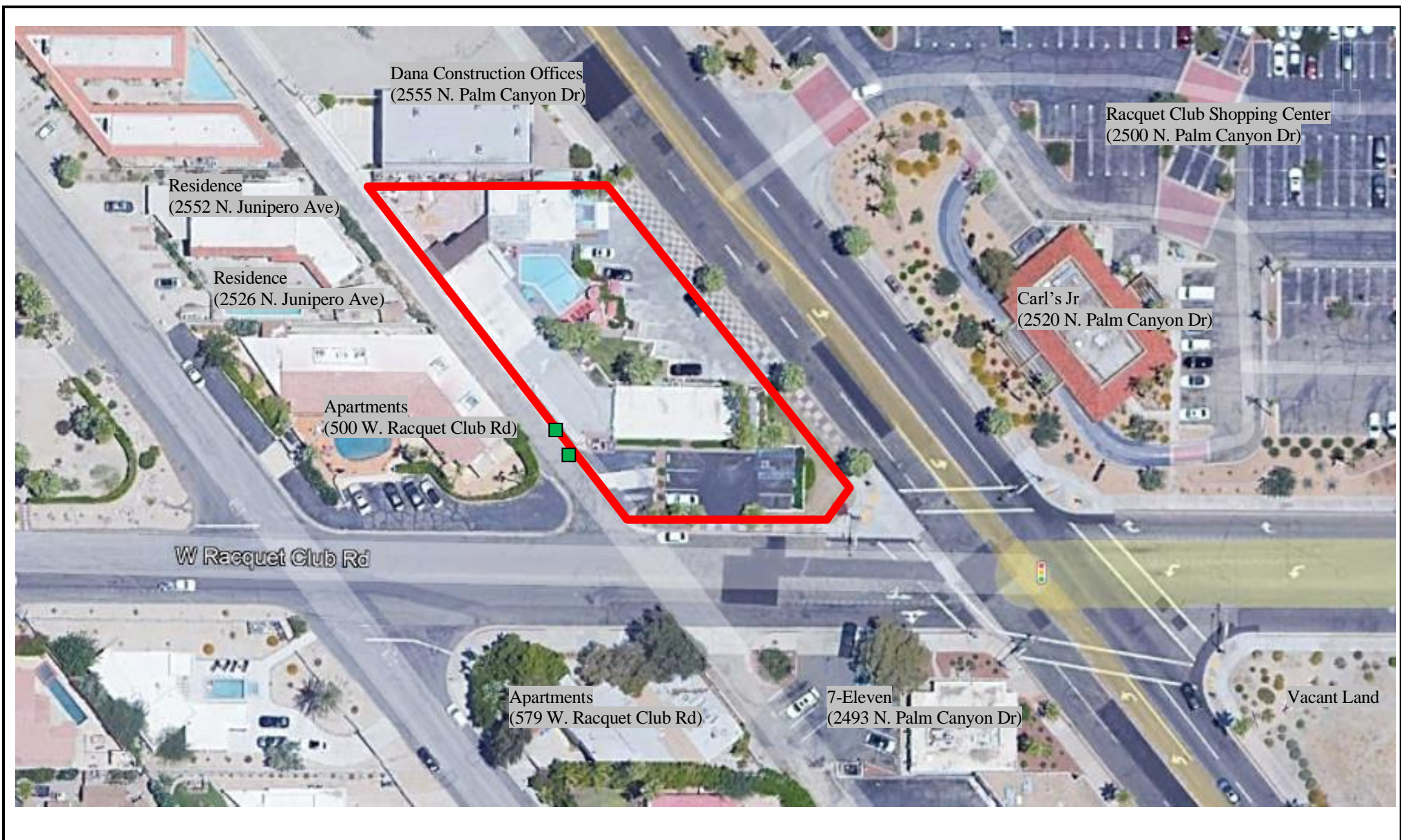


Drawing Not To Scale

KEY:
Subject Property 

FIGURE 1: SITE LOCATION MAP
Project No. 23-421032.1

PARTNER



**GROUNDWATER
FLOW**





KEY:
 Subject Property 
 Transformer 

FIGURE 2: SITE PLAN
 Project No. 23-421032.1

APPENDIX A: SITE PHOTOGRAPHS



1. View of east side of subject property building.



2. View east from northeast side of property.



3. View towards southwest side of property from across public alley.



4. View east from northwest side of building across public alley.



5. Parking on southwest side of building.



6. Solid waste bin at southwest side of building.



7. Water feature at north side of southernmost wing of building.



8. Water feature equipment.



9. Courtyard and swimming pool area.



10. Pool equipment.



11. Office lobby area.



12. Office kitchen area.



13. Typical interior hallways.



14. Typical wall unit AC and janitorial sink in interior courtyard area.



15. Laundry room.



16. Janitorial/maintenance storage room.



17. Basement area.



18. Water heater in basement.



19. Typical hotel guest room.



20. Typical hotel room bathroom.



21. Adjacent property to the north.



22. Adjacent properties to the east.



23. Adjacent properties to the south.



24. Adjacent properties to the southwest and west.

APPENDIX B: HISTORICAL/REGULATORY DOCUMENTATION



**Subject
Property**



Year: 1939
Source: FAIRCHILD
Scale: 1" = 500'
Comment:

Address: 2525 North Palm Canyon Road, PALM SPRINGS, CA
Approx Center: -116.55227611, 33.85249629

Order No: 23090100548

PARTNER



**Subject
Property**



Year: 1948

Address: 2525 North Palm Canyon Road, PALM SPRINGS, CA

Order No: 23090100548

Source: USAF

Approx Center: -116.55227611,33.85249629

Scale: 1" = 500'

Comment: Best Copy Available

PARTNER

100
Feet

**Subject
Property**



Year: 1955
Source: USN
Scale: 1" = 500'
Comment:

Address: 2525 North Palm Canyon Road, PALM SPRINGS, CA
Approx Center: -116.55227611,33.85249629

Order No: 23090100548

PARTNER



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

Address: 2525 North Palm Canyon Road, PALM SPRINGS, CA
Approx Center: -116.55227611,33.85249629

Order No: 23090100548

PARTNER

500
Feet

**Subject
Property**

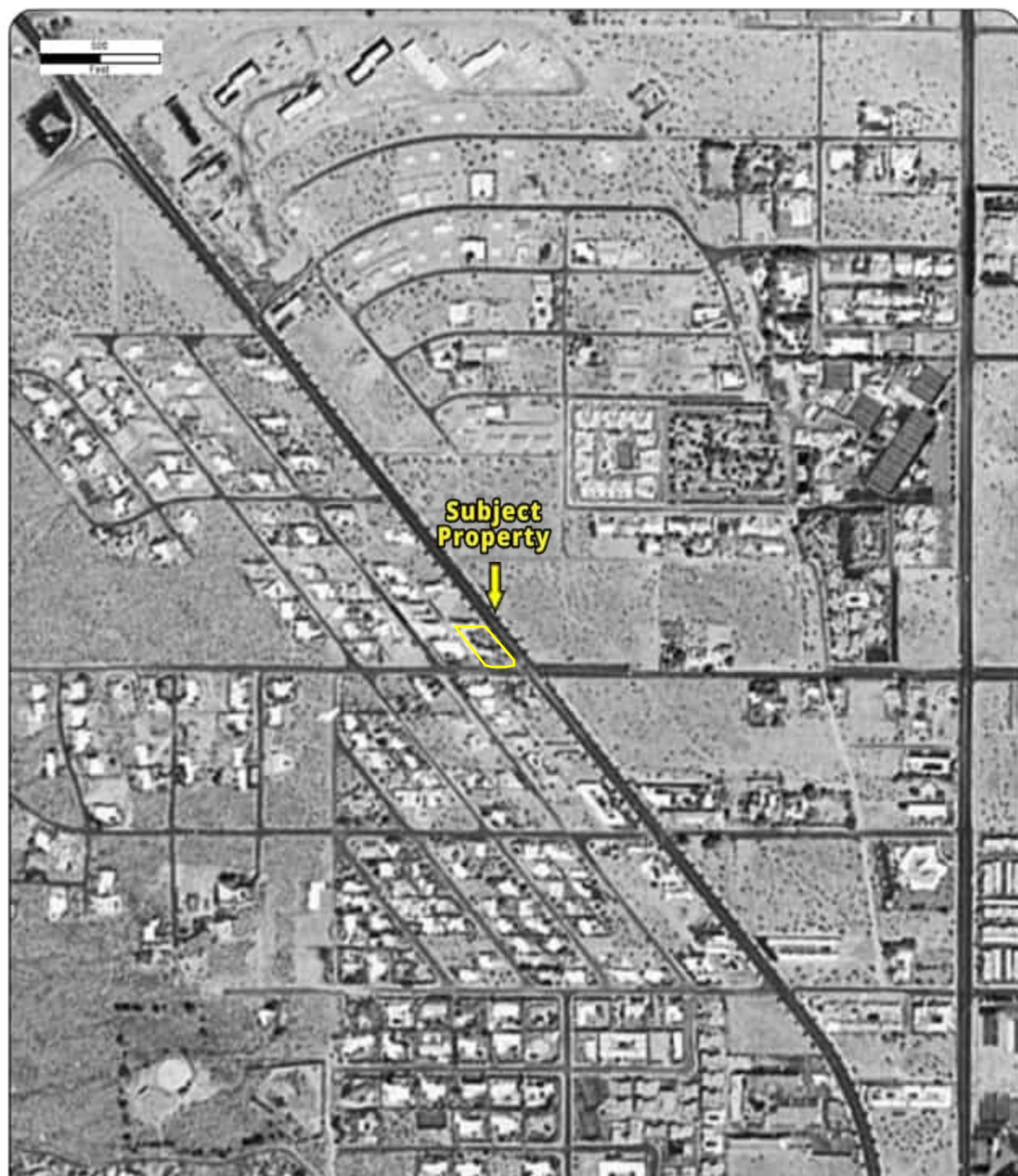


Year: 1972
Source: USGS
Scale: 1" = 500'
Comment:

Address: 2525 North Palm Canyon Road, PALM SPRINGS, CA
Approx Center: -116.55227611,33.85249629

Order No: 23090100548

PARTNER



Year: 1980
Source: USDA
Scale: 1" = 500'
Comment:

Address: 2525 North Palm Canyon Road, PALM SPRINGS, CA
Approx Center: -116.55227611,33.85249629

Order No: 23090100548

PARTNER

0 100
Feet

**Subject
Property**



Year: 1989

Source: USGS

Scale: 1" = 500'

Comment: Best Copy Available

Address: 2525 North Palm Canyon Road, PALM SPRINGS, CA

Approx Center: -116.55227611,33.85249629

Order No: 23090100548

PARTNER

500
Feet

**Subject
Property**



Year: 1996
Source: USGS
Scale: 1" = 500'
Comment:

Address: 2525 North Palm Canyon Road, PALM SPRINGS, CA
Approx Center: -116.55227611,33.85249629

Order No: 23090100548

PARTNER



**Subject
Property**



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

Address: 2525 North Palm Canyon Road, PALM SPRINGS, CA
Approx Center: -116.55227611,33.85249629

Order No: 23090100548

PARTNER

500
Feet

**Subject
Property**



Year: 2005
Source: USDA
Scale: 1" = 500'
Comment:

Address: 2525 North Palm Canyon Road, PALM SPRINGS, CA
Approx Center: -116.55227611,33.85249629

Order No: 23090100548

PARTNER



**Subject
Property**



Year: 2009
Source: USDA
Scale: 1" = 500'
Comment:

Address: 2525 North Palm Canyon Road, PALM SPRINGS, CA
Approx Center: -116.55227611,33.85249629

Order No: 23090100548

PARTNER



**Subject
Property**

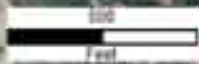


Year: 2010
Source: USDA
Scale: 1" = 500'
Comment:

Address: 2525 North Palm Canyon Road, PALM SPRINGS, CA
Approx Center: -116.55227611,33.85249629

Order No: 23090100548

PARTNER



**Subject
Property**



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

Address: 2525 North Palm Canyon Road, PALM SPRINGS, CA
Approx Center: -116.55227611,33.85249629

Order No: 23090100548

PARTNER



**Subject
Property**



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

Address: 2525 North Palm Canyon Road, PALM SPRINGS, CA
Approx Center: -116.55227611,33.85249629

Order No: 23090100548

PARTNER



**Subject
Property**



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

Address: 2525 North Palm Canyon Road, PALM SPRINGS, CA
Approx Center: -116.55227611,33.85249629

Order No: 23090100548

PARTNER

100
Feet

**Subject
Property**



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

Address: 2525 North Palm Canyon Road, PALM SPRINGS, CA
Approx Center: -116.55227611,33.85249629

Order No: 23090100548

PARTNER



**Subject
Property**



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

Address: 2525 North Palm Canyon Road, PALM SPRINGS, CA
Approx Center: -116.55227611,33.85249629

Order No: 23090100548

PARTNER



**Subject
Property**



Year: 2021
Source: MAXAR
Scale: 1" = 500'
Comment:

Address: 2525 North Palm Canyon Road, PALM SPRINGS, CA
Approx Center: -116.55227611,33.85249629

Order No: 23090100548

PARTNER



FIRE INSURANCE MAPS

Project Property: Inn at Palm Springs
2525 North Palm Canyon Road
PALM SPRINGS CA 92262

Project No: 23-421032.1

Requested By: Partner Engineering and Science, Inc.

Order No: 23090100548

Date Completed: September 05, 2023

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



CITY DIRECTORY

Project Property: *Inn at Palm Springs*
2525 North Palm Canyon Road
PALM SPRINGS, CA 92262

Project No: *23-421032.1*

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

Order No: *23090100548*

Date Completed: *September 11, 2023*

September 11, 2023
RE: CITY DIRECTORY RESEARCH
2525 North Palm Canyon Road
PALM SPRINGS, CA 92262

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

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

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

Search Criteria:

2480-2580 of N Junipero Ave
2330-2600 of N Palm Canyon Dr
400-650 of W Racquet Club Rd

Search Notes:

Search Results Summary

Date	Source	Comment
2022	DIGITAL BUSINESS DIRECTORY	
2020	DIGITAL BUSINESS DIRECTORY	
2016	DIGITAL BUSINESS DIRECTORY	
2011	DIGITAL BUSINESS DIRECTORY	
2008	DIGITAL BUSINESS DIRECTORY	
2003	DIGITAL BUSINESS DIRECTORY	
2000	HAINES	
1996	HAINES	
1991	HAINES	
1986	HAINES	
1984	HAINES	
1977	HAINES	
1974	HAINES	
1956	WESTERN DIRECTORY CO	
1950	WESTERN DIRECTORY CO	
1946	WESTERN DIRECTORY CO	
1939	WESTERN DIRECTORY CO	

2511 BARDO RAMIREZ...RESIDENTIAL
2511 ROBERT BEATTY JR...RESIDENTIAL
2511 ROBERT DORFF...RESIDENTIAL
2526 MAE JONES...RESIDENTIAL
2526 VICTORIA JASPER...RESIDENTIAL
2533 TOM CASSIDY...RESIDENTIAL
2552 VANESSA KAUFMAN...RESIDENTIAL
2555 R 2 E ASSOC INC...OFFICE FURNITURE & EQUIP-WHOLESALE
2555 R 2 E ASSOC INC...ECOMMERCE
2580 MATTHEW ROSEN...RESIDENTIAL

2444 DEL TACO...CAFES
2444 DEL TACO...FOODS-CARRY OUT
2444 DEL TACO...RESTAURANTS
2493 7 ELEVEN...CONVENIENCE STORES
2493 7 ELEVEN...FOOD MARKETS
2493 7 ELEVEN...GROCERSRETAIL
2493 WESTERN UNION AGENT LOCATION...MONEY ORDER SERVICE
2500 4 PAWS COFFEE CO...COFFEE SHOPS
2500 BARB, NOELLA M...MARRIAGE & FAMILY COUNSELORS
2500 BOOMERANG FOR MODERN...ANTIQUES-DEALERS
2500 BOOMERANG FOR MODERN...FURNITURE-USED
2500 CAMPAS, LUZ...COUNSELORS
2500 DOM MARK INC...AMUSEMENT PARKS
2500 ESCAPE ROOM...AMUSEMENT PARKS
2500 FIVE STAR NAIL & SPA...MANICURING
2500 HARRIS, RONALD...NURSES & NURSES' REGISTRIES
2500 MCLEAN CO...REAL ESTATE MANAGEMENT
2500 MODERN HOMES...INTERIOR DECORATORS DESIGN & CONSULTANTS
2500 MODERN HOMES...HARDWARE-RETAIL
2500 PALM FURNITURE DESIGN...FURNITURE-DEALERS-RETAIL
2500 PIERSON HOLDINGS LLC...HOLDING COMPANIES (NON-BANK)
2500 VENEZIA...NONCLASSIFIED ESTABLISHMENTS
2500 VENEZIA ITALIAN RSTRNT PZZR...RESTAURANTS
2500 VENTURA...ANTIQUES-DEALERS
2520 CARL'S JR...RESTAURANTS
2525 INN...HOTELS & MOTELS
2525 PALM FURNITURE GALLERY...FURNITURE-DEALERS-RETAIL
2555 PALM SPRINGS POOL RESURFACING...NONCLASSIFIED ESTABLISHMENTS
2583 KPL SELECT MORTGAGE...REAL ESTATE MANAGEMENT

2022 W RACQUET CLUB RD

SOURCE: DIGITAL BUSINESS DIRECTORY

500	PALM SPRINGS RECOVERY... ALCOHOLISM INFORMATION & TREATMENT CTRS
500	PALM SPRINGS RECOVERY... ADDICTION TREATMENT CENTERS
575	DALE AYRES... RESIDENTIAL
579	JAMES LANE... RESIDENTIAL

2020 N JUNIPERO AVE

SOURCE: DIGITAL BUSINESS DIRECTORY

2511	BARDO RAMIREZ... RESIDENTIAL
2511	ROBERT DORFF... RESIDENTIAL
2526	MAE JONES... RESIDENTIAL
2526	VICTORIA JASPER... RESIDENTIAL
2533	TOM CASSIDY... RESIDENTIAL
2552	ALICE SUNDE... RESIDENTIAL
2555	R 2 E ASSOC INC... OFFICE FURNITURE & EQUIP-WHOLESALE
2555	R 2 E ASSOC INC... ECOMMERCE
2580	MATTHEW ROSEN... RESIDENTIAL

2444 DEL TACO...CAFES
2444 DEL TACO...RESTAURANTS
2444 DEL TACO...FOODS-CARRY OUT
2493 7-ELEVEN...GROCERSRETAIL
2493 7-ELEVEN...CONVENIENCE STORES
2493 7-ELEVEN...FOOD MARKETS
2493 WESTERN UNION AGENT LOCATION...MONEY ORDER SERVICE
2500 BARB, NOELLA M...MARRIAGE & FAMILY COUNSELORS
2500 BRADFORD, DAVID...MARRIAGE & FAMILY COUNSELORS
2500 CAMPAS, LUZ...COUNSELORS
2500 ESCAPE ROOM...AMUSEMENT PARKS
2500 FIVE STAR NAIL & SPA...MANICURING
2500 HARRIS, RONALD...NURSES & NURSES' REGISTRIES
2500 HORNS, STEPHANIE...MARRIAGE & FAMILY COUNSELORS
2500 LOWRY, HANNAH...MARRIAGE & FAMILY COUNSELORS
2500 MARQUEZ, LISA...NURSES & NURSES' REGISTRIES
2500 MODERN HOMES...INTERIOR DECORATORS DESIGN & CONSULTANTS
2500 MODERN HOMES...HARDWARE-RETAIL
2500 MORALES, OTILIA R...MARRIAGE & FAMILY COUNSELORS
2500 PALM FURNITURE DESIGN...FURNITURE-DEALERS-RETAIL
2500 REESE, SATISH...MARRIAGE & FAMILY COUNSELORS
2520 CARL'S JR...RESTAURANTS
2525 PALM FURNITURE GALLERY...FURNITURE-DEALERS-RETAIL
2555 PALM SPRINGS POOL RESURFACING...NONCLASSIFIED ESTABLISHMENTS
2583 KPL SELECT MORTGAGE...REAL ESTATE MANAGEMENT

500 PALM SPRINGS RECOVERY...ALCOHOLISM INFORMATION & TREATMENT CTRS
500 PALM SPRINGS RECOVERY...ADDICTION TREATMENT CENTERS
575 DALE AYRES...RESIDENTIAL
579 JAMES LANE...RESIDENTIAL

2511 ROBERT DORFF...RESIDENTIAL
2526 MAE JONES...RESIDENTIAL
2526 VICTORIA JASPER...RESIDENTIAL
2533 TOM CASSIDY...RESIDENTIAL
2552 ALICE SUNDE...RESIDENTIAL
2555 R 2 E ASSOC INC...OFFICE FURNITURE & EQUIP-WHOLESALE
2575 MARIE COMBS...RESIDENTIAL
2575 THEODORE COMBS...RESIDENTIAL
2580 MATTHEW ROSEN...RESIDENTIAL

2330 CENTRAL PARK RESTAURANT...RESTAURANTS
2330 MILLYFLY BAR & GRILL...RESTAURANTS
2330 MILLYFLY BAR & GRILL...BARS
2393 AUNT EFFIE'S GARDENS INC...NURSERYMEN
2444 DEL TACO...FOODS-CARRY OUT
2444 DEL TACO...RESTAURANTS
2481 CONSIGNMENT CLEARANCE CTR...CONSIGNMENT SHOPS
2481 KEVIN E STEWART APPRAISER...ANTIQUES-DEALERS
2493 7-ELEVEN...CONVENIENCE STORES
2493 7-ELEVEN...FOOD MARKETS
2500 CAFFE ITALIA...RESTAURANTS
2500 CAFFE ITALIA...PIZZA
2500 DOLLAR WISE...VARIETY STORES
2500 FIVE STAR NAIL & SPA...MANICURING
2500 M MODERN GALLERY...ART GALLERIES & DEALERS
2500 MODERN HOMES...INTERIOR DECORATORS DESIGN & CONSULTANTS
2500 MODERN HOMES...HARDWARE-RETAIL
2500 NORTHGATE 111...SHOPPING CENTERS & MALLS
2520 ATM...AUTOMATED TELLER MACHINES
2520 CARL'S JR...FOODS-CARRY OUT
2520 CARL'S JR...RESTAURANTS
2583 KPL SELECT MORTGAGE...REAL ESTATE MANAGEMENT

500 PALM SPRINGS RECOVERY...ADDICTION TREATMENT CENTERS
577 DALE AYRES...RESIDENTIAL
579 JAMES LANE...RESIDENTIAL

2481 MANSON RUSSELL...RESIDENTIAL
2526 MAY JONES...RESIDENTIAL
2552 JOHN TINSLEY...RESIDENTIAL
2552 SANDY ENOCH...RESIDENTIAL
2575 MARIE COMBS...RESIDENTIAL
2575 TED COMBS...RESIDENTIAL
2580 MATTHEW ROSEN...RESIDENTIAL

2400

PALM SPRINGS COMMUNITY SCHOOL...ELEMENTARY & SECONDARY SCHOOLS

2444

DEL TACO...FULL-SERVICE RESTAURANTS

2481

ACCREDITED APPRAISAL SVC...ALL OTHER PROFESSIONAL & TECHNICAL SVCS

2481

KEVIN E STEWART APPRAISER...ALL OTHER PROFESSIONAL & TECHNICAL SVCS

2493

7-ELEVEN...CONVENIENCE STORES

2500

111 ANTIQUE MALL...USED MERCHANDISE STORES

2500

CAFFE ITALIA...FULL-SERVICE RESTAURANTS

2500

FIVE STAR NAIL & SPA...NAIL SALONS

2500

M MODERN GALLERY...ART DEALERS

2500

MODERN HOME...INTERIOR DESIGN SVCS

2500

RIVERSIDE COUNTY ENVIRONMENTAL...AIR, WATER, & WASTE PROGRAM ADMINISTRATION

2500

THORNY THEATER...MOTION PICTURE THEATERS, EXCEPT DRIVE-INS

2520

CARLS JR...FULL-SERVICE RESTAURANTS

2525

PALM SPRINGS INN...HOTELS & MOTELS, EXCEPT CASINO HOTELS

2583

KPL SELECT MORTGAGE...REAL ESTATE CREDIT

2583

UNIT HERE...LABOR UNIONS & SIMILAR LABOR ORGANIZATIONS

500

SHARON OMARA...RESIDENTIAL

575

MERLE MILLER...RESIDENTIAL

2511 LARRY BRAMOWETH...RESIDENTIAL
 2526 HEATHER MURDOCK...RESIDENTIAL
 2526 JEAN WILLIAMS...RESIDENTIAL
 2533 LOYD STEELE...RESIDENTIAL

2400 LEARNING LINK...SCHOOLS
 2400 PALM SPRINGS COMMUNITY SCHOOL...SCHOOLS
 2400 PALM SPRINGS COMMUNITY SCHOOL...ELEMENT, SECON SCHL
 2444 DEL TACO...RESTAURANTS
 2444 DEL TACO RESTAURANT...QUICK SERV MEXICAN
 2481 ACCREDITED APPRAISAL SERVICES...RET USED MERCHANDISE BUSINESS SERVICES
 2481 ACCREDITED APPRAISAL SVC...AUCTION APPRAISAL SVC
 2481 ACCREDITED APPRAISAL SVC...ANTIQUES-DEALERS
 2481 KEVIN E STEWART APPRAISER...AUCTION APPRAISAL SVC
 2481 KEVIN E STEWART APPRAISER...APPRAISERS
 2493 7-ELEVEN...CONVENIENCE STORES
 2493 SEVEN-ELEVEN FOOD STORES...CONVEN STORES CHAIN
 2500 111 ANTIQUE MALL...ANTIQUES
 2500 111 ANTIQUE MALL...ANTIQUES-DEALERS
 2500 111 ANTIQUE MALL...RET USED MERCHANDISE
 2500 CAFFE ITALIA...RESTAURANTS
 2500 CAFFE ITALIA...EATING PLACES
 2500 CANVAS ARTS INC...ARTISTS MATERIALS & SUPPLIES
 2500 FIVE STAR NAIL & SPA...BEAUTY SHOPS
 2500 FIVE STAR NAIL & SPA...MANICURING
 2500 J & R FAMILY BILLIARD...BILLIARD PARLORS
 2500 JIM RODRIGUEZ MS PT...PHYSICAL THERAPISTS
 2500 M MODERN GALLERY...ART GALLERIES/DEALERS
 2500 MARTHAS VILLAGE THIFT...THRIFT SHOPS
 2500 MODERN HOMES...INTERIOR DESIGN SVCS
 2500 PALM SPRINGS MEDICAL SUPPLY...MEDICAL EQUIP,SUPPS
 2500 PALM SPRINGS SHOTOKAN...MARTIAL ARTS INSTRUCTION
 2500 PHYSICIAN CONSULTING SVC...BILLING SERVICE
 2500 RIVERSIDE COUNTY ENVIRONMENTAL...ENVRMTL/CONSRV PROG
 2500 RODRIGUEZ JIM MS PT...UNCLASSIFIED
 2500 SPARTAN CONCRETE & ASPHALT...CONCRETE WORK
 2500 THORNY THEATER...MOVIE THEATERS
 2500 U-HAUL CO...TRUCK RENTAL & LSG
 2520 CARLS JR...RESTAURANTS
 2520 CARLS JR RESTAURANT...QUICK SERV BURGER
 2525 PALM SPRINGS INN...HOTELS & MOTELS
 2525 YOUNGDER KATHURIA...RESIDENTIAL
 2583 KPL SELECT MORTGAGE...REAL ESTATE LOANS
 2583 KPL SELECT MORTGAGE...MORTGAGE BANKERS

577 JEFFERY WEAVER...RESIDENTIAL
579 MERLE MILLER...RESIDENTIAL

2481 CORY MCINTYRE...RESIDENTIAL
2511 MURRAY FELDSHER...RESIDENTIAL
2526 DONALD ORR...RESIDENTIAL
2533 LARRY ALLEN...RESIDENTIAL
2552 TERRY ABUSAAD...RESIDENTIAL

2400 LEARNING LINK...PUBLIC ELEMENTARY AND SECONDARY SCHOOLS
2400 LOEHMANN'S PLAZA LEASING OFC
2400 PALM SPRINGS COMMUNITY SCHOOL...PUBLIC ELEMENTARY AND
SECONDARY SCHOOLS
2400 PALM SPRINGS SQUARE
2400 WESTER ASSOCIATES
2420 SWEETWATER SALOON
2444 DEL TACO...STEAK AND BARBECUE RESTAURANTS
2481 ACCREDITED APPRAISAL SVC...ANTIQUES
2481 EVERT TIGNER...RESIDENTIAL
2493 7-ELEVEN FOOD STORE...SUPERMARKETS
2500 1 SWING...RESIDENTIAL
2500 CAFFE ITALIA
2500 CANVAS ARTS
2500 LANARI & ASSOC
2500 MDSI PHYSICIANS GROUP
2500 ORTEGA'S FURNITURE
2500 PALM SPRINGS SHOTOKAN
2500 SAS SHOE STORES...CUSTOM AND ORTHOPEDIC SHOES
2500 TUSCANY PLAZA
2500 WEW CONSTRUCTION
2520 CARL'S JR RESTAURANT...STEAK AND BARBECUE RESTAURANTS
2525 PALM SPRINGS INN...MOTELS
2583 HOCKENBERRY STUDIO
2583 ROBERT HOCKENBERRY...RESIDENTIAL
2583 ROBT J HOCKENBERRY...RESIDENTIAL

500 HUGO JIMENEZ...RESIDENTIAL
500 JENNIFER CHANG...RESIDENTIAL
581 CARLINDA VINCI...RESIDENTIAL

2000 N JUNIPERO AVE

SOURCE: HAINES

2441 BANWER MELISSA
2444 ERTEL RUDOLPH
2480 BASTARDI LIVIO
2481 DANFORD ETHEL
2481 MCINTYRE CORY
2511 BRAMOWETH LARRY
2526 MCLEAN ROBB
2526 WILLIAMS JEAN
2533 ALLEN LARRY
2552 FUTTERMAN WALTER
2555 RING MICHAEL
2575 COMBS TED
2580 CONWAY TOM
2626 PAPPAS OLYMPIA

2000 N PALM CANYON DR

SOURCE: HAINES

2300 ADRIATIC VILLA
2300 HANKS LARRY
2323 BAHAMA HOTEL
2323 FELDMAN RUTHE
2330 SOFONIO MARK
2400 COMMUNITY SCHOOL
2400 LOEHMANN'S PLAZA LEASING OFC
2400 PALM SPG SC CMNTY SC
2400 PALM SPRINGS SQUARE
2400 WESTAR ASSOCIATES
2420 SWEETWATER SALOON
2444 DEL TACO NO 453
2466 XXXX
2481 GIBSON TIGNER GLRY
2481 TIGNER EVERT
2493 PERLIN BERNARD
2493 SEVEN 11 FOOD STORE NO 17666
2500 A R M
2500 ALIEN RESISTANCE MOVEMENT
2500 CAFFE ITALIA
2500 FLOWER TRADER THE
2500 IGAS
2500 INTL GUILD OF ADVANCE SCIENCES
2500 LOEHMANN'S INC
2500 MIKASA FACTORY STR
2500 ORTEGAS FURNITURE
2500 PALM SPG SHOTOKAN KARATE DO
2500 S A S SHOES
2500 SILVIA DESIGNS
2520 CARLS JR RESTAURANT
2525 KATHURIA CHAND
2525 KATHURIA YOUNGDER
2583 HOCKENBERRY ROBERT J
2583 HOCKENBERRY STUDIO
2665 DOROTHY SHREVE FASHION PRDCTNS
2665 SHREVE DOROTHY
2667 XXXX
2669 THE ROOF INSPECTORS

320 SPATARO CHARLES
344 XXXX
360 COVERS FOR LOVERS INC
412 XXXX
500 SQUIRE VICTOR
575 MILLER MEIDE
577 WEAVER JEFFERY
579 MILLER MERLE B
581 XXXX
591 XXXX
665 OBERLE JOHN
690 GRAY SHIRLEY

2423 MOJSILOVIC BLAGOJE
2423 MOJSILOVIC CEC
2435 ERTEL BYRON
2440 XXXX
2444 XXXX
2480 XXXX
2526 ORR DONALD
2533 ALLEN LARRY
2552 ABUSAAD TERRY
2555 XXXX
2575 XXXX
2580 XXXX
2626 PAPPAS GEO

1996**N PALM CANYON DR**

SOURCE: HAINES

2300	ADRIATIC VILLA
2300	HANKS LARRY
2323	BAHAMA HOTEL
2330	XXXX
2400	COMNTY SCHOOL
2400	LOEHMANNS PLZA LSNG
2400	PALERMO NY PIZZA
2400	PALM SPG SQUARE
2400	TWO GLORIAS
2400	WESTAR ASSOCIATES
2420	XXXX
2444	DEL TACO 453
2466	XXXX
2481	1/2 TIGNER EVERT
2481	GIBSON TIGNER GLRY
2493	SEVEN 11 FOOD 17666
2500	CANYON CLEANERS
2500	FITZGERALDS
2500	LOEHMANNS INC
2500	MIKASA FACTORY STR
2500	S A S SHOES
2500	SWING 1
2520	CARLS JR RESTAURANT
2525	XXXX
2583	HOCKENBERRY ROBT J
2583	HOCKENBERRY STUDIO
2665	DOROTHY SHREVE AGCY
2665	SHREVE DOROTHY
2667	XXXX

1996**W RACQUET CLUB RD**

SOURCE: HAINES

320	SPATARO CHAS
344	XXXX
360	ONCE LOVED FRNTR
412	XXXX
500	CHANG JENNIFER
500	JIMENEZ HUGO
575	XXXX
577	XXXX
579	XXXX
581	VINCI CARLINDA
700	BERGE MARVEL
775	XXXX
911	XXXX

1991 N JUNIPERO AVE

SOURCE: HAINES

2441 BANWER MICHAEL B
2444 XXXX
2480 XXXX
2481 DANFORD ETHEL S
2481 MCINTYRE CORY D
2526 ORR DONALD
2533 ALLEN LARRY
2533 HORENSTEIN ERIC D
2552 BRATTEBO RICHARD D
2552 CLINE SHELLEY D
2555 RING MICHAEL A
2575 XXXX
2580 RODRIGUEZ RICK
2626 ARIZA ANGEL B
2626 BUN NEANG
2626 HERNANDEZ M A
2626 PHO YOM

1991 N PALM CANYON DR

SOURCE: HAINES

2300 ADRIATIC HTL&APTMNT
2300 HANKS LARRY
2323 BAHAMA HOTEL
2330 GLORIAS
2330 PUNJABI VASANT
2330 SAND CASTLE INN
2330 SARIKA CORP
2400 KENT CLEANERS&LNDY
2400 MOTAGHEDI HAMID R
2400 PALERMOS NY PIZZA
2400 RYAN BARRY E
2400 WESTAR ASSOCIATES
2401 XXXX
2440 XXXX
2444 NAUGLES NO 453
2456 SHARIS RESTAURANT
2480 XXXX
2481 1/2 TIGNER EVERT
2481 GIBSON TIGNER GLAY
2493 SEVEN 11 FOOD 17666
2500 FIELDCREST CANNON
2500 HEIDIS FORGEN YOZRT
2500 LOEHMANN'S INC
2500 MIKASA FACTORY STR
2500 PEACH TREE WRHS
2500 S A S SHOES
2500 TRADER RICKS MENS
2520 CARLS JR RESTAURANT
2525 HOTEL RSRVTNS CNTR
2525 PALM SPG HTL RES CT
2525 SANTA FE INN
2550 DANSK DESIGNS
2583 HOCKENBERRY GALLERY
2583 HOCKENBERRY KEVIN D
2583 HOCKENBERRY R
2600 MORGAN JOEY
2665 XXXX
2667 BOYD JOHN D
2667 THERM O SHIELD CA

1991 W RACQUET CLUB RD

SOURCE: HAINES

318	XXXX
320	SPATARO CHAS
344	AGUILAR IGNACIO
360	XXXX
412	XXXX
500	PAGILIO MICHAEL A
575	XXXX
577	MARTIN DONNA
579	XXXX
581	JORGENSEN ANN E
700	CA CANADIAN PROP
750	ELLER JOHN L
775	PAULCHEL R

1986 N JUNIPERO AVE

SOURCE: HAINES

2400	MULTI TENANT RESIDENTIAL
2423	MOJSILOVIC BLAGOJE
2435	ERTEL R BYRON
2441	STREBE DARREN
2444	XXXX
2450	DORESCENZI LOUIS
2450	NEALE KEVIN
2451	XXXX
2526	ISENBERG KURT
2533	ALLEN LARRY
2552	MCELROY MIKE
2555	RING MICHAEL A
2580	FOLKERS RICK
2626	GIERACH RYAN
2626	MOFFITT JOAN
2655	GUILMETTE W

1986**N PALM CANYON DR**

SOURCE: HAINES

2300	ADRIATIC HTL&APTMNT
2323	BAHAMA HOTEL
2330	HUDKINS ACE ORCH
2330	SAND CASTLE INN
2400	ELEGANT SAKS
2400	FLOS CHICKEN
2400	KENT CLEANERS&LNDRY
2400	LUCKY SPRMRKT PHAR
2400	LUCKY SUPERMARKETS
2400	PALERMO PIZZA REST
2400	WESTAR ASSOCIATES
2400	YOGURT INTRNTNL
2401	XXXX
2420	WINCHELLS DONUT HSE
2444	NAUGLES NO 453
2466	SHARES RESTAURANT
2481	GIBSON TIGNER GLRY
2483	1/2 MARTIN ISOBEL
2493	SEVEN 11 FD 17666
2500	ALLISONS PLACE
2500	LINENS N THINGS
2500	LOEHMANNS INC
2500	MR SHOP THE
2500	RAGS FOR DOLLS
2500	RELAXSLAX
2500	ROLLS FOR MEN
2500	S A S SHOES
2525	MOTEL SIX FIFTY
2525	SIX FIFTY HOTEL
2550	DANSK DESIGNS
2583	HOCKENBERRY GALLERY
2583	HOCKENBERRY R
2600	XXXX
2665	PALM SPG SEWNG MACH
2667	TWO SHOE BEAR CO

1986**W RACQUET CLUB RD**

SOURCE: HAINES

287	MATSON MARTIN
287	MYERS CARL
287	TARA G G
287	TARA LODGE
318	XXXX
412	XXXX
500	BAZZONI JOHN
575	XXXX
577	MURPHY S M
579	XXXX
581	JORGENSEN ANN E

1984 N JUNIPERO AVE

SOURCE: HAINES

2423	MOJSILOVIC BLAGOJE
2441	STREBE DARREN
2444	XXXX
2481	XXXX
2526	ALLBUT MILDRED
2526	DETIEGA CYNTHIA
2526	HILL EDWIN
2526	JIMERSON JAS
2533	ALLEN LARRY
2555	RING MICHAEL A
2580	SHATTUCK DAVID
2626	XXXX
2655	GUILMETTE W

1984 N PALM CANYON DR

SOURCE: HAINES

2249	ROCCO SHOE REPAIR
2249	STEEPLEJACKS
2249	TRAMWAY INN MOTEL
2277	COLES CSTM DRAPERS
2277	DAVIS JOHN
2277	DESERT HEARING AIDS
2300	ADRIATIC HTL&APTMNT
2323	BAHAMA HOTEL
2330	HUDKINS ACE
2330	SAND CASTLE INN
2400	FLOS CHICKEN
2400	GOOD COMPANY
2400	HONEY TREAT YOGURT
2400	KENT CLEANERS&LNDRY
2400	LADAME FRENCH CUISN
2400	SMITHS FOOD&DRUG
2401	XXXX
2481	1/2 MURPHY B
2483	DESERT DELIVERY SV
2483	HEAD FIRST
2493	SEVEN 11 FD 17666
2525	MOTEL SIX FIFTY
2525	SIX FIFTY HOTEL
2583	HOCKENBERRY A
2583	HOCKENBERRY GALLERY
2665	PALM SPG SEWNG MACH
2667	GOODY TWO SHOES
2667	SANDEES 2ND CHILHDH
2675	CHAPMAN REALTY

287 MATSON MARTIN
287 MYERS CARL
287 TARA G G
287 TARA LODGE
318 SPATARO CHAS R
412 BARKMEYER RONALD
500 BAZZONI JOHN
500 LIPMAN IMOGENE
575 CARLIN MARY
577 MURPHY S M
579 XXXX
581 JORGENSEN ANN E

2444 CLOWER IRENE
2444 CONN WM T
2444 CRAVENOR DONALD L
2480 VANTOCH VERA
2481 LOWERY C R HM RMDLG
2555 XXXX
2580 CONTE TONY
2580 STERLING ROY
2626 ELLWANGER E
2626 JORDAN RONALD
2626 PHILLIPS W H

1977**N PALM CANYON DR**

SOURCE: HAINES

2300	HOTEL 9
2300	MAYFAIR MTR HTL&APT
2300	NINE PALM HOTEL
2323	BAHAMA HOTEL
2330	TRAVELYN PALM SPNGS
2401	XXXX
2481	CHILDERS ART STUDIO
2483	XXXX
2493	SEVEN 11 FOOD 17666
2525	CARLIN JIM
2525	MOTEL SIX FIFTY
2525	SIX FIFTY HOTEL
2583	COURTNEY ED
2665	PALM SPG SEWNG MACH
2667	PALM SPG GARAGE DR
2675	CHAPMAN REALTY

1977**W RACQUET CLUB RD**

SOURCE: HAINES

385	BULLOUGH JIM A
385	GAILEY THEO
386	XXXX
412	BARKMEYER RONALD
439	XXXX
471	ABLE ANSWERING SERV
471	CANYON ANSWERNG SV
471	HERALD EXAMINER
490	BIRDSALL V E
490	STANNERT THELMA
491	BERTA JOS
500	BAZZONI JOHN
515	BROWN GEO R
516	KEFALAS ELOISE
577	BURNS JOHN J
581	VANFOSSEN JANICE
585	BOYKIN E B
590	BOMBERO L
595	GRATRIX WM
601	LACARRA EVA
655	CRAWFORD MARVIN C
655	ZAPPA KARL
703	VARIAN HAIG L

STREET NOT LISTED

2277

BROWN P

2277

ELSMORE REALTY

2277

URSULAS SWEDSH BATH

2300

MAYFAIR MTR HTL&APT

2323

BAHAMA HOTEL&APTS

2323

HALE THOMAS E INC

2330

BLUE NOTE THE

2330

MASRY LOUIS

2330

PORTQUEE JOHN

2330

TRAVELYN PALM SPNGS

2401

XXXX

2483

DESIGN ENGNRNG ASOC

2525

CARLIN JIM

2525

SIX FIFTY HOTEL

2583

XXXX

2665

ACCREDITD PLC&DTCTV

2667

R A P A

2667

REGIONAL ANTI PLLTN

360	MORENO RICHARD C	2295	KOEHLER J T
385	XXXX	2295	PETTERSON W F
386	WALLER LAWRENCE	2295	STOKBAK MARGT MRS
412	BARKMEYER RONALD	2444	BERRY A R
412	POLLOCK HUGH A	2444	TABANGAY LEO
439	BAILEY W F	2480	CHUSED E S
471	ABLE ANSWERING SERV	2481	HERNANDEZ F F
471	C&L MOBILE HOME SV	2555	SHELL F A
471	CANYON ANSWERNG SV	2580	BETZ H A
471	HERALD EXAMINER	2580	WHYTE R K CONTR
490	STANNERT THELMA	2715	ISLE OF VIEW
491	BERTA JOS	2715	NELISSEN E J
500	BAZZONI JOHN		
500	GOREY LESTER J		
500	WILKIE RO8T		
500	ZOPELIS JOHN A		
515	BROWN MURRAY		
516	FELIX JOE		
585	BOYKIN E 8		
595	GRATRIX WM		
601	XXXX		
655	CRAWFORD MARVIN C		
655	LAWLOR THOS J		
757	KARL HARRY		

1956 N PALM CANYON DR

SOURCE: WESTERN DIRECTORY CO

2280	GARDEN GLASS & PNT CO
2280	HALL R M MRS
2280	HARRIS I H
2280	HARRIS MANOR
2300	LA PALAS HOTEL
2300	PALAS ALFD T
2300	PAULSON E L
2330	BUGGLE J W
2330	FITZGERALD EDITH MRS
2330	FITZGERALD NANCY
2330	PALM CANYON LODGE
2330	SILVERTON E G
2401	LEPPOLD C A
2401	PALM GARDENS HOTEL
2511	CARLIN D B
2511	DURACLEAN SERV
2511	HOPKINS HAROLD
2511	NOWELL A J
2525	CARLIN J D
2525	EL TRAM INN
2700	DIAS DICK
2700	FRISTAD J W

1956 W RACQUET CLUB RD

SOURCE: WESTERN DIRECTORY CO

180	CATALANDO R APTS
180	MULTI TENANT RESIDENTIAL
575	CARLIN D B
711	MOAK STERLING

1950 N JUNIPERO AVE

SOURCE: WESTERN DIRECTORY CO

2285	SELF C B
2480	ALLARD J A
2480	LEVEREAU R A
2481	HERNANDEZ F F
2555	SCHELL F A
2690	EL CABRILLO APTS
2690	MULTI TENANT RESIDENTIAL

1950 N PALM CANYON DR

SOURCE: WESTERN DIRECTORY CO

2249	STAFFORD M R
2249	TRAMWAY INN
2280	DESERT ENCHANTO
2280	HARRIS I H
2401	PALM GARDENS
2401	RICH J B
2511	CARLIN D B
2511	POHL MARJORIE G
2511	SCHANHALS DUKE (REAR)
2700	DIAZ R A
2700	GALVAN F E

575 CARLIN D B

2340 REX DOWLER DUNCAN CORP
2410 REX DOWLER DUNCAN CORP
2410 REX DUNCAN
2480 JOS ALLARD
2480 W L JAMES

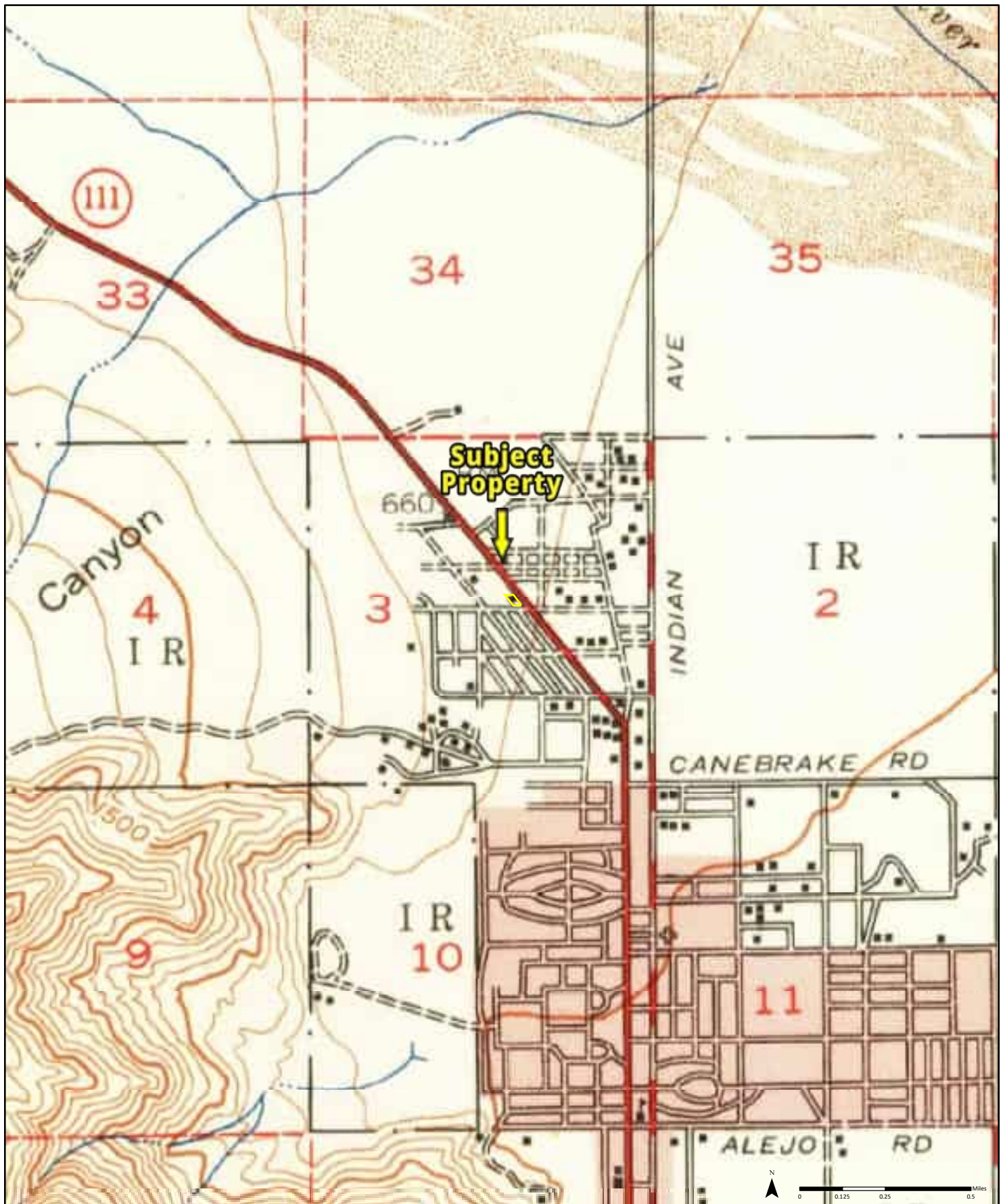
2249	A L PEAK
2249	M R STAFFORD
2511	D B CARLIN (LONG BEACH)
2700	RICH D DIAS (PASADENA)

RANGE NOT LISTED

RANGE NOT LISTED

RANGE NOT LISTED

RANGE NOT LISTED



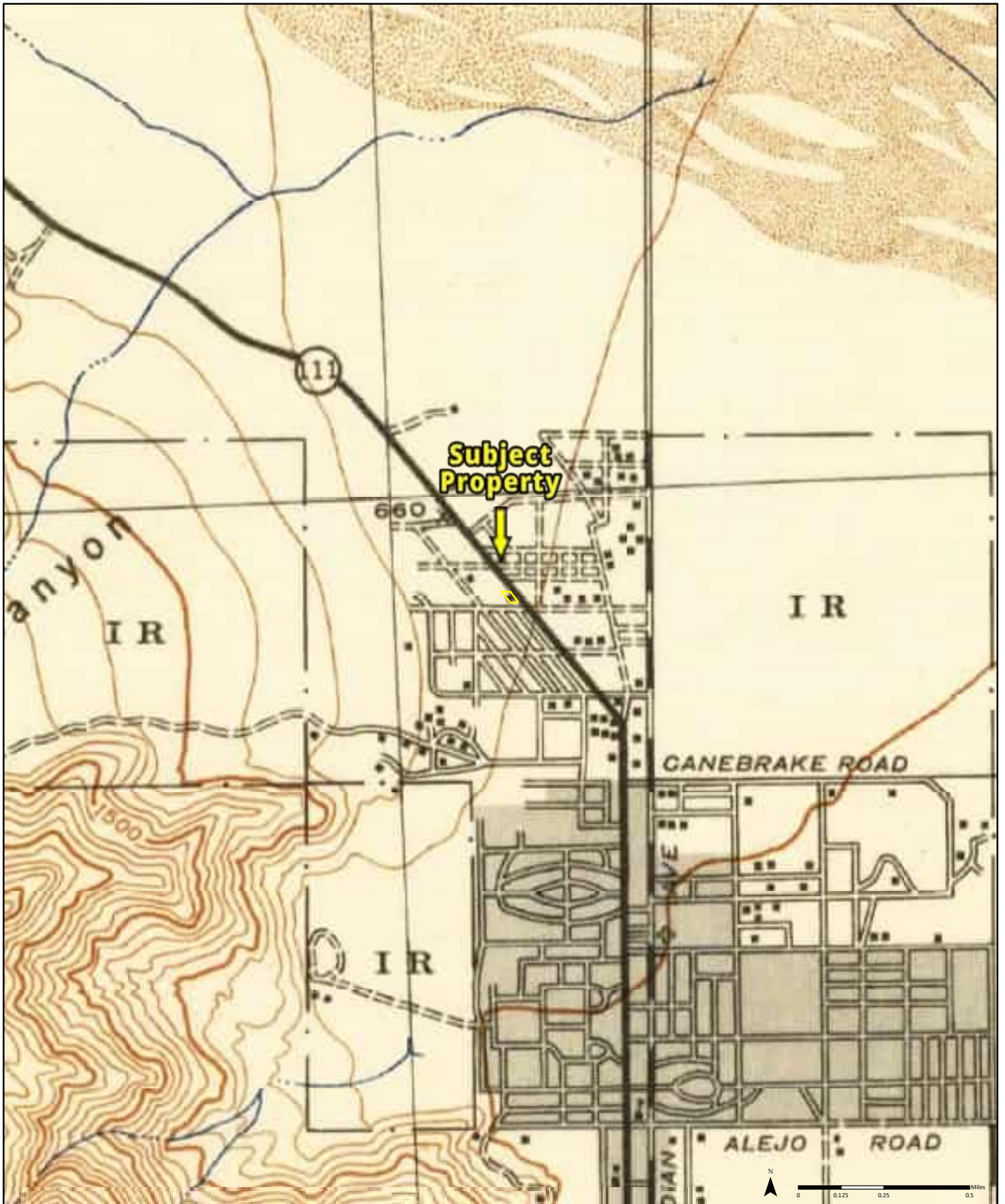
1940 (1-1940)
Aerial Photo Year: 1940

Quadrangle(s): Palm Springs, CA (1-1940)

Order No. 23090100548

Source: USGS 15 Minute Topographic Map

PARTNER



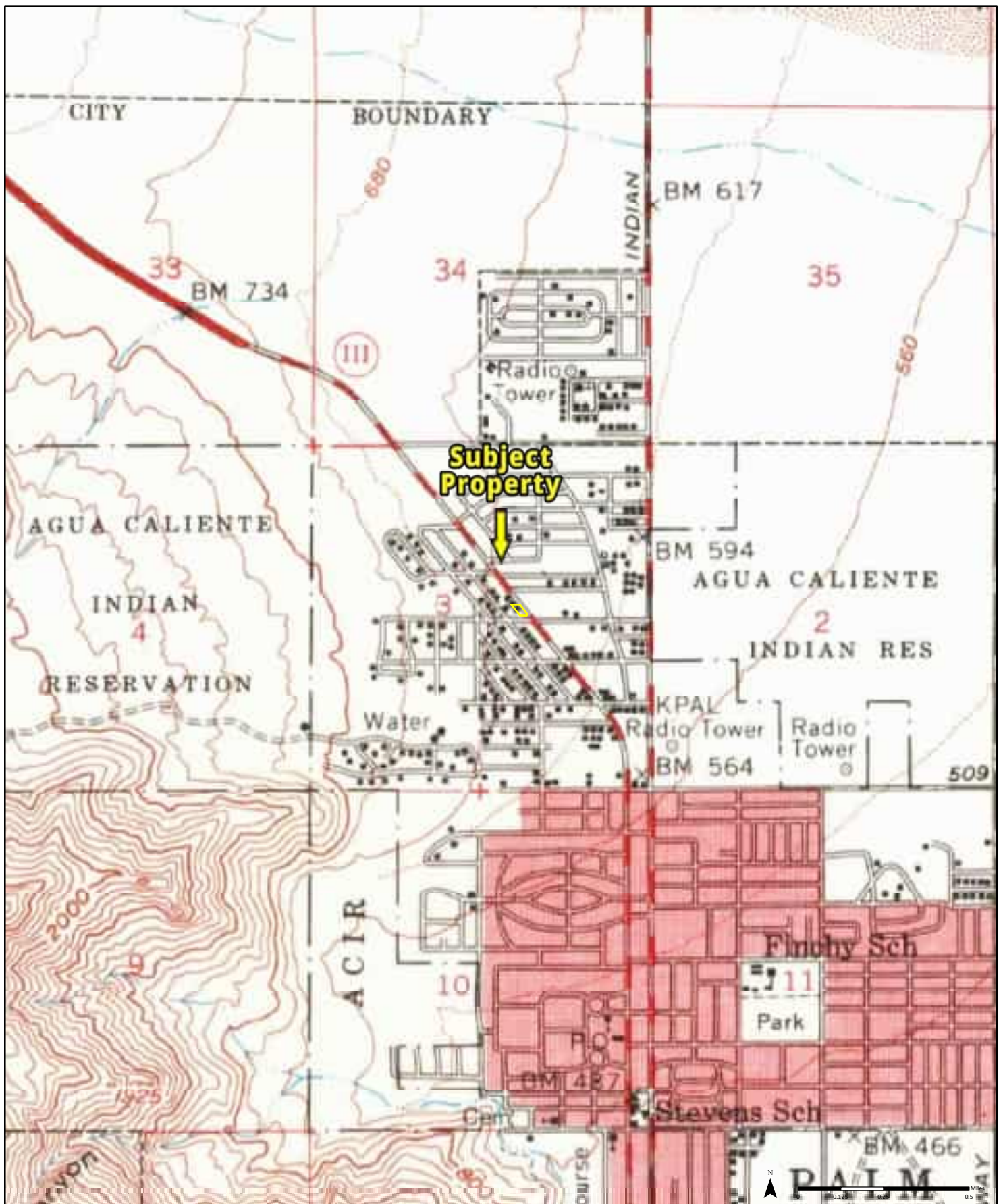
1944 (1-1944)
Aerial Photo Year: 1940

Quadrangle(s): Palm Springs, CA (1-1944)

Order No. 23090100548

Source: USGS 15 Minute Topographic Map





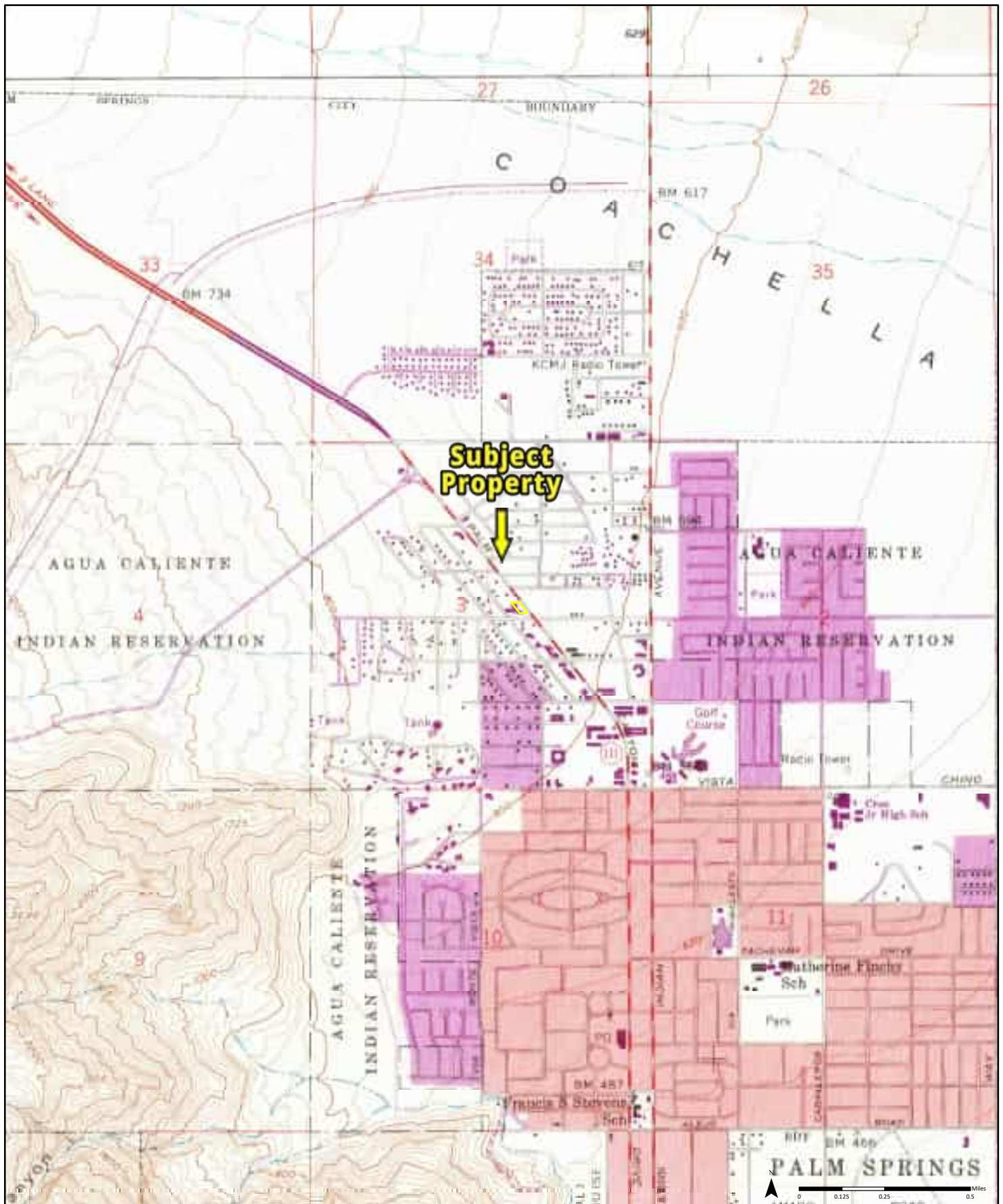
1957 (1-1957)
Aerial Photo Year: 1956

Quadrangle(s): Palm Springs, CA(1-1957)

Order No. 23090100548

Source: USGS 15 Minute Topographic Map

PARTNER



1972

(1-1972) Aerial Photo Year: 1972
Photo Revision Year: 1972

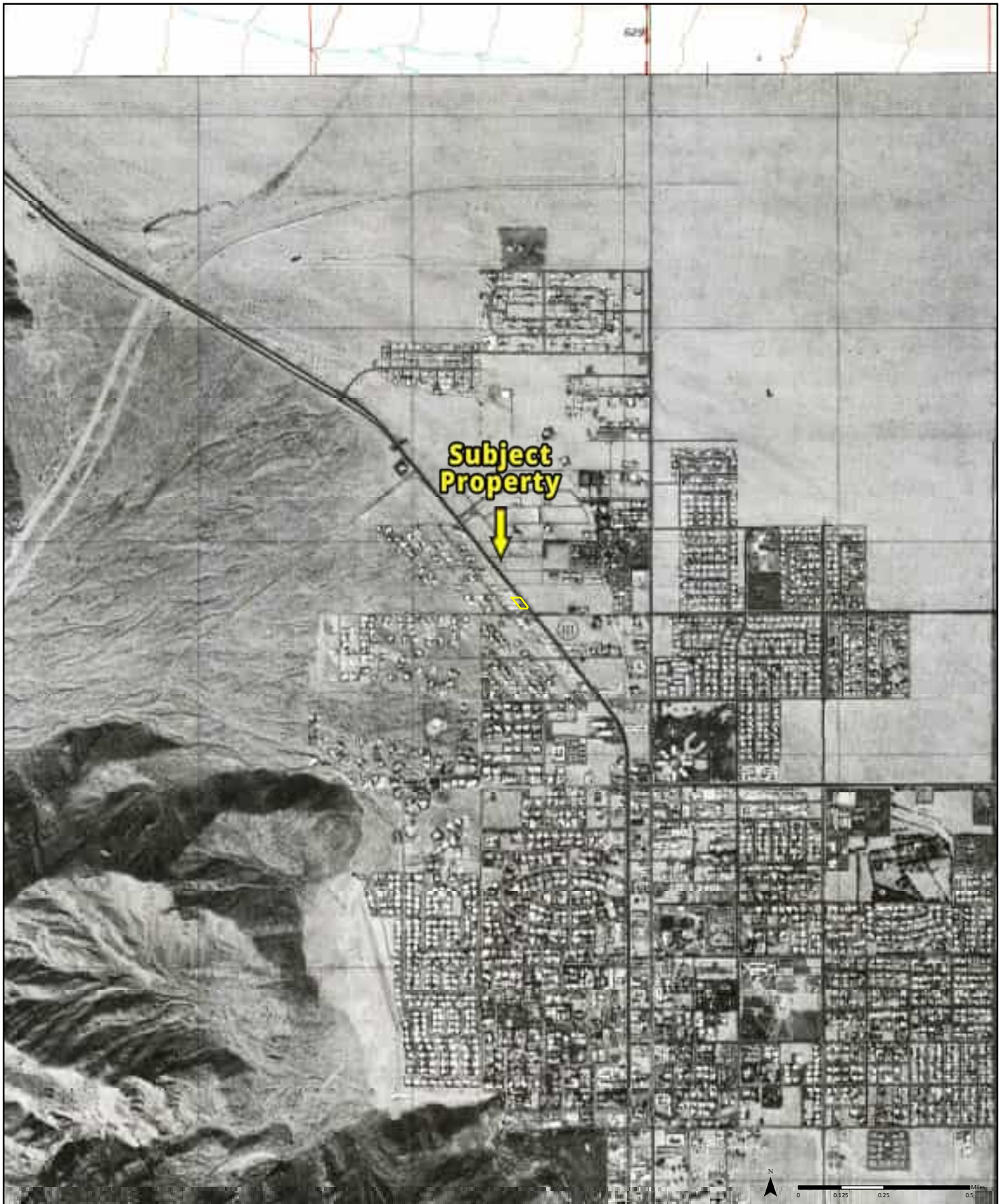
(2-1972) Aerial Photo Year: 1951
Photo Revision Year: 1972

Quadrangle(s): Palm Springs, CA(1-1972)
Desert Hot Springs, CA(2-1972)

Order No. 23090100548

Source: USGS 7.5 Minute Topographic Map

PARTNER



1975

(1-1975)
Aerial Photo Year: 1975

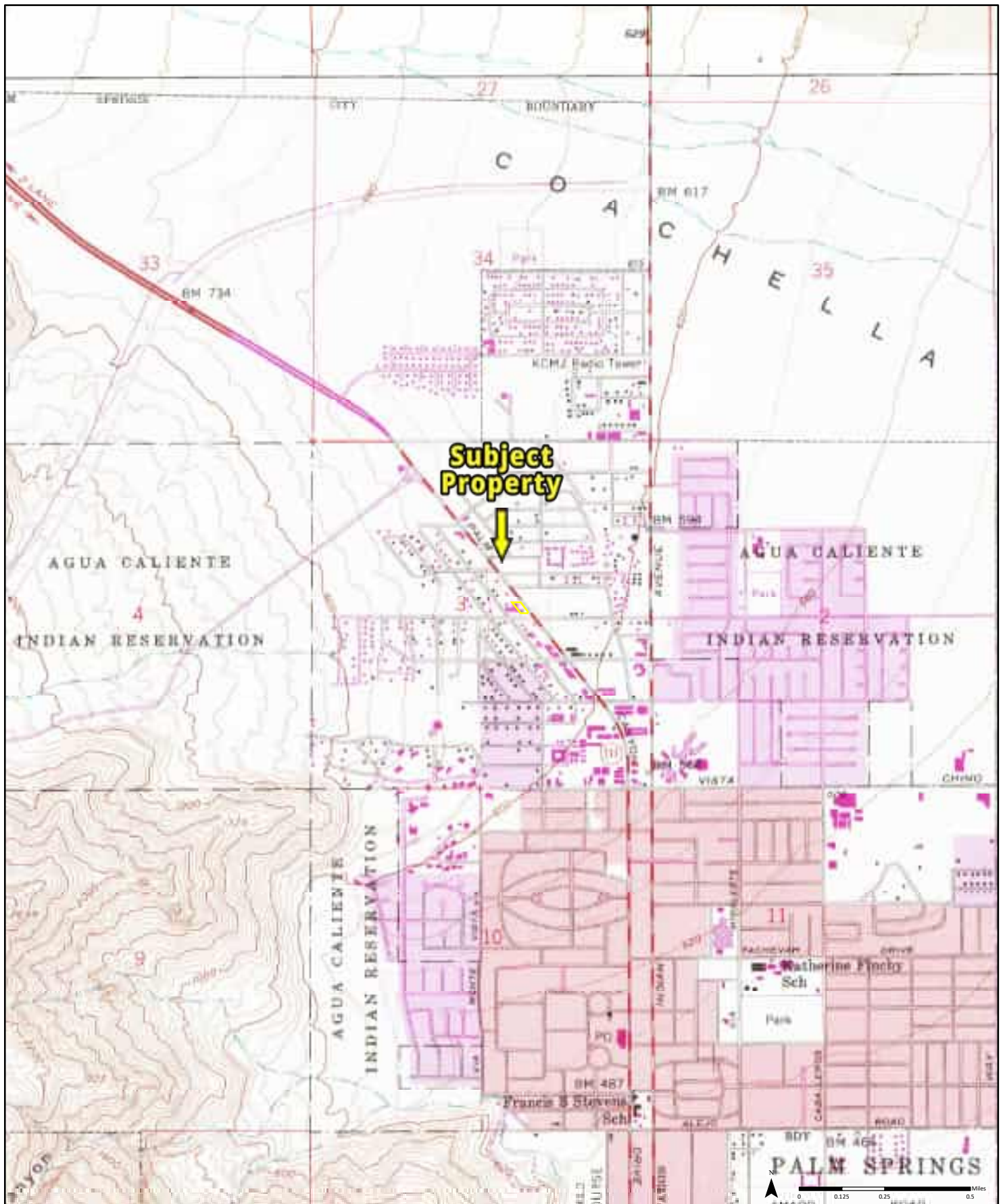
(2-1972)
Aerial Photo Year: 1951
Photo Revision Year: 1972

**Quadrangle(s): Palm Springs, CA⁽¹⁻¹⁹⁷⁵⁾
Desert Hot Springs, CA⁽²⁻¹⁹⁷²⁾**

Source: USGS 7.5 Minute Topographic Map

Order No. 23090100548

PARTNER



1980

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

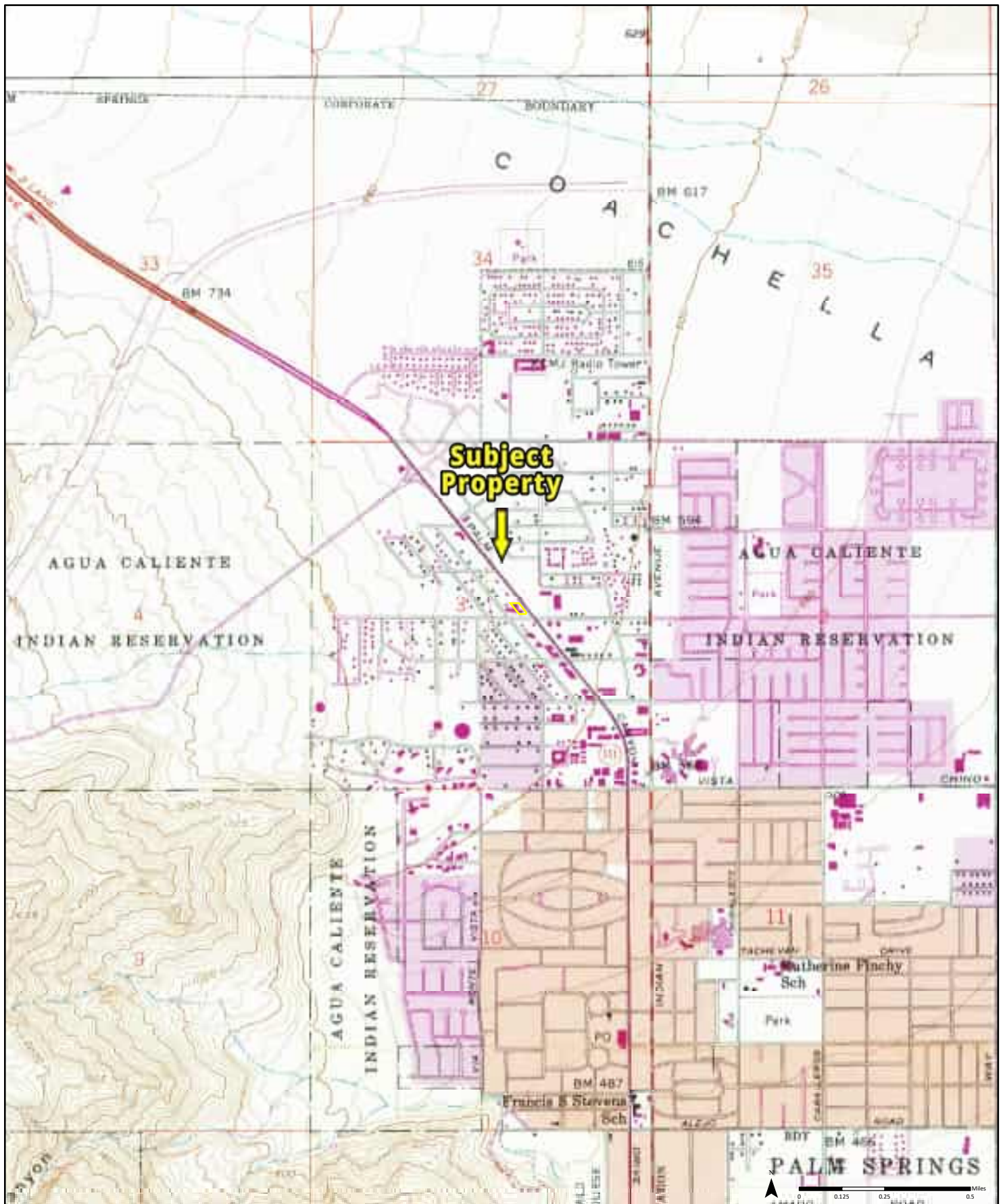
(2-1972) Aerial Photo Year: 1951
Photo Revision Year: 1972

Quadrangle(s): Palm Springs, CA(1-1980)
Desert Hot Springs, CA(2-1972)

Order No. 23090100548

Source: USGS 7.5 Minute Topographic Map

PARTNER



1988

(1-1988) Aerial Photo Year: 1984
Photo Revision Year: 1988

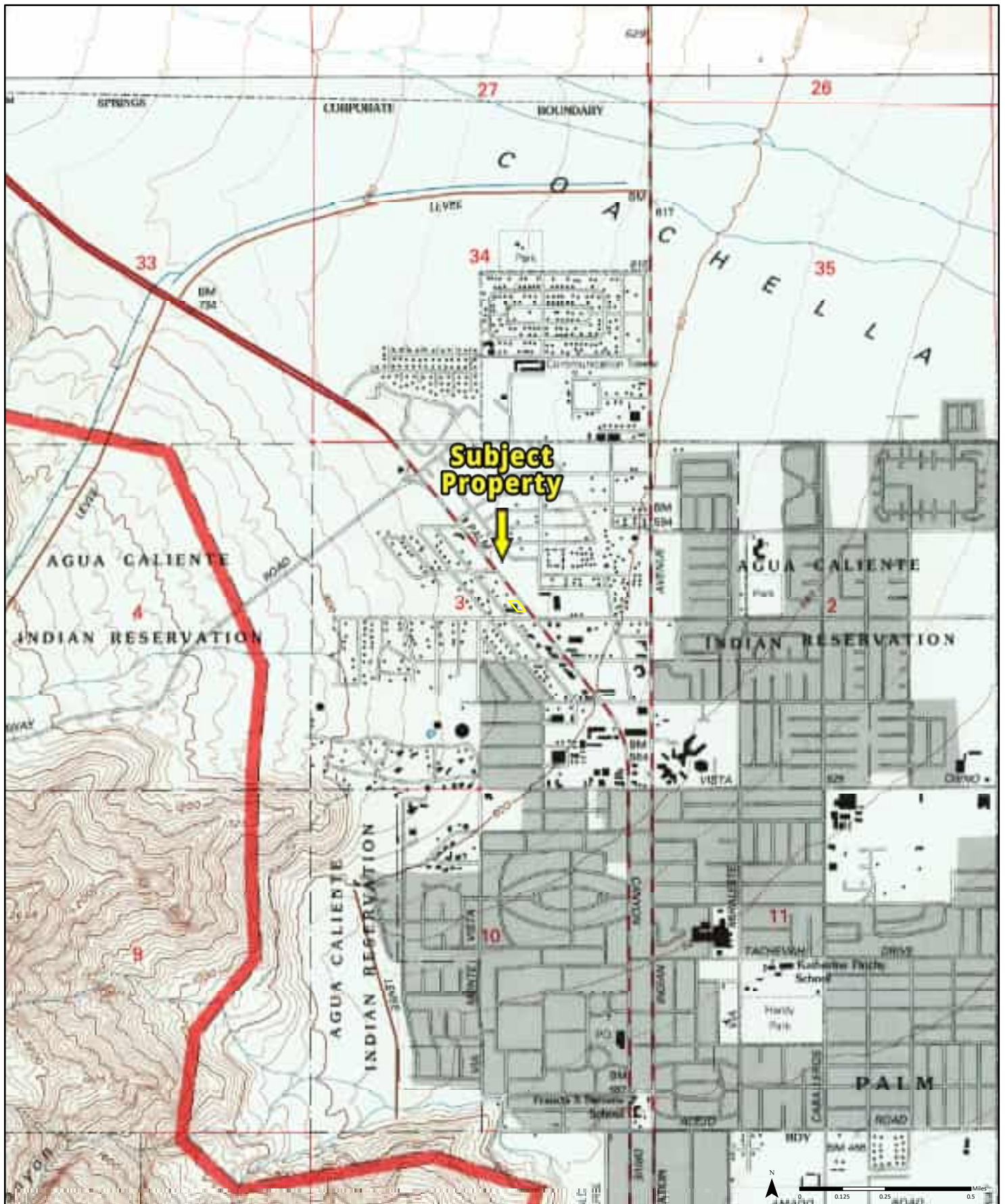
(2-1972) Aerial Photo Year: 1951
Photo Revision Year: 1972

Quadrangle(s): Palm Springs, CA(1-1988)
Desert Hot Springs, CA(2-1972)

Order No. 23090100548

Source: USGS 7.5 Minute Topographic Map

PARTNER



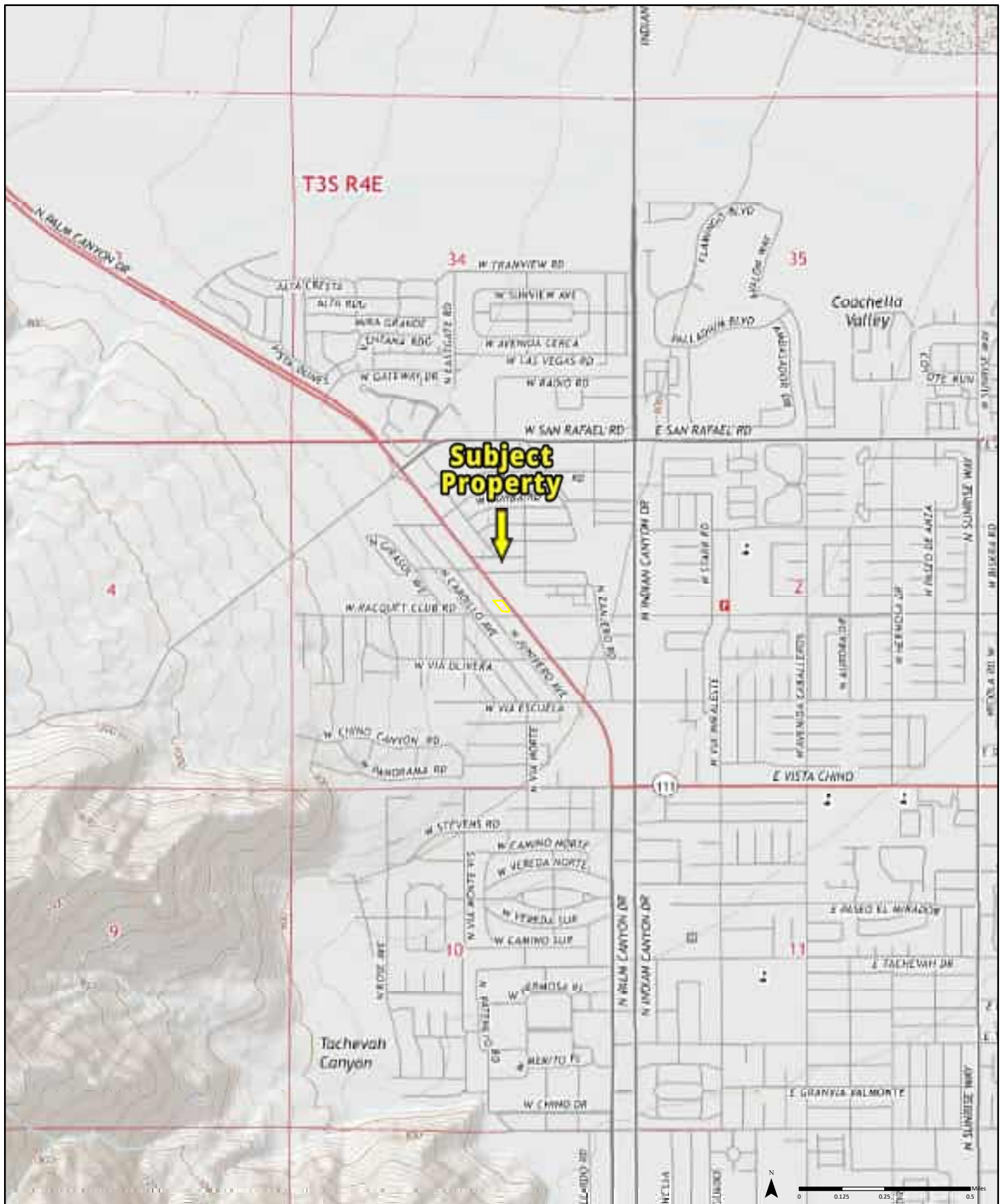
1996 (1-1996) Aerial Photo Year: 1994 (2-1972) Aerial Photo Year: 1951
 Photo Revision Year: 1972

Quadrangle(s): Palm Springs, CA(1-1996)
 Desert Hot Springs, CA(2-1972)

Order No. 23090100548

Source: USGS 7.5 Minute Topographic Map





2015

Quadrangle(s): Palm Springs, CA
Desert Hot Springs, CA

Order No. 23090100548

Source: USGS 7.5 Minute Topographic Map

PARTNER





ENVIRONMENTAL SITE ASSESSMENT QUESTIONNAIRE

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

1. PROPERTY INFORMATION:

Property Name: INN AT PALM SPRINGS		
Property Address: 2525 N. Palm Canyon Drive		
City Palm Springs	State CA	Zip 92262
Assessor's Parcel Number 504-073-001-0		
Property Owner & Contact Information: TEAM PASA LLC (Paul Kurdian)		
Date Property Owner Purchased: April 2019		
Key Site Manager & Contact Information: Paul Kurdian 310-291-1680 Paul@LucentRealEstate.com		

2. COMPLETED BY

Signature <i>Paul Kurdian</i>	Date 09/14/2023
Printed Name Paul Kurdian	Relation to Subject Property Managing Partner/Co-Owner

3. PREVIOUS INVESTIGATIONS

Have any previous environmental investigations been performed at the property, including Phase I ESAs, Phase II Subsurface Investigations, Remediation, Asbestos or Lead-Based Paint surveys? NONE

(If yes, please provide copies)

4. PROPERTY DESCRIPTION

Property Size: _____ Number of Building(s): ONE

Size of Building(s): _____

Date of Construction: _____

Property Type: (please circle)

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

Other: _____

Please provide Rent Roll if Applicable.

Historical Use of Property: HOTEL

SURROUNDING PROPERTY USES

DIRECTION	USE
North	RESIDENTIAL HOUSING
South	7-11 STORE
East	LARGE SHOPPING CENTER ANCHORED BY CARL'S JR. RESTAURANT
West	RESIDENTIAL HOUSING

Are you aware of any potential environmental concerns associated with surrounding properties?

_____ YES _____X_____NO

If yes, please describe: _____

5. UTILITIES & SERVICES

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

Electric	<u>SO CAL EDISON</u>	Bio-hazardous Waste	<u>N/A</u>
Gas:	<u>SO CAL GAS</u>	Elevator Maintenance	<u>N/A</u>
Potable Water	<u>DESERT WATER AGENCY</u>	Used Grease	<u>N/A</u>
Sanitary Sewer	<u>City of Palm Springs Sewer System</u>	Hazardous Waste	<u>N/A</u>

6. ON SITE OPERATIONS

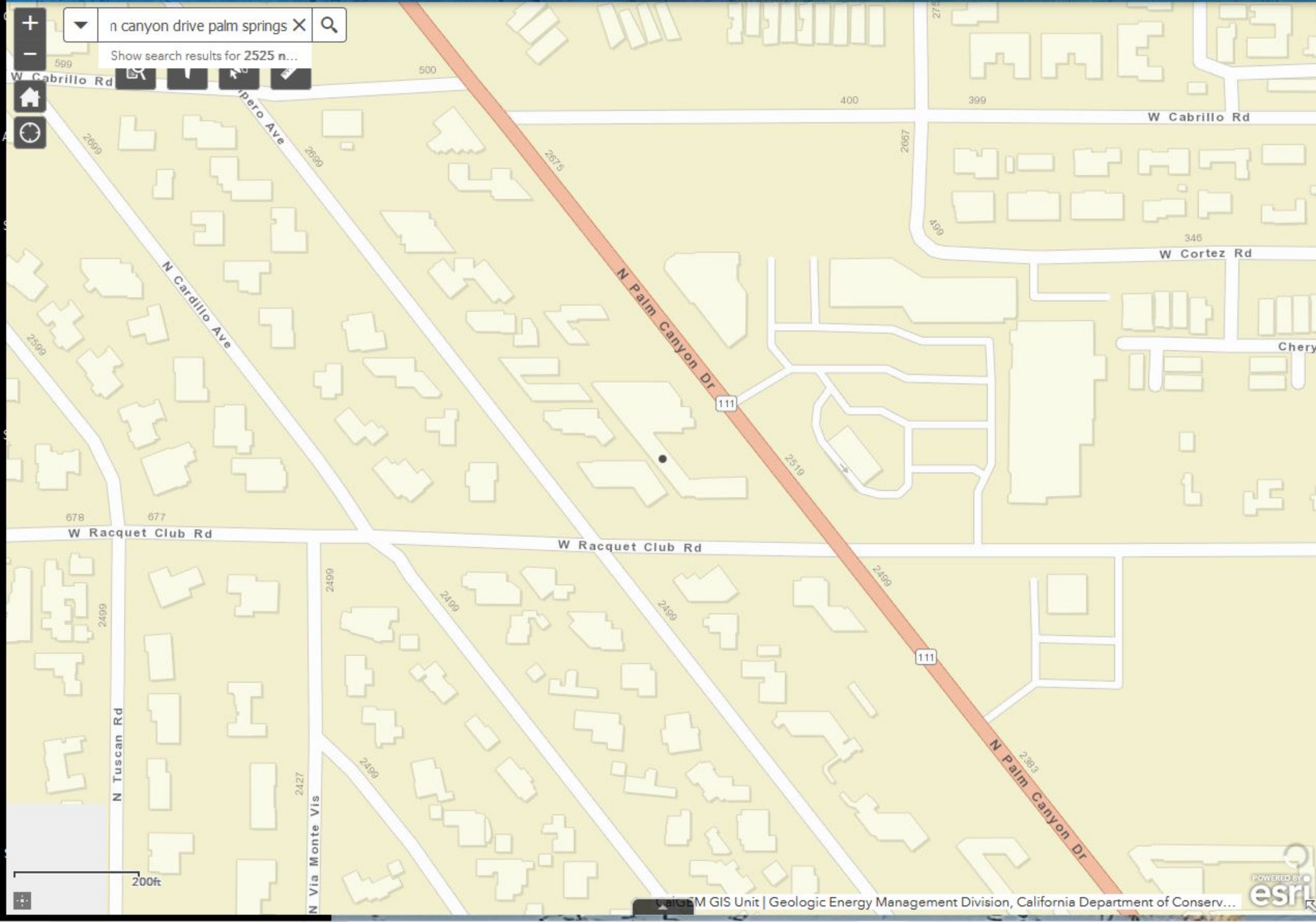
Are you aware of any of the following conditions, either past or present, on the property?		
Condition	Response	If yes, please describe
1. Stored Chemicals	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
2. Underground Storage Tanks	<input type="checkbox"/> Yes <input checked=""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



Map navigation controls: zoom in (+), zoom out (-), home, and history.

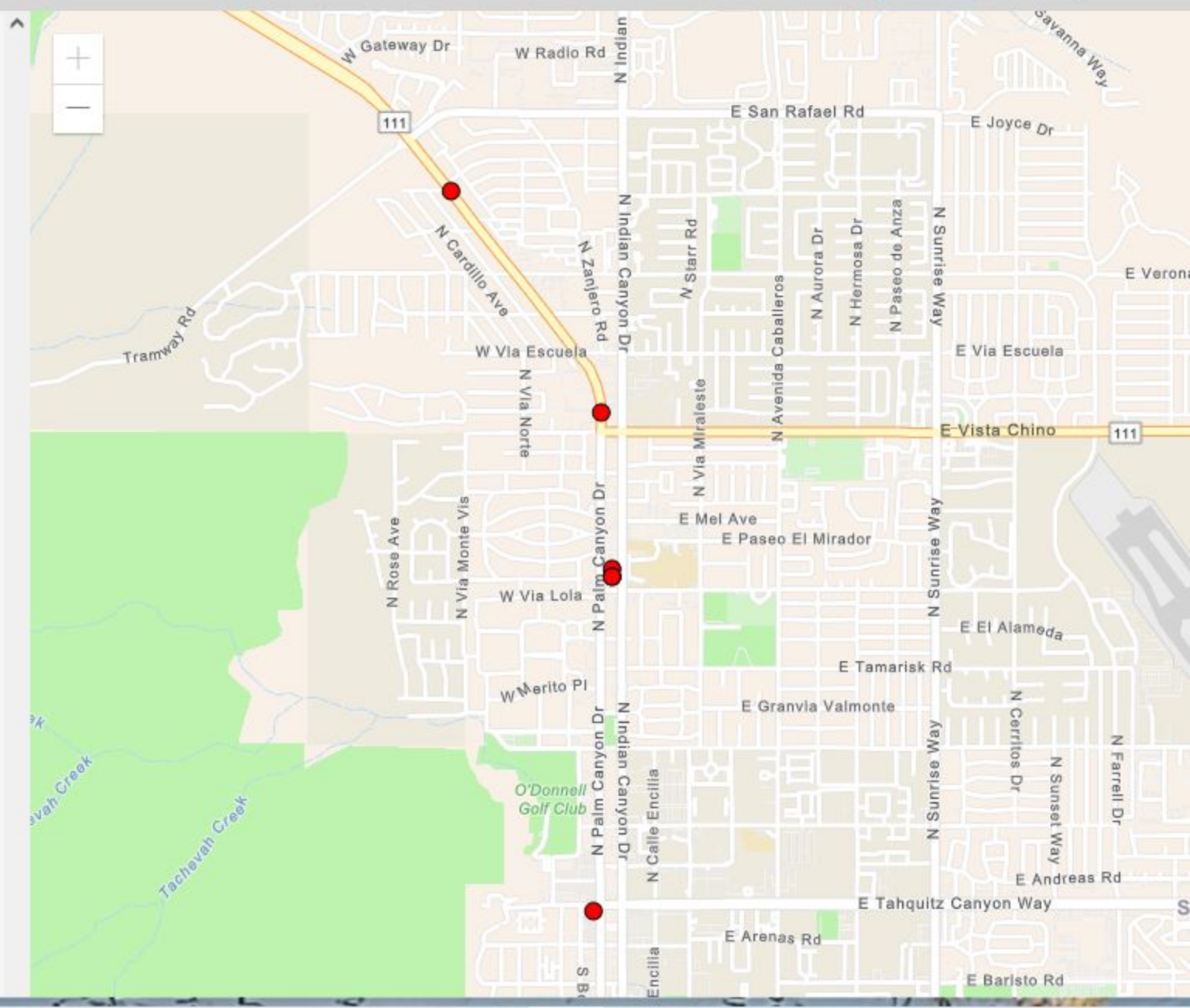
Search bar containing: n canyon drive palm springs X

Show search results for 2525 n...




[Log In](#)

No Results Found.



Sites and Facilities

Cleanup Sites

- ☒ ☐ Federal Superfund
- ☒ ☐ State Response
- ☒ ☐ Voluntary Cleanup
- ☒ ☐ School Cleanup
- ☒ ☐ Evaluation
- ☒ ☐ School Investigation
- ☒ ☐ Military Evaluation
- ☒ ☐ Tiered Permit
- ☒ ☐ Corrective Action
- ☒ ☐ Field Points

STATUS

All Statuses

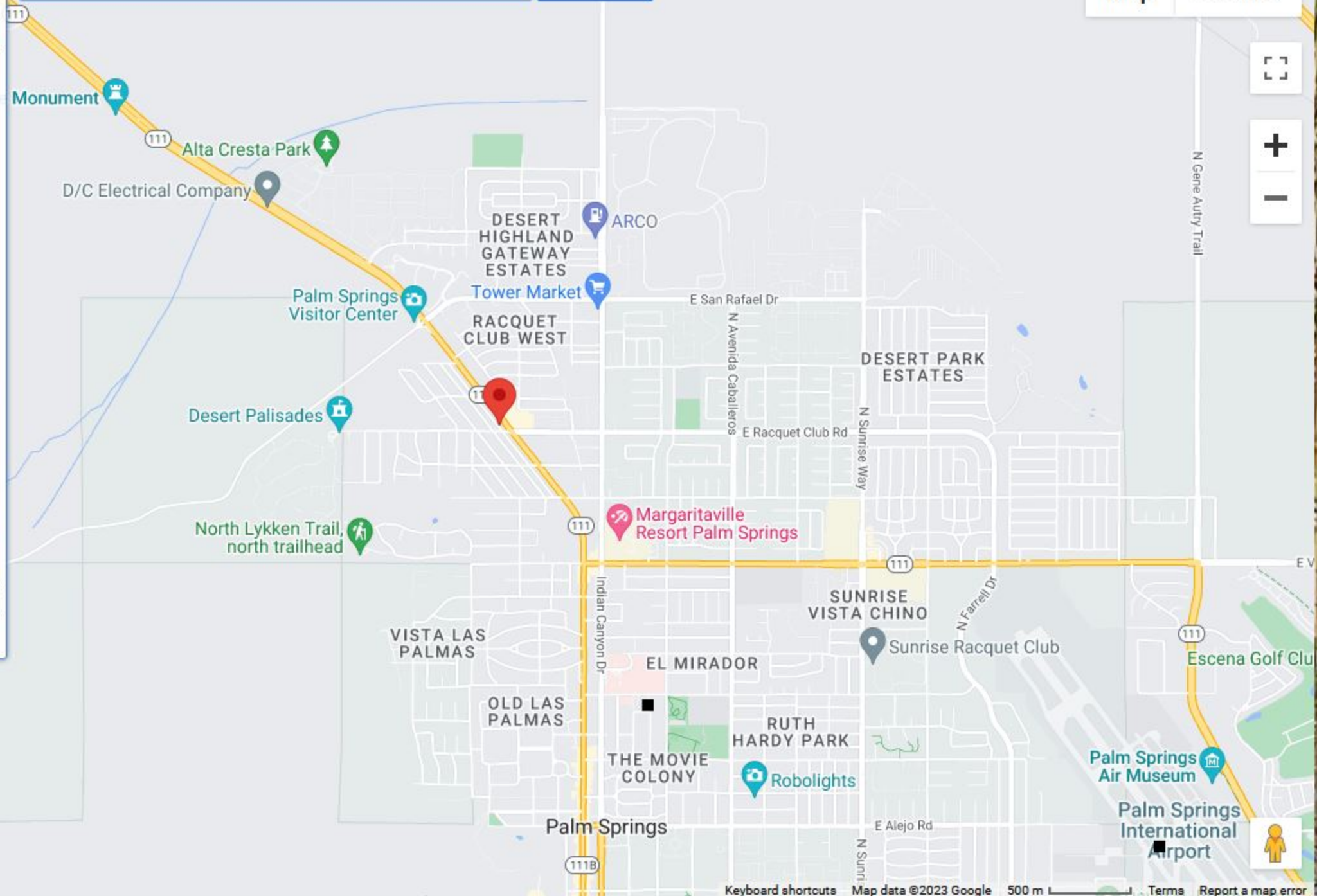
Permitted Sites

- ☒ ☐ Operating
- ☒ ☐ Post-Closure
- ☒ ☐ Non-Operating

Other Sites

GIS Layers

Tools

[TAKE A TOUR](#)
[SHARE THIS MAP](#)


SITES CURRENTLY VISIBLE ON MAP

2 SITES LISTED

[EXPORT THIS LIST TO EXCEL](#)

PROJECT NAME	STATUS	PROJECT TYPE	ADDRESS	CITY
PALM SPRINGS ARMY AIR FIELD (J09CA0532)	INACTIVE - NEEDS EVALUATION	MILITARY EVALUATION		PALM SPRINGS
TORNEY GENERAL HOSPITAL	REFER: RWQCB	MILITARY EVALUATION	RIVERSIDE	RIVERSIDE

National Flood Hazard Layer FIRMette



116°33'28"W 33°51'24"N



1:6,000

116°32'50"W 33°50'54"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

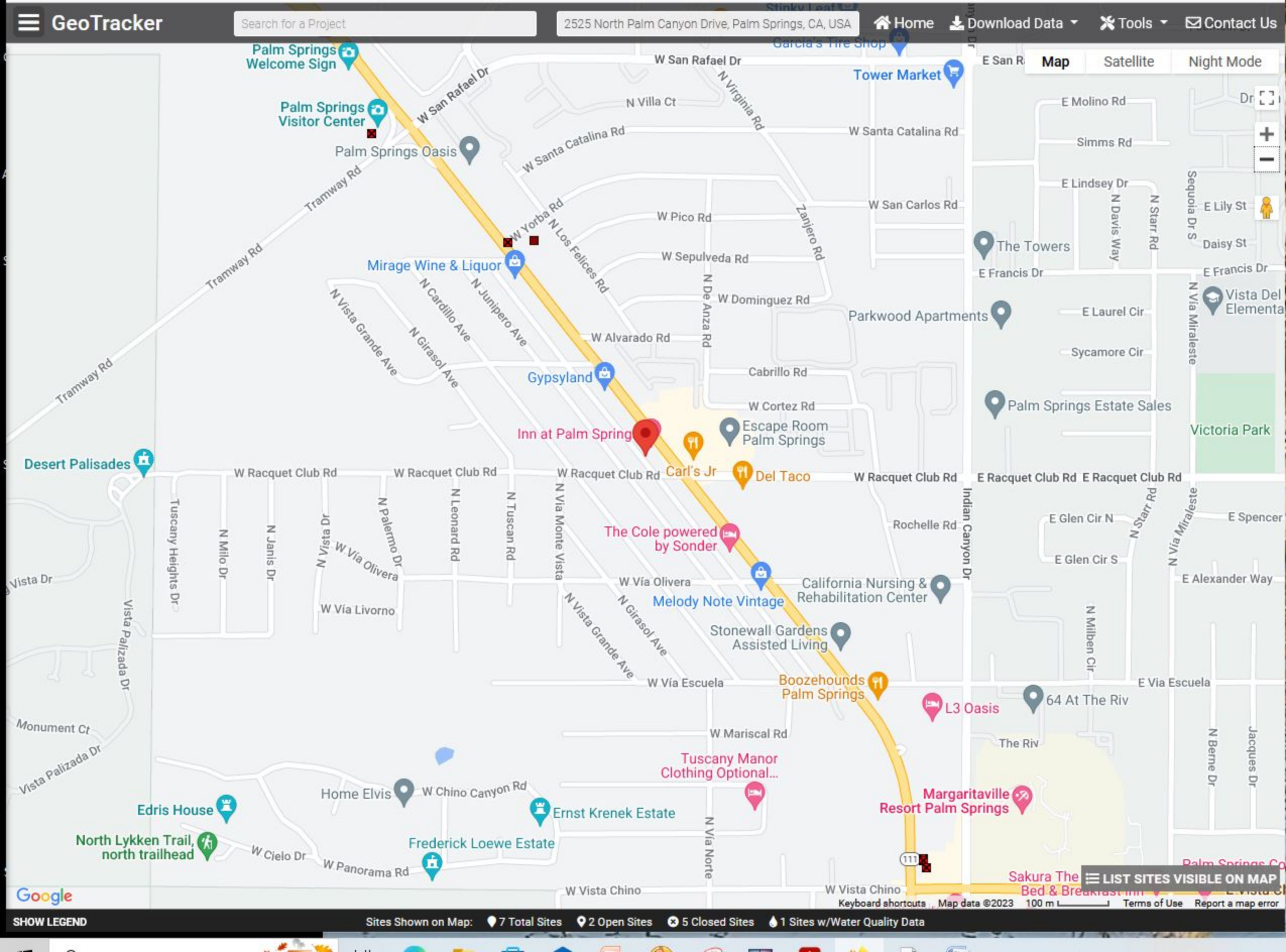


The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/18/2023 at 3:44 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



Report — Map Unit Description

Riverside County, Coachella Valley Area, California

CdC—Carsitas gravelly sand, 0 to 9 percent slopes

Map Unit Setting

National map unit symbol: hkv0
Elevation: 800 feet
Mean annual precipitation: 4 inches
Mean annual air temperature: 72 to 73 degrees F
Frost-free period: 275 to 325 days
Farmland classification: Not prime farmland

Map Unit Composition

Carsitas and similar soils: 85 percent
Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Carsitas

Setting

Landform: Alluvial fans
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Gravelly alluvium derived from granite

Typical profile

H1 - 0 to 10 inches: gravelly sand
H2 - 10 to 60 inches: gravelly sand

Properties and qualities

Slope: 0 to 9 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Excessively drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): High to very high (5.95 to 19.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 1 percent
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Available water supply, 0 to 60 inches: Very low (about 3.0 inches)

Interpretive groups

Land capability classification (irrigated): 4s
Land capability classification (nonirrigated): 7e
Hydrologic Soil Group: A
Ecological site: R040XD200CA - Rarely Flooded Fans
Hydric soil rating: No



is intended to be used. Mapping of soils is mapped at 1:24,000. The design of map on that map scale.

standing of the detail of mapping and of contrasting soils that could have been



Fidelity National Title Company

555 S. Flower Street, Suite 4420, Los Angeles, CA 90071
Phone: (213) 452-7100 • Fax:

Issuing Policies of Fidelity National Title Insurance Company

Order No.: 995-30106762-2AA

Main Office Line: (213) 452-7100

TO:

Commercial Bank of California
19752 MacArthur Boulevard, Suite 100
Irvine, CA 92612

Title Officer: Amy Andries (MA-LA)
Title Officer Phone: (213) 452-7100
Title Officer Fax:
Title Officer Email: LANCS@fnf.com

ATTN: **Sebastian Yanes**
YOUR REFERENCE:

PROPERTY ADDRESS: 2525 North Palm Canyon Drive, Palm Springs, CA

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

555 S. Flower Street, Suite 4420, Los Angeles, CA 90071
Phone: (213) 452-7100 • Fax:

PRELIMINARY REPORT

EFFECTIVE DATE: August 23, 2023 at 7:30 a.m.

ORDER NO.: 995-30106762-2AA

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

ALTA Extended Loan 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:](#)

TEAM PASA LLC, A California Limited Liability Company

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

LOTS 1, 2, 3, AND 4 OF PALM SPRINGS VILLAGE TRACT NO. 2, IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN [BOOK 19, PAGE 22](#) OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

[APN: 504-073-001](#)

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 2023-2024.
- B. 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 and restrictions 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 13, 1937
Recording No: [Book 323, Page 278](#) 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.

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 17, 1938
Recording No: [Book 402, Page 235](#) of Official Records

An easement as contained in the above document,

For: Utilities
Affects: 5.00 feet wide along all lot lines

- 3. Covenants, conditions and restrictions 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 11, 1938
Recording No: [Book 372, Page 240](#) 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.

EXCEPTIONS
(Continued)

An easement as contained in the above document,

For: Utilities
Affects: 5.00 feet wide along all lot lines

Affects: Lot 1

4. Covenants, conditions and restrictions 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: November 22, 1939
Recording No: [Book 437, Page 255](#) 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.

An easement as contained in the above document,

For: Utilities
Affects: 5.00 feet wide along all lot lines

Affects: Lot 2

5. Covenants, conditions and restrictions 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: November 27, 1941
Recording No: [Book 525, Page 135](#) 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.

An easement as contained in the above document,

For: Utilities
Affects: 5.00 feet wide along all lot lines

Affects: Lot 3

EXCEPTIONS
(Continued)

6. Covenants, conditions and restrictions 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: March 07, 1944
Recording No: [Book 616, Page 109](#) 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.

An easement as contained in the above document,

For: Utilities
Affects: 5.00 feet wide along all lot lines

Affects: Lot 3

7. Covenants, conditions and restrictions 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: December 10, 1943
Recording No: [Book 609, Page 158](#) 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.

An easement as contained in the above document,

For: Utilities
Affects: 5.00 feet wide along all lot lines

Affects: Lot 4

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Time Warner Entertainment-Advance/Newhouse Partnership
Purpose: Public utilities
Recording Date: April 19, 1999
[Recording No:](#) [164625 of Official Records](#)
Affects: A portion of said land as more particularly described in said document

**EXCEPTIONS
(Continued)**

9. A Deed of Trust to secure an indebtedness in the amount shown below,

Amount: \$1,650,000.00
Dated: April 08, 2019
Trustor/Grantor: Team PaSa LLC, A California Limited Liability Company
Trustee: Chicago Title Company
Beneficiary: 2525 N. Palm Canyon, LLC, a South Carolina Limited Liability Company
Recording Date: April 09, 2019
Recording No: [2019-0119700 of Official Records](#)

This Company will require that the original note, the original deed of trust and a properly executed request for full reconveyance together with appropriate documentation (i.e., copy of trust, partnership agreement or corporate resolution) be in this office prior to the close of this transaction if the above-mentioned item is to be paid through this transaction or deleted from a policy of title insurance.

Any demands submitted to us for payoff must be signed by all beneficiaries as shown on said deed of trust, and/or any assignments thereto. In the event said demand is submitted by an agent of the beneficiary(s), we will require the written approval of the demand by the beneficiary(s). Servicing agreements do not constitute approval for the purposes of this requirement.

If no amounts remain due under the obligation a zero balance demand will be required along with the reconveyance documents.

In addition, we require the written approval of said demand by the trustor(s) on said deed of trust or the current owners if applicable.

10. Any easements not disclosed by the public records as to matters affecting title to real property, whether or not said easements are visible and apparent.
11. 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.
12. 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.

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

END OF EXCEPTIONS

REQUIREMENTS SECTION

1. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below:

Limited Liability Company: Team PaSa LLC, A California Limited Liability Company

- a) A copy of its operating agreement, if any, and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.
 - b) If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendments thereto with the appropriate filing stamps.
 - c) If the Limited Liability Company is member-managed, a full and complete current list of members certified by the appropriate manager or member.
 - d) A current dated certificate of good standing from the proper governmental authority of the state in which the entity is currently domiciled.
 - e) If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.
 - f) If Limited Liability Company is a Single Member Entity, a Statement of Information for the Single Member will be required.
 - g) Each member and manager of the LLC without an Operating Agreement must execute in the presence of a notary public the Certificate of California LLC (Without an Operating Agreement) Status and Authority form.
2. Prior to the close of escrow, 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.
 3. Furnish for review a full and complete copy of any unrecorded agreement, contract, license and/or lease together with all supplements, assignments and amendments thereto, prior to the close of this transaction.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.
 4. 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. Property taxes, including any personal property taxes and any assessments collected with taxes, are paid. For proration purposes the amounts were:

Tax Identification No.: 504-073-001
Fiscal Year: 2022-2023
1st Installment: \$13,484.63
2nd Installment: \$13,484.63
Exemption: \$0.00
Code Area: 011-060

2. None of the items shown in this report will cause the Company to decline to attach CLTA Endorsement Form 100 to an Extended Coverage Loan Policy, when issued.
3. The Company is not aware of any matters which would cause it to decline to attach CLTA Endorsement Form 116 indicating that there is located on said Land a Commercial property, known as 2525 North Palm Canyon Drive, located within the city of Palm Springs, California, 92262, to an Extended Coverage Loan Policy.
4. The policy of title insurance will include an arbitration provision. The Company or the insured may demand arbitration. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the insured arising out of or relating to this policy, any service of the Company in connection with its issuance or the breach of a policy provision or other obligation. Please ask your escrow or title officer for a sample copy of the policy to be issued if you wish to review the arbitration provisions and any other provisions pertaining to your Title Insurance coverage.
5. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.
6. Pursuant to Government Code Section 27388.1, as amended and effective as of 1-1-2018, a Documentary Transfer Tax (DTT) Affidavit may be required to be completed and submitted with each document when DTT is being paid or when an exemption is being claimed from paying the tax. If a governmental agency is a party to the document, the form will not be required. DTT Affidavits may be available at a Tax Assessor-County Clerk-Recorder.
7. The 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).

INFORMATIONAL NOTES
(Continued)

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

END OF INFORMATIONAL NOTES

Amy Andries (MA-LA)/ah1

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>



Fidelity National Title Company

555 S. Flower Street, Suite 4420, Los Angeles, CA 90071
Phone: (213) 452-7100 • Fax:

Notice of Available Discounts

Pursuant to Section 2355.3 in Title 10 of the California Code of Regulations Fidelity National Financial, Inc. and its subsidiaries ("FNF") must deliver a notice of each discount available under our current rate filing along with the delivery of escrow instructions, a preliminary report or commitment. Please be aware that the provision of this notice does not constitute a waiver of the consumer's right to be charged the filed rate. As such, your transaction may not qualify for the below discounts.

You are encouraged to discuss the applicability of one or more of the below discounts with a Company representative. These discounts are generally described below; consult the rate manual for a full description of the terms, conditions and requirements for such discount. These discounts only apply to transactions involving services rendered by the FNF Family of Companies. This notice only applies to transactions involving property improved with a one-to-four family residential dwelling.

Not all discounts are offered by every FNF Company. The discount will only be applicable to the FNF Company as indicated by the named discount.

FNF Underwritten Title Company

CTC – Chicago Title company
CLTC – Commonwealth Land Title Company
FNTC – Fidelity National Title Company of California
FNTCCA - Fidelity National Title Company of California
TICOR – Ticor Title Company of California
LTC – Lawyer's Title Company
SLTC – ServiceLink Title Company

Underwritten by FNF Underwriters

CTIC – Chicago Title Insurance Company
CLTIC - Commonwealth Land Title Insurance Company
FNTIC – Fidelity National Title Insurance Company
FNTIC - Fidelity National Title Insurance Company
CTIC – Chicago Title Insurance Company
CLTIC – Commonwealth Land Title Insurance Company
CTIC – Chicago Title Insurance Company

Available Discounts

DISASTER LOANS (CTIC, CLTIC, FNTIC)

The charge for a Lender's Policy (Standard or Extended coverage) covering the financing or refinancing by an owner of record, within twenty-four (24) months of the date of a declaration of a disaster area by the government of the United States or the State of California on any land located in said area, which was partially or totally destroyed in the disaster, will be fifty percent (50%) of the appropriate title insurance rate.

CHURCHES OR CHARITABLE NON-PROFIT ORGANIZATIONS (CTIC, FNTIC)

On properties used as a church or for charitable purposes within the scope of the normal activities of such entities, provided said charge is normally the church's obligation the charge for an owner's policy shall be fifty percent (50%) to seventy percent (70%) of the appropriate title insurance rate, depending on the type of coverage selected. The charge for a lender's policy shall be forty (40%) to fifty percent (50%) of the appropriate title insurance rate, depending on the type of coverage selected.

ATTACHMENT ONE

CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY – 1990 (11-09-18)

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 unless such lien is shown by the public records at Date of Policy.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART II

(Variable exceptions such as taxes, easements, CC&R's, etc., are inserted here)

CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE OWNER'S POLICY (02-04-22)

EXCLUSIONS FROM COVERAGE

The following matters are 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) that restricts, regulates, prohibits, or relates to:
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement on the Land;
 - iii. the subdivision of land; or
 - iv. environmental remediation or protection.
- b. any governmental forfeiture, police, regulatory, or national security power.
- c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b. Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
3. Any defect, lien, encumbrance, adverse claim, or other matter:

- a. created, suffered, assumed, or agreed to by the Insured Claimant;
 - b. not Known to the Company, not recorded in the Public Records at the 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 the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
 - e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A is a:
 - a. fraudulent conveyance or fraudulent transfer;
 - b. voidable transfer under the Uniform Voidable Transactions Act; or
 - c. preferential transfer:
 - i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
 - ii. for any other reason not stated in Covered Risk 9.b.
 5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
 6. Any lien on the Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.
 7. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

EXCEPTIONS FROM COVERAGE

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

PART I

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 at Date of Policy but that could be (a) ascertained by an inspection of the Land, or (b) asserted by persons or parties in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records at Date of Policy.
4. Any encroachment, encumbrance, violation, variation, easement, 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 at Date of Policy.
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, material or equipment unless such lien is shown by the Public Records at Date of Policy.
7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

PART II

(Variable exceptions such as taxes, easements, CC&R's, etc., are inserted here)

CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (07-01-2021)

EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy and We 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) that restricts, regulates, prohibits, or relates to:
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement on the Land;
 - iii. the subdivision of land; or
 - iv. environmental remediation or protection.
- b. any governmental forfeiture, police, or regulatory, or national security power.
- c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b. Exclusion 1 does not modify or limit the coverage provided under Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23, or 27.
2. Any power to take the Land by condemnation. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 17.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
 - a. created, suffered, assumed, or agreed to by You;
 - b. not Known to Us, not recorded in the Public Records at the Date of Policy, but Known to You and not disclosed in writing to Us by You prior to the date You became an Insured under this policy;
 - c. resulting in no loss or damage to You;

- d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 5, 8.f., 25, 26, 27, 28, or 32); or
 - e. resulting in loss or damage that would not have been sustained if You paid consideration sufficient to qualify You as a bona fide purchaser of the Title at the Date of Policy.
4. Lack of a right:
 - a. to any land outside the area specifically described and referred to in Item 3 of Schedule A; and
 - b. in any street, road, avenue, alley, lane, right-of-way, body of water, or waterway that abut the Land.
 Exclusion 4 does not modify or limit the coverage provided under Covered Risk 11 or 21.
 5. The failure of Your existing structures, or any portion of Your existing structures, to have been constructed before, on, or after the Date of Policy in accordance with applicable building codes. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 14 or 15.
 6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transfer of the Title to You is a:
 - a. fraudulent conveyance or fraudulent transfer;
 - b. voidable transfer under the Uniform Voidable Transactions Act; or
 - c. preferential transfer:
 - i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
 - ii. for any other reason not stated in Covered Risk 30.
 7. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
 8. Negligence by a person or an entity exercising a right to extract or develop oil, gas, minerals, groundwater, or any other subsurface substance.
 9. Any lien on Your Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 9 does not modify or limit the coverage provided under Covered Risk 8.a. or 27.
 10. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

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:

	<u>Your Deductible Amount</u>	<u>Our Maximum Dollar Limit of Liability</u>
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

CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13)

EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
 - a. building;
 - b. zoning;
 - c. land use;
 - d. improvements on the Land;
 - e. land division; and
 - f. environmental protection.
 This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
 - a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
 - b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
 - c. that result in no loss to You; or
 - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:
 - a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
 - b. in streets, alleys, or waterways that touch the Land.
 This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

Our Maximum Dollar

	<u>Your Deductible Amount</u>	<u>Limit of Liability</u>
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

ALTA OWNER'S POLICY (07-01-2021)

EXCLUSIONS FROM COVERAGE

The following matters are 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) that restricts, regulates, prohibits, or relates to:
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement on the Land;
 - iii. the subdivision of land; or
 - iv. environmental remediation or protection.
- b. any governmental forfeiture, police, regulatory, or national security power.
- c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b. Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
 - a. created, suffered, assumed, or agreed to by the Insured Claimant;
 - b. not Known to the Company, not recorded in the Public Records at the 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 the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
 - e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A is a:
 - a. fraudulent conveyance or fraudulent transfer;
 - b. voidable transfer under the Uniform Voidable Transactions Act; or
 - c. preferential transfer:
 - i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
 - ii. for any other reason not stated in Covered Risk 9.b.
5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
6. Any lien on the Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.
7. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

EXCEPTIONS FROM COVERAGE

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

NOTE: The 2021 ALTA Owner's Policy may be issued to afford either Standard Coverage or Extended Coverage. In addition to variable exceptions such as taxes, easements, CC&R's, etc., the Exceptions from Coverage in a Standard Coverage policy will also include the Western Regional Standard Coverage Exceptions listed as 1 through 7 below:

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 at Date of Policy but that could be (a) ascertained by an inspection of the Land or (b) asserted by persons or parties in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records at Date of Policy.
4. Any encroachment, encumbrance, violation, variation, easement, 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 at Date of Policy.
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, material or equipment unless such lien is shown by the Public Records at Date of Policy.
7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B

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:

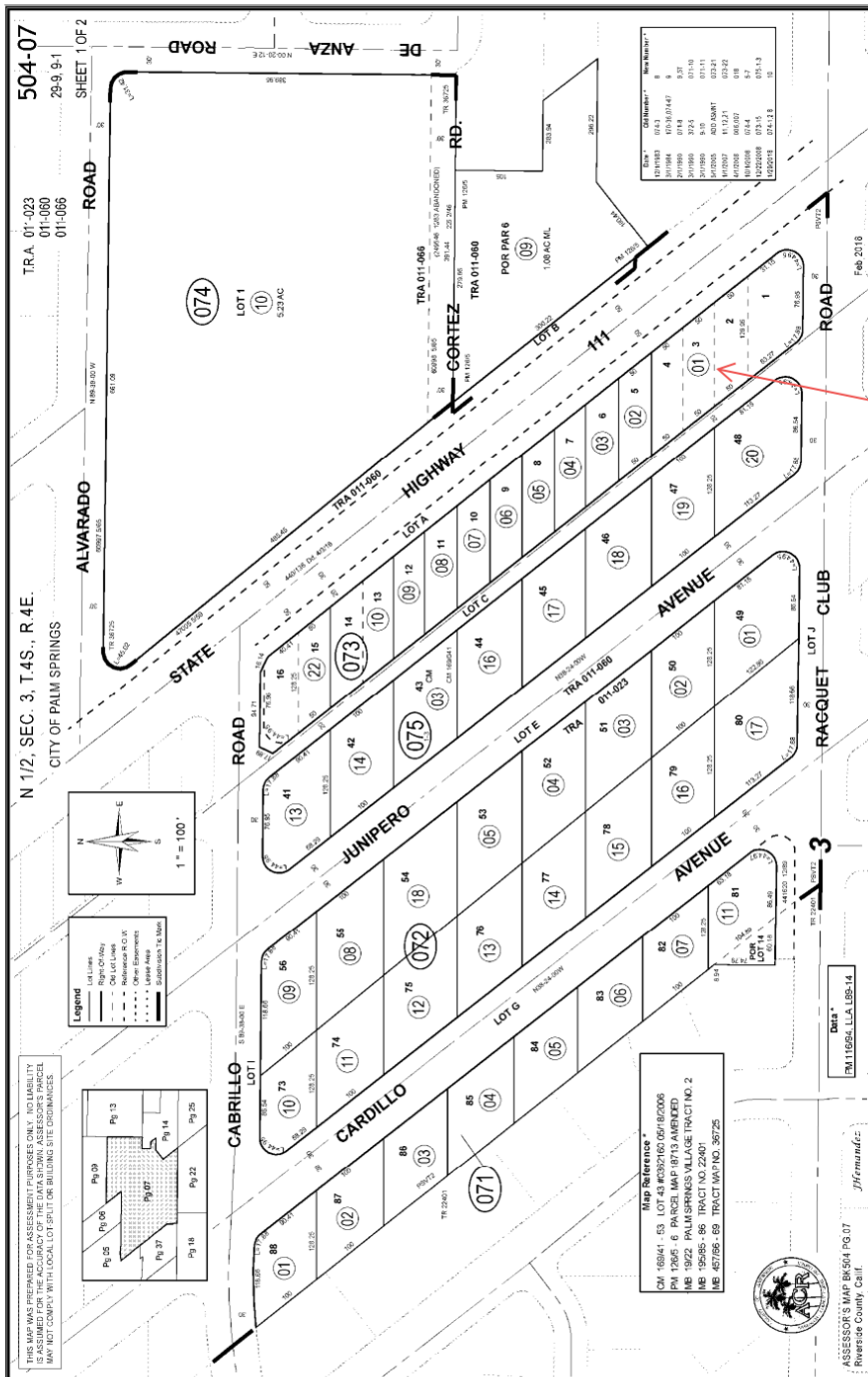
1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (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.

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:

NOTE: The 2006 ALTA Owner's Policy may be issued to afford either Standard Coverage or Extended Coverage. In addition to variable exceptions such as taxes, easements, CC&R's, etc., the Exceptions from Coverage in a Standard Coverage policy will also include the Western Regional Standard Coverage Exceptions listed below as 1 through 7 below:

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 at Date of Policy but that could be (a) ascertained by an inspection of the Land, or (b) asserted by persons or parties in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records at Date of Policy.
4. Any encroachment, encumbrance, violation, variation, easement, 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 at Date of Policy.
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, material or equipment unless such lien is shown by the Public Records at Date of Policy.
7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.



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.: 30106762-995-MAL-2AA
Property Address: 2525 North Palm Canyon Drive
Palm Springs, CA 92262

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 2525 North Palm Canyon Drive, Palm Springs, CA 92262, 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 2525 North Palm Canyon Drive, Palm Springs, CA 92262, 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:

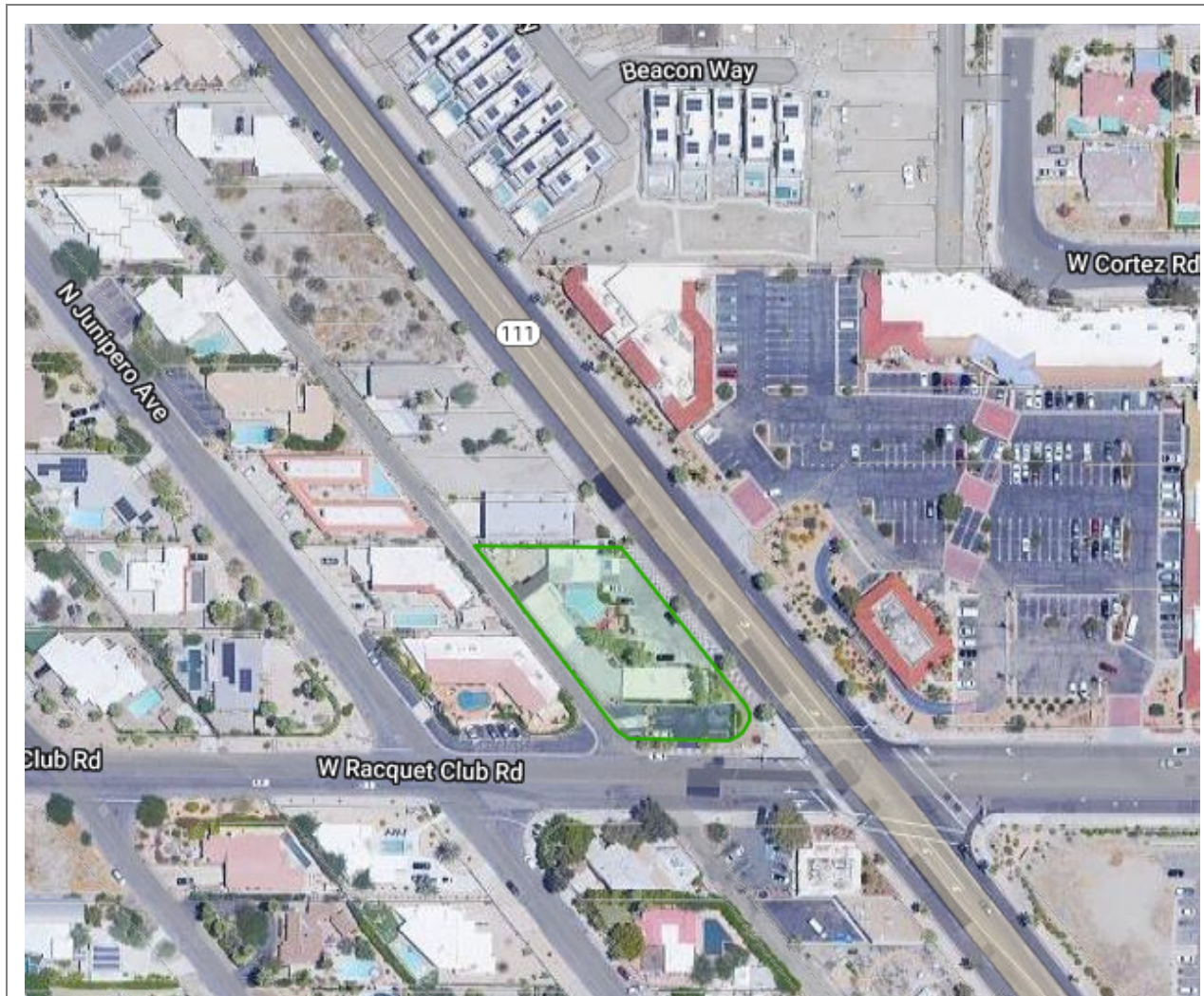
6. There are no other persons or entities that assert an ownership interest in the Land, nor are there unrecorded easements, claims of easement, or boundary disputes that affect the Land.
7. There are no outstanding options to purchase or rights of first refusal affecting the Land.
8. Between the most 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: _____

Riverside County, CA - Community: Property Search
Property ID Number (PIN/APN): 504073001






Property ID Number (PIN/APN): 504073001



General Information

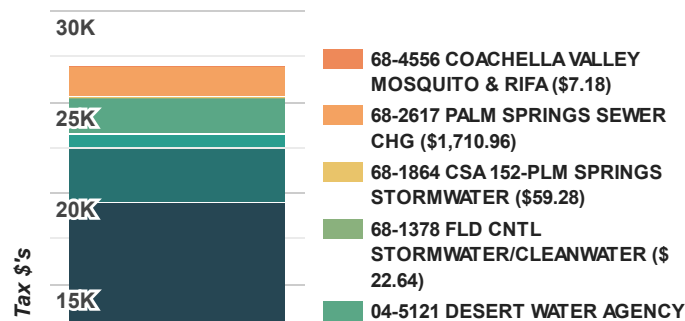
Property ID Number (PIN/APN)	504073001
Owner	More Information
Property Address	2525 N PALM CANYON DR
Property Type	CT-Hotel
Tax Rate Area (TRA)	011-060 PALM SPRINGS
Approximate Lot Size	22,651 SqFt / 0.520 acres
Legal Description	LOTS 1, 2, 3 & 4 MB 019/022 PALM SPRINGS VILLAGE

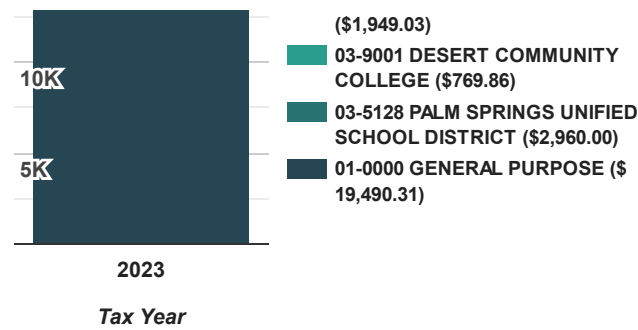
[View Aerial Images](#) 

[View Assessor Map](#) 

[TLMA Survey Records](#) 

Tax Summary

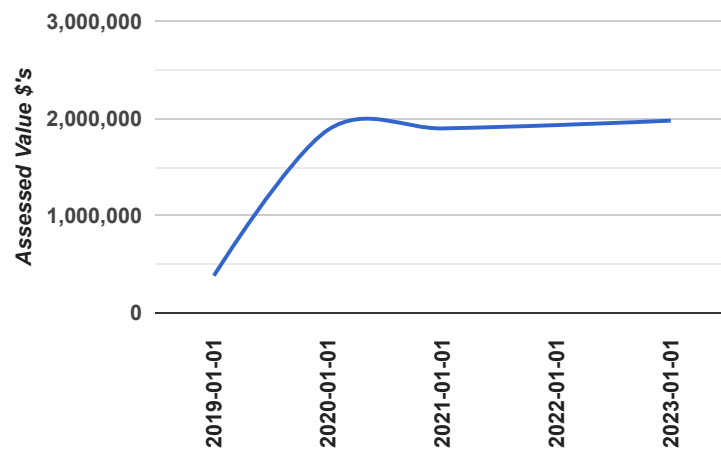




Total Tax
\$26,969.26

Value History

Year	Event Type	Roll Caste	Event Date	Land	Improvement	Assessment		Net Taxable Value
						Living Improvement	Total	
2019	Annual	Annual	2019-01-01	\$154,578	\$224,847	\$0	\$379,425	\$379,425
2020	Annual	Annual	2020-01-01	\$357,000	\$1,326,000	\$0	\$1,881,514	\$1,881,514
2021	Annual	Annual	2021-01-01	\$360,698	\$1,339,737	\$0	\$1,895,517	\$1,895,517
2022	Annual	Annual	2022-01-01	\$367,911	\$1,366,531	\$0	\$1,929,524	\$1,949,032
2023	Annual	Annual	2023-01-01	\$375,269	\$1,393,861	\$0	\$1,975,460	\$1,975,460



Assessed Value

420.65%

▲ Increase since 2019

Sales History

Date	Document #	Sale Price	Sale Type	Qualified
04-09-2019	2019-0119699	\$1,650,000	Straight Transfer	Qualified
07-10-1998	1998-384962	\$155,000	Straight Transfer	Qualified
07-02-1998	1998-274454	\$145,000	Straight Transfer	Qualified
10-13-1995	1995-342931	\$15,000	Straight Transfer	Qualified
04-19-1994	1994-162636	\$175,000	Straight Transfer	Qualified

Buildings

Building 1

Building Type	Commercial / Industrial
Effective Year Built	1960
Year Built	1960
Actual Area sqft	6,923
Quality	5.0
Cond	Average
Has Fireplace	No



Assessor - County Clerk - Recorder
Riverside County, CA

Property Detail

2525 N PALM CANYON DR PALM SPRINGS CA 92262	Assessment No.	504073001
	APN	504073001
	Property Type	CT-Boutique Hotel
	Neighborhood	Hotels (County Wide)
	Acreage	0.52

Legal Description

LOTS 1, 2, 3 & 4 MB 019/022 PALM SPRINGS VILLAGE Lot 1 SubdivisionName PALM SPRINGS VILLAGE LotType Lot RecMapType Map Book MapPlatB 019 MapPlatP 022
Lot 2 LotType Lot Lot 3 LotType Lot Lot 4 LotType Lot

Value History (Part 1)

Year	Reason Date	Market Value				Factored Base Year Value			
		Land	Improvement	Living Improvement	Total	Land	Improvement	Living Improvement	Total
2019	01/01/2019								
2019	Transfer 09/04/2019								
2020	01/01/2020								
2021	01/01/2021								
2022	01/01/2022								
2023	01/01/2023								

Value History (Part 2)

Year	Restricted Value				Assessed Value				Penalty	Exemption	Net Taxable Value
	Land	Improvement	Living Improvement	Total	Land	Improvement	Living Improvement	Total			
2019					\$154,578	\$224,847		\$379,425			\$379,425
2019					\$195,422	\$1,075,153		\$1,270,575			\$1,270,575
2020					\$357,000	\$1,326,000		\$1,683,000			\$1,683,000
2021					\$360,698	\$1,339,737		\$1,700,435			\$1,700,435
2022					\$367,911	\$1,366,531		\$1,734,442			\$1,734,442
2023					\$375,269	\$1,393,861		\$1,769,130			\$1,769,130

Transfer History

Doc #	Sales Price	Date	Vacant Land
2019-0119699	\$1,650,000	4/9/2019	False
2015-0442345	\$0	10/6/2015	False
2013-0126977	\$0	3/15/2013	False
1998-0384962	\$155,000	7/10/1998	False
1998-0274453	\$0	7/2/1998	False
1998-0274452	\$0	7/2/1998	False
1998-0274454	\$145,000	7/2/1998	False
1995-0342931	\$15,000	10/13/1995	False
1995-0330774	\$73,600	10/3/1995	False
1994-0162636	\$174,800	4/19/1994	False
1993-0495245	\$0	12/13/1993	False
1992-0393721	\$380,000	10/19/1992	False
1992-0242081	\$0	6/30/1992	False
1990-0469892	\$382,000	12/28/1990	False
1988-0284990	\$455,000	9/30/1988	False
1987-0188493-NO	\$0	7/1/1987	False
1987-0183336	\$0	6/26/1987	False
1987-0183337	\$457,500	6/26/1987	False
1981-0204118	\$410,000	10/30/1981	False
1980-0059383	\$420,000	3/28/1980	False
1979-0236662-NO	\$0	11/6/1979	False
1979-0233483	\$360,740	11/1/1979	False
1977-0038289	\$0	3/8/1977	False

1976-0183135	\$133,500	11/30/1976	False
1976-0151898	\$0	10/8/1976	False
1973-0054691	\$200,000	4/1/1973	False

Features

Land Details

Primary Use	Land Type	Acres	Eff. Frontage	Eff. Depth
Commercial	LandLine 01 / 504073001 / Commercial	0.52	0.00	0.00

Building 1 - Building Details

Address 2525 N PALM CANYON DR
Type CT-Boutique Hotel
Year Built 1960

Image: Sketch Image

Structural Elements

Use	Detail
Foundation	Concrete
Lighting	Average

Floor Areas

Description	Level	Gross Area	Finished Area	Construction Type
Low-Rise Apartments, Motels & Residential Multiples (MS12)	Ground	0.00	0.00	Wood or Light Steel (D)

Unit Counts

Units/Costs	Category	Description
21	Hotel Rooms	Total Hotel Rooms

Riverside County is not liable for erroneous or incomplete data.
California Revenue and Taxation Code Sec. 408.3 (d)

Date Printed: 9/14/2023



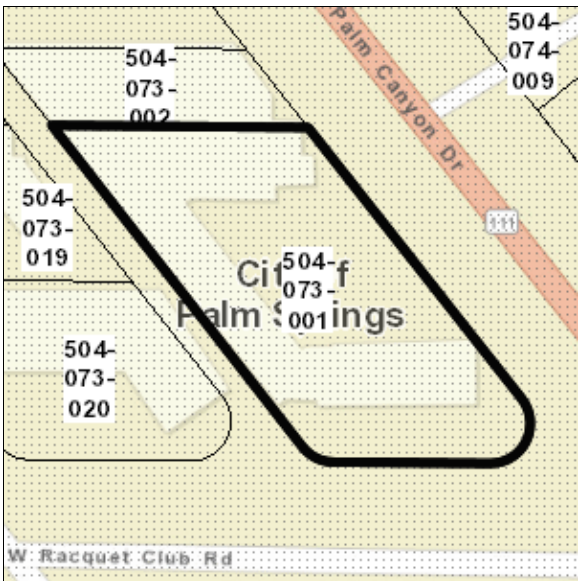
Riverside County Parcel Report

APN(s):504073001

DISCLAIMER

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MAPS/IMAGES



PARCEL

APN	504-073-001-0	Supervisory District	Boundaries for Districts 2, 4 and 5 will be updated in January, 2023. Boundaries for Districts 1 and 3 will be updated in January, 2025. V MANUEL PEREZ, DISTRICT 4
Previous APN	504073001	Township/Range	T4SR4E SEC 3 SEC
Owner Name	NOT AVAILABLE ONLINE	Elevation	636 ft
Address	504073001 2525 N PALM CANYON DR PALM SPRINGS CA 92262	Thomas Bros. Map Page/Grid	PAGE: 756, GRID: D5
Mailing Address	504073001 2525 N PALM CANYON DR PALM SPRINGS CA 92262	Indian Tribal Land	NOT IN A TRIBAL LAND
Legal Description	504073001 Recorded Book/Page: MB 19/22 Subdivision Name: PALM SPRINGS VILLAGE Lot/Parcel: 4 Block: Tract Number:	City Boundary	PALM SPRINGS
		City Spheres of influence	NOT IN A CITY SPHERE
Lot Size	504073001	March Joint Powers	NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS

	Recorded lot size is 0.52 acres	Authority	AUTHORITY
Property Characteristcs	504073001 Year Constructed: 1960 Baths: Bedrooms: Construction Type: Wood or Light Steel (D) Garage Type: Property Area (sq ft): Roof Type: Stories: 2 Pool: NO Central Cool: NO Central Heat: NO	County Service Area	NOT IN A COUNTY SERVICE AREA
Annexation Date	N/A	LAFCO Case	N/A
Proposals	N/A		

PLANNINGmore...			
Specific Plans	NOT IN A SPECIFIC PLAN	Historic Preservation Districts	NOT IN A HISTORIC PRESERVATION DISTRICT
Land Use Designations	CITY	Agricultural Preserve	NOT IN AN AGRICULTURAL PRESERVE
General Plan Policy Overlays	N/A		
Area Plan (RCIP)	Western Coachella Valley	Airport Influence Areas	NOT IN AN AIRPORT INFLUENCE AREA
General Plan Policy Areas	NOT IN A GENERAL PLAN POLICY AREA	Airport Compatibility Zones	NOT IN AN AIRPORT COMPATIBILITY AREA
Zoning Classifications (ORD. 348)	CHECK WITH THE CITY FOR MORE INFORMATION	Zoning Districts and Zoning Areas	NOT IN A ZONING DISTRICT/AREA
Zoning Overlays	NOT IN A ZONING OVERLAY	Community Advisory Councils	NOT IN A COMMUNITY ADVISORY COUNCIL
Enviromental Justice Communities	NOT IN AN ENVIRONMENTAL JUSTICE COMMUNITY		
Residential Permit Stats			
N/A			

ENVIRONMENTAL more...			
CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Plan Area	COACHELLA VALLEY	WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Cell Group	NOT IN A CELL GROUP
CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Conservation Area	NOT COACHELLA VALLEY CONSERVATION AREA	WRMSHCP Cell Number	NOT IN A CELL NUMBER
CVMSHCP Fluvial Sand Transport Special Provision Areas	NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA	HANS/ERP (Habitat Acquisition and Negotiation Strategy/Expedited Review Process)	NOT IN A HANS/ERP PROJECT
WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Plan Area	NOT IN A WESTERN RIVERSIDE COUNTY PLAN FEE AREA	Vegetation (2005)	NOT IN A VEGETATION AREA

Fire			
Fire Hazard Classification (Ord. 787)	NOT IN A FIRE HAZARD ZONE	Fire Responsibility Area	NOT IN A FIRE RESPONSIBILITY AREA

DEVELOPMENT FEES			
CVMSHCP (Coachella Valley Multi-Species Habitat	COACHELLA VALLEY	RBBD (Road & Bridge Benefit	NOT IN A ROAD BRIDGE

Conservation Plan) Fee Area (Ord 875)		District)	BENEFIT DISTRICT
WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Fee Area (Ord. 810)	NOT IN A WESTERN RIVERSIDE COUNTY PLAN FEE AREA	DIF (Development Impact Fee Area Ord. 659)	WESTERN COACHELLA VALLEY, AREA 2
Western TUMF (Transportation Uniform Mitigation Fee Ord. 824)	NOT IN THE WESTERN TUMF FEE AREA	SKR Fee Area (Stephenâ€™s Kagaroo Rat Ord. 663.10)	NOT IN THE SKR FEE AREA
Eastern TUMF (Transportation Uniform Mitigation Fee Ord. 673)	IN OR PARTIALLY WITHIN A TUMF FEE AREA	DA (Development Agreements)	NOT IN A DEVELOPMENT AGREEMENT

TRANSPORTATION more...

Circulation Element	NOT IN A CIRCULATION ELEMENT	Road Book Page	180
Ultimate Right-of-Way	RIGHT-OF-WAY	Transportation Agreements	NOT IN A TRANS AGREEMENT
		CETAP (Community and Environmental Transportation Acceptability Process) Corridors	NOT IN A CETAP CORRIDOR

HYDROLOGY

Flood Plan Review	OUTSIDE FLOODPLAIN, REVIEW NOT REQUIRED	Watershed	WHITEWATER
Water District	DESERT WATER AGENCY		
Flood Control District	RIVERSIDE COUNTY FLOOD CONTROL DISTRICT		

GEOLOGIC

Fault Zone	NOT IN A FAULT ZONE	Paleontological Sensitivity	LOW POTENTIAL (L): FOLLOWING A LITERATURE SEARCH, RECORDS CHECK AND A FIELD SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES SUBJECT TO ADVERSE IMPACTS.
Faults	NOT IN A FAULT LINE		
Liquefaction Potential	MODERATE		
Subsidence	SUSCEPTIBLE		

MISCELLANEOUS

School District	PALM SPRINGS UNIFIED
Communities	PALM SPRINGS
Lighting (Ord. 655)	ZONE: B
Census Tract	446.06
Farmland	URBAN-BUILT UP LAND
Special Notes	NO SPECIAL NOTES
Tax Rate Areas	011060 - CITRUS PEST CONTROL 2 011060 - CITY OF PALM SPRINGS 011060 - CSA 152 011060 - CV MOSQUITO & VECTOR CONTROL 011060 - DESERT COMMUNITY COLLEGE 011060 - DESERT HOSPITAL 011060 - DESERT WATER AG 011060 - FLOOD CONTROL ADMIN 011060 - FLOOD CONTROL ZN 6 011060 - GENERAL 011060 - GENERAL PURPOSE 011060 - PALM SPRINGS PUBLIC CEMETERY 011060 - PALM SPRINGS UNIFIED B&I 1992-A 011060 - PALM SPRINGS UNIFIED SCHOOL 011060 - RDV PALM SPRINGS PROJ 9

Department of Enviromental Health Permits				
Septic Permits				
Record Id	Application Date	Plan Check Approved Date	Final Inspection Date	Approved Date
N/A	N/A	N/A	N/A	N/A
Well Water Permits				
Record Id	PE	Permit Paid Date	Permit Approved Date	Well Finaled Date
N/A	N/A	N/A	N/A	N/A
PLUS PERMITS & CASES				
Administrative Cases				
Case		Case Description		Status
N/A	N/A			N/A
Building and Safety Cases				
Case		Case Description		Status
N/A	N/A			N/A
Code Cases				
Case		Case Description		Status
N/A	N/A			N/A
Fire Cases				
Case		Case Description		Status
N/A	N/A			N/A
Planning Cases				
Case		Case Description		Status
N/A	N/A			N/A
Survey Cases				
Case		Case Description		Status
N/A	N/A			N/A
Transportation Cases				
Case		Case Description		Status
N/A	N/A			N/A



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RIVERSIDE COUNTY, CALIFORNIA

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Account Information

PARCEL NUMBER	PROPERTY TYPE	STATUS	LAST UPDATE
504073001	Real	Active	9/14/2023 7:42:19 AM
<div>Current Owner: TEAM PASA LLC</div> <div>Tax Rate Area 011-060 PALM SPRINGS</div>			
<div>Class Code</div> <div>CT-Hotel</div>			
<div>Legal Description</div> <div>LOTS 1, 2, 3 & 4 MB 019/022 PALM SPRINGS VILLAGE</div>			

PLEASE NOTE

Please click "PAY" to add unpaid tax bills to your Cart.

If your Assessment has both current and defaulted tax years due, you will need to add each of these to your check out cart individually.

All secured defaulted tax years must be paid together (adding one will add all prior year items to your Cart).

Paid Tax Bills

[Click here to view previously paid tax bills.](#)

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

N 1/2, SEC. 3, T.4S., R.4E.

T.R.A. 011-023
011-060
011-066

504-07

29-9, 9-1

SHEET 1 OF 2

CITY OF PALM SPRINGS

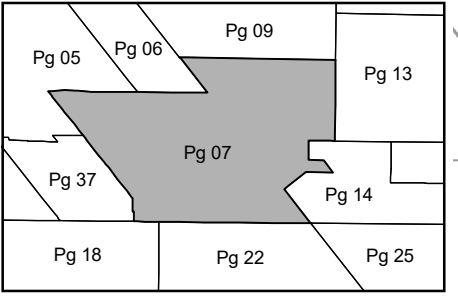
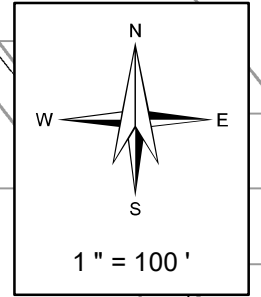
ALVARADO

ROAD

ROAD
ANZA
DE

Legend

- Lot Lines
- Right-Of-Way
- Old Lot Lines
- Reference R.O.W
- Other Easements
- Lease Area
- Subdivision Tic Mark



CABRILLO

ROAD

074

LOT 1
10
5.23 AC

CARDILLO

JUNIPERO

STATE

HIGHWAY

CORTEZ

RD.

Map Reference *
CM 169/41 - 53 LOT 43 #0362160 05/18/2006
PM 126/5 - 6 PARCEL MAP 18713 AMENDED
MB 19/22 PALM SPRINGS VILLAGE TRACT NO. 2
MB 195/85 - 86 TRACT NO. 22401
MB 457/66 - 69 TRACT MAP NO. 36725

Date *	Old Number *	New Number *
12/1/1983	074-3	8
3/1/1984	170-36,074-07	9
2/1/1990	071-8	9,ST
3/1/1990	372-5	071-10
3/1/1990	9-10	071-11
5/1/2005	ADD ASMNT	073-21
1/1/2007	11,12,21	073-22
4/1/2008	006,007	018
10/1/2008	074-4	5-7
12/22/2008	073-15	075-1-3
1/29/2018	074-1,2,8	10



APPENDIX C: REGULATORY DATABASE REPORT



DATABASE REPORT

Project Property:	<i>Inn at Palm Springs 2525 North Palm Canyon Road PALM SPRINGS CA 92262</i>
Project No:	<i>23-421032.1</i>
Report Type:	<i>Database Report</i>
Order No:	<i>23090100548</i>
Requested by:	<i>Partner Engineering and Science, Inc.</i>
Date Completed:	<i>September 5, 2023</i>

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

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Notice: IMPORTANT LIMITATIONS and YOUR LIABILITY

Reliance on information in Report: This report DOES NOT replace a full Phase I Environmental Site Assessment but is solely intended to be used as database review of environmental records.

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Executive Summary

Property Information:

Project Property: *Inn at Palm Springs
2525 North Palm Canyon Road PALM SPRINGS CA 92262*

Project No: *23-421032.1*

Coordinates:

Latitude:	<i>33.8525125</i>
Longitude:	<i>-116.5524182</i>
UTM Northing:	<i>3,745,891.40</i>
UTM Easting:	<i>541,417.82</i>
UTM Zone:	<i>UTM Zone 11S</i>

Elevation: *632 FT*

Order Information:

Order No: *23090100548*

Date Requested: *September 1, 2023*

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

Report Type: *Database Report*

Historicals/Products:

Aerial Photographs	<i>Historical Aerials (with Project Boundaries)</i>
City Directory Search	<i>Smart CD Search</i>
ERIS Xplorer	<i>ERIS Xplorer</i>
Excel Add-On	<i>Excel Add-On</i>
Fire Insurance Maps	<i>US Fire Insurance Maps</i>
Physical Setting Report (PSR)	<i>Physical Setting Report (PSR)</i>
Topographic Map	<i>Topographic Maps</i>
Vapor Screening Tool	<i>Vapor Screening Tool</i>

Executive Summary: Report Summary

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
<u>Standard Environmental Records</u>								
Federal								
NPL	Y	1	0	0	0	0	0	0
PROPOSED NPL	Y	1	0	0	0	0	0	0
DELETED NPL	Y	0.5	0	0	0	0	-	0
SEMS	Y	0.5	0	0	0	0	-	0
ODI	Y	0.5	0	0	0	0	-	0
SEMS ARCHIVE	Y	0.5	0	0	0	0	-	0
CERCLIS	Y	0.5	0	0	0	0	-	0
IODI	Y	0.5	0	0	0	0	-	0
CERCLIS NFRAP	Y	0.5	0	0	0	0	-	0
CERCLIS LIENS	Y	PO	0	-	-	-	-	0
RCRA CORRACTS	Y	1	0	0	0	0	0	0
RCRA TSD	Y	0.5	0	0	0	1	-	1
RCRA LQG	Y	0.25	0	0	0	-	-	0
RCRA SQG	Y	0.25	0	2	0	-	-	2
RCRA VSQG	Y	0.25	0	0	0	-	-	0
RCRA NON GEN	Y	0.25	0	0	0	-	-	0
RCRA CONTROLS	Y	0.5	0	0	0	0	-	0
FED ENG	Y	0.5	0	0	0	0	-	0
FED INST	Y	0.5	0	0	0	0	-	0
LUCIS	Y	0.5	0	0	0	0	-	0
NPL IC	Y	0.5	0	0	0	0	-	0
ERNS 1982 TO 1986	Y	PO	0	-	-	-	-	0
ERNS 1987 TO 1989	Y	PO	0	-	-	-	-	0
ERNS	Y	PO	0	-	-	-	-	0
FED BROWNFIELDS	Y	0.5	0	0	0	0	-	0
FEMA UST	Y	0.25	0	0	0	-	-	0
FRP	Y	0.25	0	0	0	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
DELISTED FRP	Y	0.25	0	0	0	-	-	0
HIST GAS STATIONS	Y	0.25	0	0	0	-	-	0
REFN	Y	0.25	0	0	0	-	-	0
BULK TERMINAL	Y	0.25	0	0	0	-	-	0
SEMS LIEN	Y	PO	0	-	-	-	-	0
SUPERFUND ROD	Y	1	0	0	0	0	0	0
DOE FUSRAP	Y	1	0	0	0	0	0	0

State

RESPONSE	Y	1	0	0	0	0	0	0
ENVIROSTOR	Y	1	0	0	0	0	0	0
DELISTED ENVS	Y	1	0	0	0	0	0	0
SWF/LF	Y	0.5	0	0	0	0	-	0
SWRCB SWF	Y	0.5	0	0	0	0	-	0
WMUD	Y	0.5	0	0	0	0	-	0
HWP	Y	1	0	0	0	0	0	0
SWAT	Y	0.5	0	0	0	0	-	0
C&D DEBRIS RECY	Y	0.5	0	0	0	0	-	0
RECYCLING	Y	0.5	0	0	0	0	-	0
PROCESSORS	Y	0.5	0	0	0	0	-	0
CONTAINER RECY	Y	0.5	0	0	0	0	-	0
LDS	Y	0.5	0	0	0	0	-	0
LUST	Y	0.5	0	0	0	1	-	1
DELISTED LST	Y	0.5	0	0	0	0	-	0
UST	Y	0.25	0	0	0	-	-	0
UST CLOSURE	Y	0.5	0	0	0	0	-	0
HHSS	Y	0.25	0	0	0	-	-	0
UST SWEEPS	Y	0.25	0	0	0	-	-	0
AST	Y	0.25	0	0	0	-	-	0
AST SWRCB	Y	0.25	0	0	0	-	-	0
TANK OIL GAS	Y	0.25	0	0	0	-	-	0
DELISTED TNK	Y	0.25	0	0	0	-	-	0
CERS TANK	Y	0.25	0	0	0	-	-	0
DELISTED CTNK	Y	0.25	0	0	0	-	-	0
HIST TANK	Y	0.25	0	0	0	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
LUR	Y	0.5	0	0	0	0	-	0
CALSITES	Y	0.5	0	0	0	0	-	0
HLUR	Y	0.5	0	0	0	0	-	0
DEED	Y	0.5	0	0	0	0	-	0
VCP	Y	0.5	0	0	0	0	-	0
CLEANUP SITES	Y	0.5	0	0	0	0	-	0
DELISTED CLEANUP	Y	0.5	0	0	0	0	-	0
DELISTED COUNTY	Y	0.25	0	1	0	-	-	1

Tribal

INDIAN LUST	Y	0.5	0	0	0	0	-	0
INDIAN UST	Y	0.25	0	0	0	-	-	0
DELISTED INDIAN LST	Y	0.5	0	0	0	0	-	0
DELISTED INDIAN UST	Y	0.25	0	0	0	-	-	0

County

LOP RIVERSIDE	Y	0.5	0	0	0	1	-	1
UST RIVERSIDE	Y	0.25	0	0	0	-	-	0

Additional Environmental Records

Federal

FINDS/FRS	Y	PO	0	-	-	-	-	0
TRIS	Y	PO	0	-	-	-	-	0
PFAS NPL	Y	0.5	0	0	0	0	-	0
PFAS FED SITES	Y	0.5	0	0	0	0	-	0
PFAS SSEHRI	Y	0.5	0	0	0	0	-	0
ERNS PFAS	Y	0.5	0	0	0	0	-	0
PFAS NPDES	Y	0.5	0	0	0	0	-	0
PFAS TRI	Y	0.5	0	0	0	0	-	0
PFAS WATER	Y	0.5	0	0	0	0	-	0
PFAS TSCA	Y	0.5	0	0	0	0	-	0
PFAS E-MANIFEST	Y	0.5	0	0	0	0	-	0
PFAS IND	Y	0.5	0	0	0	0	-	0
HMIRS	Y	0.125	0	0	-	-	-	0
NCDL	Y	0.125	0	0	-	-	-	0
TSCA	Y	0.125	0	0	-	-	-	0
HIST TSCA	Y	0.125	0	0	-	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
FTTS ADMIN	Y	PO	0	-	-	-	-	0
FTTS INSP	Y	PO	0	-	-	-	-	0
PRP	Y	PO	0	-	-	-	-	0
SCRD DRYCLEANER	Y	0.5	0	0	0	0	-	0
ICIS	Y	PO	0	-	-	-	-	0
FED DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DELISTED FED DRY	Y	0.25	0	0	0	-	-	0
FUDS	Y	1	0	0	0	0	2	2
FUDS MRS	Y	1	0	0	0	0	0	0
FORMER NIKE	Y	1	0	0	0	0	0	0
PIPELINE INCIDENT	Y	PO	0	-	-	-	-	0
MLTS	Y	PO	0	-	-	-	-	0
HIST MLTS	Y	PO	0	-	-	-	-	0
MINES	Y	0.25	0	0	0	-	-	0
SMCRA	Y	1	0	0	0	0	0	0
MRDS	Y	1	0	0	0	0	0	0
LM SITES	Y	1	0	0	0	0	0	0
ALT FUELS	Y	0.25	0	1	0	-	-	1
CONSENT DECREES	Y	0.25	0	0	0	-	-	0
AFS	Y	PO	0	-	-	-	-	0
SSTS	Y	0.25	0	0	0	-	-	0
PCBT	Y	0.5	0	0	0	0	-	0
PCB	Y	0.5	0	0	0	0	-	0

State

PFAS SAMPLING	Y	0.5	0	0	0	0	-	0
DRYCLEANERS	Y	0.25	0	2	0	-	-	2
DELISTED DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DRYC GRANT	Y	0.25	0	0	0	-	-	0
PFAS GT CLEANUPS	Y	0.5	0	0	0	0	-	0
PFAS GW	Y	0.5	0	0	0	0	-	0
PFAS INVEST	Y	0.5	0	0	0	0	-	0
HWSS CLEANUP	Y	0.5	0	0	0	0	-	0
TOXIC PITS	Y	1	0	0	0	0	0	0
DTSC HWF	Y	0.5	0	0	0	0	-	0
INSP COMP ENF	Y	1	0	0	0	0	0	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
SCH	Y	1	0	0	0	0	0	0
CHMIRS	Y	PO	0	-	-	-	-	0
HIST CHMIRS	Y	PO	0	-	-	-	-	0
HAZNET	Y	PO	0	-	-	-	-	0
HAZ GEN	Y	PO	0	-	-	-	-	0
HAZ TSD	Y	0.5	0	0	0	0	-	0
HIST MANIFEST	Y	PO	0	-	-	-	-	0
HW TRANSPORT	Y	0.125	0	0	-	-	-	0
WASTE TIRE	Y	PO	0	-	-	-	-	0
MEDICAL WASTE	Y	0.25	0	0	0	-	-	0
HIST CORTESE	Y	0.5	0	0	0	0	-	0
CDO/CAO	Y	0.5	0	0	0	0	-	0
CERS HAZ	Y	0.125	0	3	-	-	-	3
DELISTED HAZ	Y	0.5	0	0	0	0	-	0
GEOTRACKER	Y	0.125	0	0	-	-	-	0
MINE	Y	1	0	0	0	0	0	0
LIEN	Y	PO	0	-	-	-	-	0
WASTE DISCHG	Y	0.25	0	0	0	-	-	0
EMISSIONS	Y	0.25	0	0	1	-	-	1
CDL	Y	0.125	0	1	-	-	-	1

Tribal

No Tribal additional environmental record sources available for this State.

County

HWG RIVERSIDE	Y	0.125	0	0	-	-	-	0
HZH RIVERSIDE	Y	0.125	0	3	-	-	-	3
MED WST RIVERSIDE	Y	0.25	0	0	0	-	-	0
RMP RIVERSIDE	Y	PO	0	-	-	-	-	0

Total: 0 13 1 3 2 19

* PO – Property Only

* 'Property and adjoining properties' database search radii are set at 0.25 miles.

Executive Summary: Site Report Summary - Project Property

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Direction</i>	<i>Distance (mi/ft)</i>	<i>Elev Diff (ft)</i>	<i>Page Number</i>
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No records found in the selected databases for the project property.

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
1	RCRA SQG	CANYON OASIS CLEANER	2500 N PALM CANYON DR STE B4 PALM SPRINGS CA 92262 <i>EPA Handler ID: CA0000269522</i>	ESE	0.02 / 111.38	-5	21
1	DRYCLEANERS	CANYON OASIS CLEANER	2500 N PALM CANYON DR STE B4 PALM SPRINGS CA	ESE	0.02 / 111.38	-5	22
2	HZH RIVERSIDE	Carl's Jr/Green Burrito #731	2520 N Palm Canyon Dr Palm Springs CA 92262	E	0.03 / 150.17	-5	22
2	CERS HAZ	Carl's Jr/Green Burrito #731	2520 N PALM CANYON DR PALM SPRINGS CA 92262	E	0.03 / 150.17	-5	22
3	DELISTED COUNTY	7-Eleven Inc. Store #17666	2493 N Palm Canyon Dr Palm Springs CA 92262	SE	0.03 / 159.50	-4	27
3	CERS HAZ	7-ELEVEN #17666	2493 N PALM CANYON DR PALM SPRINGS CA 92262	SE	0.03 / 159.50	-4	27
3	HZH RIVERSIDE	7-Eleven #17666	2493 N Palm Canyon Dr Palm Springs CA 92262	SE	0.03 / 159.50	-4	33
4	HZH RIVERSIDE	Del Taco #453	2444 N Palm Canyon Dr Palm Springs CA 92262	SE	0.07 / 372.67	-8	33
4	CERS HAZ	Del Taco #453	2444 N PALM CANYON DR PALM SPRINGS CA 92262	SE	0.07 / 372.67	-8	33
5	RCRA SQG	KENT CLEANERS	2400 N PALM CANYON PALM SPRINGS CA 92262 <i>EPA Handler ID: CAD981638455</i>	SE	0.12 / 609.51	-11	39
5	DRYCLEANERS	KENT CLEANERS	2400 N PALM CANYON PALM SPRINGS CA	SE	0.12 / 609.51	-11	41
6	CDL		2323 N PALM CANYON, #111 PALM SPRINGS CA 92262	SE	0.12 / 632.08	-10	41

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
<u>6</u>	ALT FUELS	The Cole Hotel	2323 N Palm Canyon Dr Palm Springs CA 92262 <i>ID: 183587</i>	SE	0.12 / 632.08	-10	<u>41</u>
<u>7</u>	EMISSIONS	KENT CLEANERS, BARRY RYAN DBA	2400 N PALM CANYON DR PALM SPRINGS CA 92262	ESE	0.19 / 1,022.11	-22	<u>42</u>
<u>8</u>	LOP RIVERSIDE	Shell Tramway	2796 N Palm Canyon Dr Palm Springs CA <i>Site ID / Status Desc: 94862 CLOSED/ACTION COMPLETED</i>	NW	0.27 / 1,441.23	23	<u>43</u>
<u>9</u>	LUST	SHELL TRAMWAY	NORTH PALM CANYON DRIVE PALM SPRINGS CA 92262 <i>Global ID / Status Date / Status: T0606501036 9/12/1996 COMPLETED - CASE CLOSED</i>	NW	0.29 / 1,520.01	26	<u>43</u>
<u>10</u>	RCRA TSD	MARY LAWLER	2268 N INDIAN CANYON DRIVE #E PALM SPRINGS CA 92262- 3056 <i>EPA Handler ID: CAC003011813</i>	ESE	0.40 / 2,100.39	-48	<u>45</u>
<u>11</u>	FUDS	PALM SPRINGS ARMY AIR FIELD	PALM SPRINGS CA <i>FUDS Property No: J09CA0532</i>	SSE	0.93 / 4,910.24	-96	<u>46</u>
<u>11</u>	FUDS	TORNEY GEN HOSPITAL	PALM SPRINGS CA <i>FUDS Property No: J09CA0651</i>	SSE	0.93 / 4,910.24	-96	<u>47</u>

Executive Summary: Summary by Data Source

Standard

Federal

RCRA TSD - RCRA non-CORRACTS TSD Facilities

A search of the RCRA TSD database, dated Jul 10, 2023 has found that there are 1 RCRA TSD site(s) within approximately 0.50 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
MARY LAWLER	2268 N INDIAN CANYON DRIVE #E PALM SPRINGS CA 92262-3056	ESE	0.40 / 2,100.39	10
<i>EPA Handler ID: CAC003011813</i>				

RCRA SQG - RCRA Small Quantity Generators List

A search of the RCRA SQG database, dated Jul 10, 2023 has found that there are 2 RCRA SQG site(s) within approximately 0.25 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
CANYON OASIS CLEANER	2500 N PALM CANYON DR STE B4 PALM SPRINGS CA 92262	ESE	0.02 / 111.38	1
<i>EPA Handler ID: CA0000269522</i>				
KENT CLEANERS	2400 N PALM CANYON PALM SPRINGS CA 92262	SE	0.12 / 609.51	5
<i>EPA Handler ID: CAD981638455</i>				

State

LUST - Leaking Underground Fuel Tank Reports

A search of the LUST database, dated Jul 13, 2023 has found that there are 1 LUST site(s) within approximately 0.50 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
SHELL TRAMWAY	NORTH PALM CANYON DRIVE PALM SPRINGS CA 92262	NW	0.29 / 1,520.01	9
<i>Global ID Status Date Status: T0606501036 9/12/1996 COMPLETED - CASE CLOSED</i>				

DELISTED COUNTY - Delisted County Records

A search of the DELISTED COUNTY database, dated Jul 28, 2023 has found that there are 1 DELISTED COUNTY site(s) within approximately 0.25 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
7-Eleven Inc. Store #17666	2493 N Palm Canyon Dr Palm Springs CA 92262	SE	0.03 / 159.50	3

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
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County

LOP RIVERSIDE - Riverside County - Local Oversight Program List

A search of the LOP RIVERSIDE database, dated Jun 15, 2023 has found that there are 1 LOP RIVERSIDE site(s) within approximately 0.50 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
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Shell Tramway	2796 N Palm Canyon Dr Palm Springs CA	NW	0.27 / 1,441.23	8
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Site ID | Status Desc: 94862 | CLOSED/ACTION COMPLETED

Non Standard

Federal

FUDS - Formerly Used Defense Sites

A search of the FUDS database, dated Jul 12, 2022 has found that there are 2 FUDS site(s) within approximately 1.00 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
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PALM SPRINGS ARMY AIR FIELD	PALM SPRINGS CA	SSE	0.93 / 4,910.24	11
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FUDS Property No: J09CA0532

TORNEY GEN HOSPITAL	PALM SPRINGS CA	SSE	0.93 / 4,910.24	11
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FUDS Property No: J09CA0651

ALT FUELS - Alternative Fueling Stations

A search of the ALT FUELS database, dated Jun 5, 2023 has found that there are 1 ALT FUELS site(s) within approximately 0.25 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
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The Cole Hotel	2323 N Palm Canyon Dr Palm Springs CA 92262	SE	0.12 / 632.08	6
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ID: 183587

State

DRYCLEANERS - Dry Cleaning Facilities

A search of the DRYCLEANERS database, dated Dec 20, 2021 has found that there are 2 DRYCLEANERS site(s) within approximately 0.25 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
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CANYON OASIS CLEANER	2500 N PALM CANYON DR STE B4 PALM SPRINGS CA	ESE	0.02 / 111.38	1
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<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
KENT CLEANERS	2400 N PALM CANYON PALM SPRINGS CA	SE	0.12 / 609.51	5

CERS HAZ - California Environmental Reporting System (CERS) Hazardous Waste Sites

A search of the CERS HAZ database, dated Jul 10, 2023 has found that there are 3 CERS HAZ site(s) within approximately 0.12 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
Carl's Jr/Green Burrito #731	2520 N PALM CANYON DR PALM SPRINGS CA 92262	E	0.03 / 150.17	2
7-ELEVEN #17666	2493 N PALM CANYON DR PALM SPRINGS CA 92262	SE	0.03 / 159.50	3
Del Taco #453	2444 N PALM CANYON DR PALM SPRINGS CA 92262	SE	0.07 / 372.67	4

EMISSIONS - Toxic Pollutant Emissions Facilities

A search of the EMISSIONS database, dated Dec 31, 2020 has found that there are 1 EMISSIONS site(s) within approximately 0.25 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
KENT CLEANERS, BARRY RYAN DBA	2400 N PALM CANYON DR PALM SPRINGS CA 92262	ESE	0.19 / 1,022.11	7

CDL - Clandestine Drug Lab Sites

A search of the CDL database, dated Jan 19, 2021 has found that there are 1 CDL site(s) within approximately 0.12 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
	2323 N PALM CANYON, #111 PALM SPRINGS CA 92262	SE	0.12 / 632.08	6

County

HZH RIVERSIDE - Riverside County - Disclosure Facility List

A search of the HZH RIVERSIDE database, dated Jan 31, 2023 has found that there are 3 HZH RIVERSIDE site(s) within approximately 0.12 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
Carl's Jr/Green Burrito #731	2520 N Palm Canyon Dr Palm Springs CA 92262	E	0.03 / 150.17	<u>2</u>
7-Eleven #17666	2493 N Palm Canyon Dr Palm Springs CA 92262	SE	0.03 / 159.50	<u>3</u>
Del Taco #453	2444 N Palm Canyon Dr Palm Springs CA 92262	SE	0.07 / 372.67	<u>4</u>



Map: 1.0 Mile Radius

Order Number: 23090100548

Address: 2525 North Palm Canyon Road, PALM SPRINGS, CA



Project Property

Buffer Outline

Sites with Higher Elevation

Sites with Same Elevation

Sites with Lower Elevation

Sites with Unknown Elevation

Areas with Higher Elevation

Areas with Same Elevation

Areas with Lower Elevation

Areas with Unknown Elevation

Freeways; Highways

Traffic Circle; Ramp

Major & Minor Arterial

Traffic Circle; Ramp

Local Road

Rail

State

Country

National Wetland

Indian Reserve Land

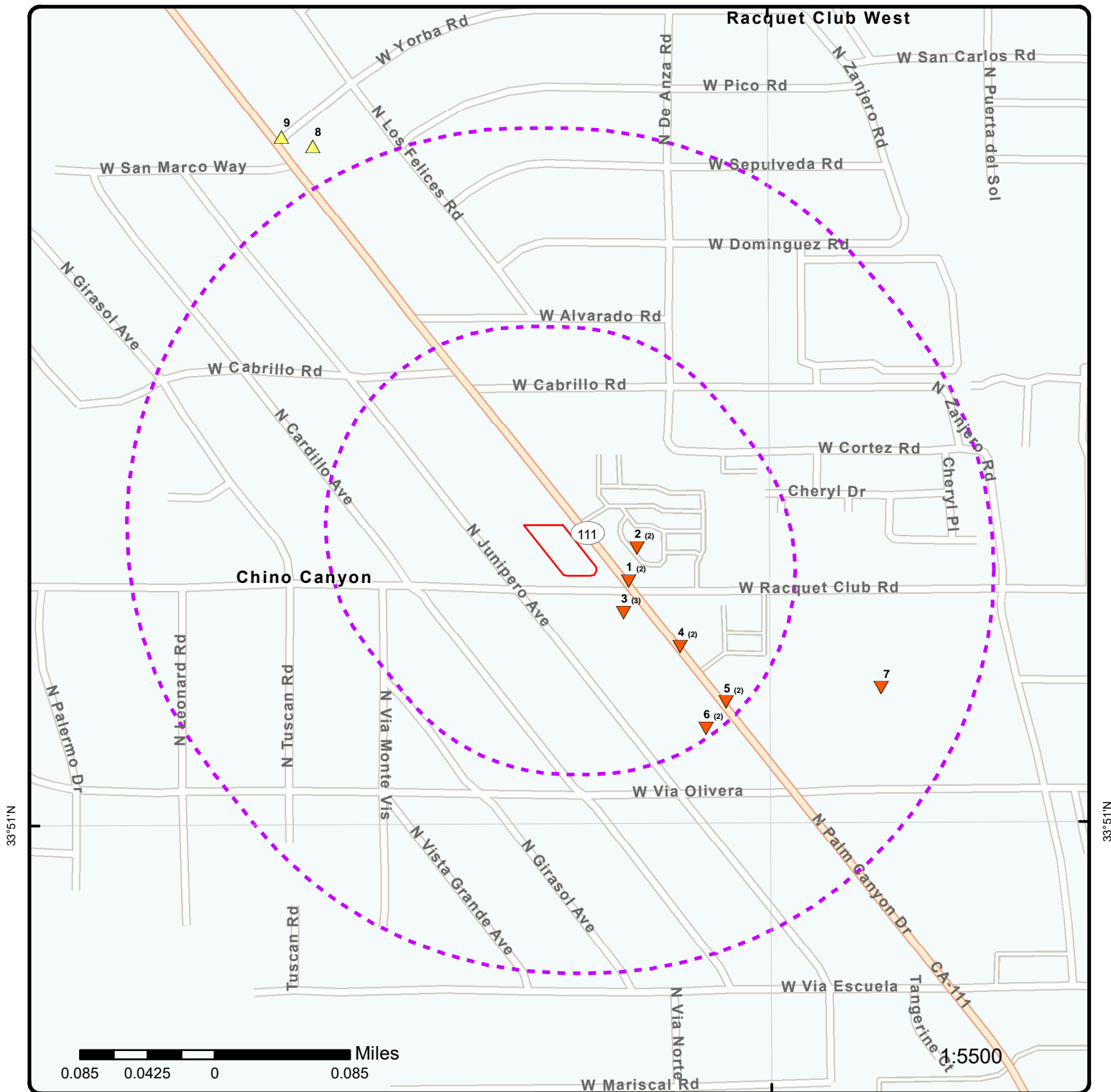
Plume

100 Year Flood Zone

500 Year Flood Zone

FWS Special Designation Areas

National Priorities List (Active, Delisted, Proposed, Institutional Control)



Map: 0.25 Mile Radius

Order Number: 23090100548

Address: 2525 North Palm Canyon Road, PALM SPRINGS, CA



Project Property

Buffer Outline

Sites with Higher Elevation

Sites with Same Elevation

Sites with Lower Elevation

Sites with Unknown Elevation

Areas with Higher Elevation

Areas with Same Elevation

Areas with Lower Elevation

Areas with Unknown Elevation

Freeways; Highways

Traffic Circle; Ramp

Major & Minor Arterial

Traffic Circle; Ramp

Local Road

Rail

State

Country

National Wetland

Indian Reserve Land

Plume

100 Year Flood Zone

500 Year Flood Zone

FWS Special Designation Areas

National Priorities List (Active, Delisted, Proposed, Institutional Control)

116°33'30"W

116°33'W

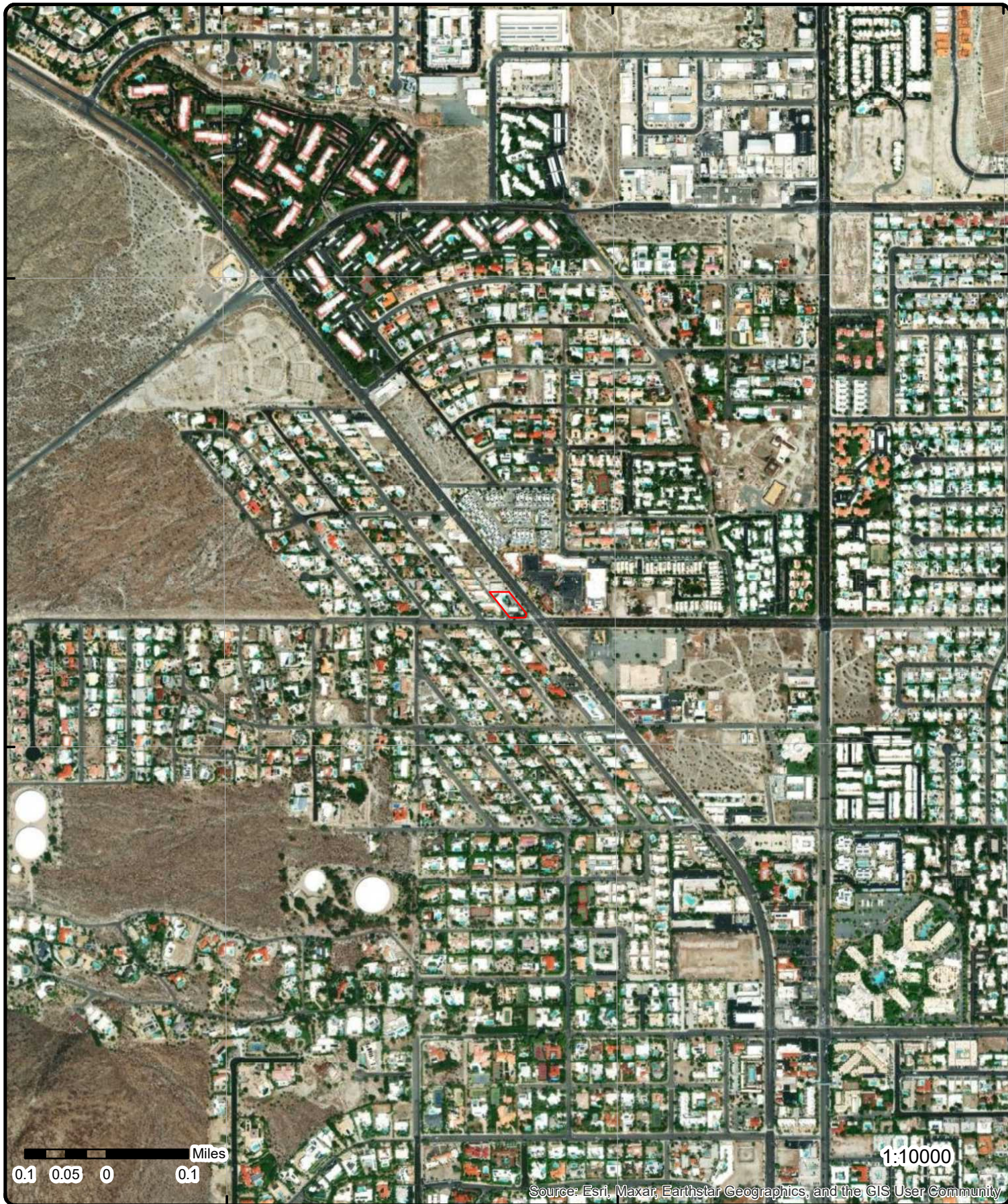
116°32'30"W

33°51'30"N

33°51'30"N

33°51'N

33°51'N



Aerial Year: 2021

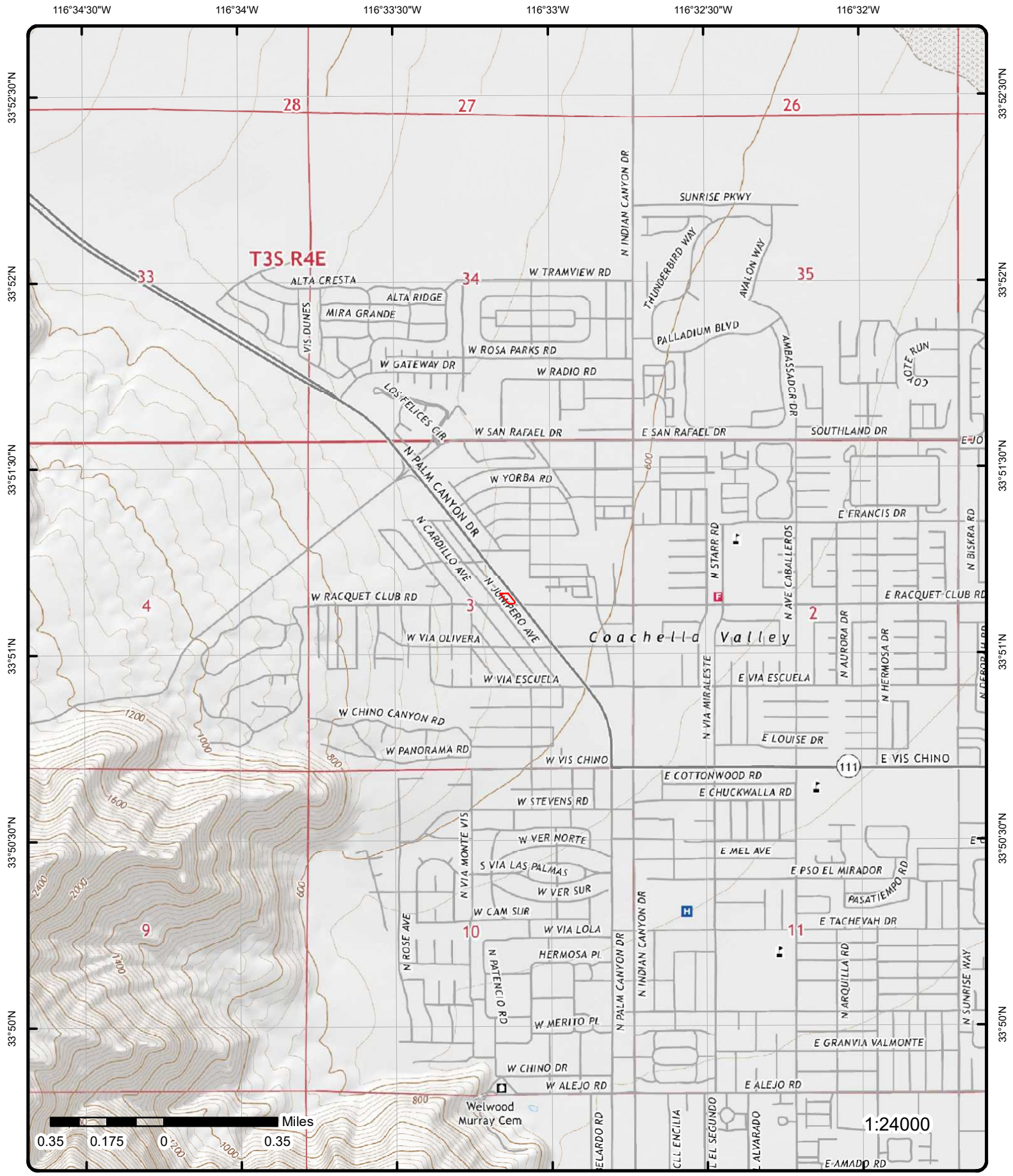
Address: 2525 North Palm Canyon Road, PALM SPRINGS, CA

Source: ESRI World Imagery

Order Number: 23090100548



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Detail Report

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
1	1 of 2	ESE	0.02 / 111.38	627.75 / -5	CANYON OASIS CLEANER 2500 N PALM CANYON DR STE B4 PALM SPRINGS CA 92262	RCRA SQG

EPA Handler ID: CA0000269522
Gen Status Universe: Small Quantity Generator
Contact Name: JOHN ONO
Contact Address: 2500 N PALM CANYON DR STE B4 , , PALM SPRINGS , CA, 92262 , US
Contact Phone No and Ext: 619-322-4567
Contact Email:
Contact Country: US
County Name: RIVERSIDE
EPA Region: 09
Land Type: Private
Receive Date: 19940425
Location Latitude: 33.888508
Location Longitude: -116.605635

Violation/Evaluation Summary

Note: NO RECORDS: As of Jul 2023, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 19940425
Handler Name: CANYON OASIS CLEANER
Federal Waste Generator Code: 2
Generator Code Description: Small Quantity Generator
Source Type: Notification

Owner/Operator Details

Owner/Operator Ind:	Current Owner	Street No:	
Type:	Private	Street 1:	2500 N PALM CANYON DR STE B4
Name:	JOHN ONO	Street 2:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Date Became Current:					City: PALM SPRINGS	
Date Ended Current:					State: CA	
Phone: 619-322-4567					Country:	
Source Type: Notification					Zip Code: 92262	
1	2 of 2	ESE	0.02 / 111.38	627.75 / -5	CANYON OASIS CLEANER 2500 N PALM CANYON DR STE B4 PALM SPRINGS CA	DRYCLEANERS
EPA ID: CA0000269522				Owner City: PALM SPRINGS		
Create Date: 12/8/1995				Owner State: CA		
Facility Act Ind: No				Owner Zip: 922620000		
Inact Date: 6/30/1996				Owner Phone: 6193224567		
Reason: CLEANERS				Owner Fax:		
Region Code: 4				Contact Name: UNDELIVERABLE 1996 FEES FORM		
DD Latitude: 33.852206				Contact Street 1: 2500 N PALM CANYON DR STE B4		
DD Longitude: -116.551629				Contact Street 2:		
Facility County Code: (33) RIVERSIDE				Contact City: PALM SPRINGS		
Mail Name:				Contact State: CA		
Owner Name: JOHN ONO				Contact Zip: 922620000		
Owner Street 1: 2500 N PALM CANYON DR STE B4				Contact Phone: 6193224567		
Owner Street 2:				Contact Fax:		
2	1 of 2	E	0.03 / 150.17	627.20 / -5	Carl's Jr/Green Burrito #731 2520 N Palm Canyon Dr Palm Springs CA 92262	HZH RIVERSIDE
2	2 of 2	E	0.03 / 150.17	627.20 / -5	Carl's Jr/Green Burrito #731 2520 N PALM CANYON DR PALM SPRINGS CA 92262	CERS HAZ
Site ID: 16594						
Latitude: 33.852680						
Longitude: -116.551270						
Regulated Programs						
EI ID: 10322053				EI Description: Chemical Storage Facilities		
Violations						
Violation Date: 08/26/2022				Violation Source: CERS		
Violation Program: HMRRP				Violation Division: Riverside County Department of Env Health		
Citation: HSC 6.95 25508(a)(3) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(3)						
Violation Notes:						
Returned to compliance on 09/02/2022. OBSERVATION: The chemical inventory description page submitted for carbon dioxide contained incorrect information. Site is storing liquefied carbon dioxide and reporting that they are storing 400 gallons of carbon dioxide. Per site visit site is storing 48 gallons of carbon dioxide. CORRECTIVE ACTION: Owner/operator shall update the chemical inventory page for carbon dioxide and submit to the statewide information management system (e.g. CERS) at http://cers.calepa.ca.gov. Please refer to a current Safety Data Sheet (SDS) for guidance.						
Violation Description:						
Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities.						
Violations						
Violation Date: 10/22/2019				Violation Source: CERS		
Violation Program: HMRRP				Violation Division: Riverside County Department of Env Health		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Citation: HSC 6.95 25505(c) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(c)

Violation Notes:

Returned to compliance on 07/02/2020. OBSERVATION: Facility personnel were unable to access/locate a current copy of the business plan during the inspection. CORRECTIVE ACTION: Owner/operator shall ensure a current copy of the hazardous materials business plan is readily available on site at all times when the facility is staffed.

Violation Description:

Failure to have a business plan readily available to personnel of the business or the unified program facility with responsibilities for emergency response or training.

Violations

Violation Date:	06/12/2018	Violation Source:	CERS
Violation Program:	HMRRP	Violation Division:	Riverside County Department of Env Health
Citation:	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)		
Violation Notes:			

Returned to compliance on 07/19/2018.

Violation Description:

Failure to annually review and electronically certify that the business plan is complete and accurate on or before the annual due date.

Violations

Violation Date:	10/22/2019	Violation Source:	CERS
Violation Program:	HMRRP	Violation Division:	Riverside County Department of Env Health
Citation:	HSC 6.95 25505(a)(4) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(a)(4)		
Violation Notes:			

Returned to compliance on 07/02/2020. OBSERVATION: No training records observed/provided during inspection. CORRECTIVE ACTION: Owner/operator shall provide training to all employees. Documentation shall be retained and be made available for inspection for a minimum period of 3 years from the date of the training.

Violation Description:

Failure to provide initial and annual training to all employees in safety procedures in the event of a release or threatened release of a hazardous material or failure to document and maintain training records for a minimum of three years.

Violations

Violation Date:	05/10/2018	Violation Source:	CERS
Violation Program:	HMRRP	Violation Division:	Riverside County Department of Env Health
Citation:	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)		
Violation Notes:			

Returned to compliance on 07/19/2018.

Violation Description:

Failure to annually review and electronically certify that the business plan is complete and accurate on or before the annual due date.

Violations

Violation Date:	05/24/2016	Violation Source:	CERS
Violation Program:	HMRRP	Violation Division:	Riverside County Department of Env Health
Citation:	HSC 6.95 25505(a)(4) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(a)(4)		
Violation Notes:			

Returned to compliance on 07/11/2016.

Violation Description:

Failure to provide initial and annual training to all employees in safety procedures in the event of a release or threatened release of a hazardous material or failure to document and maintain training records for a minimum of three years.

Violations

Violation Date:	05/24/2016	Violation Source:	CERS
Violation Program:	HMRRP	Violation Division:	Riverside County Department of Env Health
Citation:	HSC 6.95 Multiple - California Health and Safety Code, Chapter 6.95, Section(s) Multiple		
Violation Notes:			

Returned to compliance on 07/20/2016. Owner/operator failed to have access to a current copy of the Hazardous Materials Business Plan on site. CORRECTIVE ACTION: Owner/operator shall ensure a current copy of the Hazardous Materials Business Plan is available on site at all times when the facility is staffed.

Violation Description:

Business Plan Program - Administration/Documentation - General

Violations

Violation Date:	07/11/2016	Violation Source:	CERS
Violation Program:	HMRRP	Violation Division:	Riverside County Department of Env Health
Citation:	HSC 6.95 Multiple - California Health and Safety Code, Chapter 6.95, Section(s) Multiple		
Violation Notes:			

Returned to compliance on 07/20/2016. Owner/operator failed to have access to a current copy of the Hazardous Materials Business Plan on site. CORRECTIVE ACTION: Owner/operator shall ensure a current copy of the Hazardous Materials Business Plan is available on site at all times when the facility is staffed.

Violation Description:

Business Plan Program - Administration/Documentation - General

Violations

Violation Date:	08/26/2022	Violation Source:	CERS
Violation Program:	HMRRP	Violation Division:	Riverside County Department of Env Health
Citation:	HSC 6.95 25505(c) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(c)		
Violation Notes:			

Returned to compliance on 09/02/2022. OBSERVATION: Facility personnel were unable to access/locate a current copy of the business plan during the inspection. CORRECTIVE ACTION: Owner/operator shall ensure a current copy of the hazardous materials business plan is readily available on site at all times when the facility is staffed.

Violation Description:

Failure to have a business plan readily available to personnel of the business or the unified program facility with responsibilities for emergency response or training.

Evaluations

Eval Date:	08/26/2022
Violations Found:	Yes
Eval General Type:	Compliance Evaluation Inspection
Eval Type:	Routine done by local agency
Eval Division:	Riverside County Department of Env Health
Eval Program:	HMRRP
Eval Source:	CERS
Eval Notes:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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A routine inspection was conducted on today's date. Facility is a quick service restaurant which stores bulk liquefied carbon dioxide for beverage carbonation.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 06/12/2018
Violations Found: Yes
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Riverside County Department of Env Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Eval Date: 07/11/2016
Violations Found: Yes
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Riverside County Department of Env Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Re-inspection; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 05/24/2016
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Riverside County Department of Env Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Routine Inspection; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 10/22/2019
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Riverside County Department of Env Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

This facility is a restaurant that stores bulk liquid CO2 on site for fountain drink carbonation. ATTENTION: Send photograph(s) of corrective action(s) to Inspector Harris: joelharris@rivco.org; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 07/20/2016
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Riverside County Department of Env Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Re-inspection; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 07/02/2020
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Riverside County Department of Env Health
Eval Program: HMRRP

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Eval Source:
Eval Notes:

CERS

This facility is a restaurant that stores CO2 for fountain drink carbonation. This is a follow up inspection to violations received during a routine inspection conducted on 10.22.2020; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date:
Violations Found:
Eval General Type:
Eval Type:
Eval Division:
Eval Program:
Eval Source:
Eval Notes:

05/10/2018
 Yes
 Other/Unknown
 Other, not routine, done by local agency
 Riverside County Department of Env Health
 HMRRP
 CERS

Affiliations

Affil Type Desc:
Entity Name:
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

CUPA District
 Riverside Cnty Env Health

 4065 County Circle Drive, Room 104
 Riverside
 CA

 92503
 (951) 358-5055

Affil Type Desc:
Entity Name:
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Document Preparer
 Beth Karcher

Affil Type Desc:
Entity Name:
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Operator
 Carls Jr #731

 (760) 341-2992

Affil Type Desc:
Entity Name:
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Parent Corporation
 Carl's Jr #290

Affil Type Desc:
Entity Name:
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Environmental Contact
 Beth Karcher

 72295 Manufacturing Rd.
 Thousand Palms
 CA

 92276

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Affil Type Desc: Legal Owner
Entity Name: CLK, Inc.
Entity Title:
Address: 72295 Manufacturing Rd.
City: Thousand Palms
State: CA
Country: United States
Zip Code: 92276
Phone: (760) 341-2992

Affil Type Desc: Identification Signer
Entity Name: Beth Karcher
Entity Title: Facilities Manager
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title:
Address: 72295 Manufacturing Rd
City: Thousand Palms
State: CA
Country:
Zip Code: 92276
Phone:

Coordinates

Env Int Type Code: HMBP
Program ID: 10322053
Latitude: 33.852680
Longitude: -116.551270
Coord Name:
Ref Point Type Desc: Center of a facility or station.

<u>3</u>	1 of 3	SE	0.03 / 159.50	627.98 / -4	7-Eleven Inc. Store #17666 2493 N Palm Canyon Dr Palm Springs CA 92262	DELISTED COUNTY
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Delisted County Records

Original Source Facility ID:
Original Source Name: Riverside County Disclosure Facility List
Record Dt: 10-JUN-2015
Record Date: 10-JUN-2015

<u>3</u>	2 of 3	SE	0.03 / 159.50	627.98 / -4	7-ELEVEN #17666 2493 N PALM CANYON DR PALM SPRINGS CA 92262	CERS HAZ
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Site ID: 1422
Latitude: 33.851952
Longitude: -116.551765

Regulated Programs

EI ID: 10465696
EI Description: Chemical Storage Facilities

Violations

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Violation Date:	06/24/2021				Violation Source:	CERS
Violation Program:	HMRRP				Violation Division:	Riverside County Department of Env Health
Citation:		Un-Specified				
Violation Notes:						

Returned to compliance on 07/06/2021. OBSERVATION: Observed faded NFPA-704 signs located on the back door. CORRECTIVE ACTION: Owner/operator shall replace all faded or otherwise unrecognizable NFPA-704 signs. Submit photos to this department.

Violation Description:

Business Plan Program - Operations/Maintenance - General Local Ordinance

Violations

Violation Date:	04/08/2021				Violation Source:	CERS
Violation Program:	HMRRP				Violation Division:	Riverside County Department of Env Health
Citation:		Un-Specified				
Violation Notes:						

Returned to compliance on 05/20/2021. OBSERVATION: Observed faded NFPA-704 signs located at the side door to the CO2 storage area. CORRECTIVE ACTION: Owner/operator shall replace all faded or otherwise unrecognizable NFPA-704 signs. Submit photos to this department.

Violation Description:

Business Plan Program - Operations/Maintenance - General Local Ordinance

Violations

Violation Date:	04/08/2021				Violation Source:	CERS
Violation Program:	HMRRP				Violation Division:	Riverside County Department of Env Health
Citation:		HSC 6.95 25505(a)(4) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(a)(4)				
Violation Notes:						

Returned to compliance on 05/20/2021. OBSERVATION: No training records observed/provided during inspection. CORRECTIVE ACTION: Owner/operator shall provide training to all employees. Documentation shall be retained and be made available for inspection for a minimum period of 3 years from the date of the training.

Violation Description:

Failure to provide initial and annual training to all employees in safety procedures in the event of a release or threatened release of a hazardous material or failure to document and maintain training records for a minimum of three years.

Violations

Violation Date:	07/10/2019				Violation Source:	CERS
Violation Program:	HMRRP				Violation Division:	Riverside County Department of Env Health
Citation:		HSC 6.95 25505(a)(4) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(a)(4)				
Violation Notes:						

Returned to compliance on 05/20/2021. OBSERVATION: No training records observed/provided during inspection. CORRECTIVE ACTION: Owner/operator shall provide training to all employees. Documentation shall be retained and be made available for inspection for a minimum period of 3 years from the date of the training.

Violation Description:

Failure to provide initial and annual training to all employees in safety procedures in the event of a release or threatened release of a hazardous material or failure to document and maintain training records for a minimum of three years.

Violations

Violation Date:	04/08/2021				Violation Source:	CERS
Violation Program:	HMRRP				Violation Division:	Riverside County Department of Env Health

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Citation: HSC 6.95 25505(c) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(c)

Violation Notes:

Returned to compliance on 04/08/2021. OBSERVATION: Facility personnel were unable to access/locate a current copy of the business plan during the inspection. A copy was provided at the time of inspection. CORRECTIVE ACTION: Owner/operator shall ensure a current copy of the hazardous materials business plan is readily available on site at all times when the facility is staffed.

Violation Description:

Failure to have a business plan readily available to personnel of the business or the unified program facility with responsibilities for emergency response or training.

Violations

Violation Date:	12/18/2014	Violation Source:	CERS
Violation Program:	HMRRP	Violation Division:	Riverside County Department of Env Health
Citation:	HSC 6.95 25505(a)(4) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(a)(4)		

Violation Notes:

Returned to compliance on 01/28/2015.

Violation Description:

Failure to provide initial and annual training to all employees in safety procedures in the event of a release or threatened release of a hazardous material or failure to document and maintain training records for a minimum of three years.

Violations

Violation Date:	12/18/2014	Violation Source:	CERS
Violation Program:	HMRRP	Violation Division:	Riverside County Department of Env Health
Citation:	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)		

Violation Notes:

Returned to compliance on 01/28/2015.

Violation Description:

Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities.

Violations

Violation Date:	12/18/2014	Violation Source:	CERS
Violation Program:	HMRRP	Violation Division:	Riverside County Department of Env Health
Citation:	HSC 6.95 Multiple - California Health and Safety Code, Chapter 6.95, Section(s) Multiple		

Violation Notes:

Returned to compliance on 01/28/2015. [LOCAL ORDINANCE VIOLATION 101C] Approved HMBP accessible on site and available for review.

Violation Description:

Business Plan Program - Administration/Documentation - General

Violations

Violation Date:	12/18/2014	Violation Source:	CERS
Violation Program:	HMRRP	Violation Division:	Riverside County Department of Env Health
Citation:	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)		

Violation Notes:

Returned to compliance on 01/28/2015.

Violation Description:

Failure to establish and electronically submit an adequate training program in safety procedures in the event of a release or threatened release of a hazardous material.

Violations

Violation Date:	05/20/2021	Violation Source:	CERS
Violation Program:	HMRRP	Violation Division:	Riverside County Department of Env Health
Citation:	HSC 6.95 25505(a)(4) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(a)(4)		
Violation Notes:			

Returned to compliance on 06/24/2021.

Violation Description:

Failure to provide initial and annual training to all employees in safety procedures in the event of a release or threatened release of a hazardous material or failure to document and maintain training records for a minimum of three years.

Violations

Violation Date:	05/20/2021	Violation Source:	CERS
Violation Program:	HMRRP	Violation Division:	Riverside County Department of Env Health
Citation:	Un-Specified		
Violation Notes:			

Returned to compliance on 07/06/2021.

Violation Description:

Business Plan Program - Operations/Maintenance - General Local Ordinance

Enforcements

Enf Action Date:	12/18/2014	Enf Action Program:	HMRRP
Enf Action Type:	Notice of Violation (Unified Program)	Enf Action Source:	CERS
Enf Action Division:	Riverside County Department of Env Health		
Enf Action Description:	Notice of Violation Issued by the Inspector at the Time of Inspection		
Enf Action Notes:			

Evaluations

Eval Date:	09/20/2022
Violations Found:	No
Eval General Type:	Other/Unknown
Eval Type:	Other, not routine, done by local agency
Eval Division:	Riverside County Department of Env Health
Eval Program:	HMRRP
Eval Source:	CERS
Eval Notes:	

Past Due; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date:	05/20/2021
Violations Found:	Yes
Eval General Type:	Compliance Evaluation Inspection
Eval Type:	Routine done by local agency
Eval Division:	Riverside County Department of Env Health
Eval Program:	HMRRP
Eval Source:	CERS
Eval Notes:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Eval Date: 04/08/2021
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Riverside County Department of Env Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Facility is a convenience store storing bulk CO2.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 01/28/2015
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Riverside County Department of Env Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Re-inspection; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 12/18/2014
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Riverside County Department of Env Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Routine Inspection; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 07/10/2019
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Riverside County Department of Env Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

This facility is a retailer that stores bulk CO2 for fountain drink carbonation.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 06/24/2021
Violations Found: Yes
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Riverside County Department of Env Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Follow-up inspection to routine inspection conducted 5/20/21.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Affiliations

Affil Type Desc: Document Preparer
Entity Name: Stantec Consulting Services Inc.
Entity Title:
Address:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
City: State: Country: Zip Code: Phone:						
Affil Type Desc:		Property Owner				
Entity Name:		7-ELEVEN INC.				
Entity Title:						
Address:		LICENSE RENEWAL DEPT.:3200 HACKBERRY ROAD				
City:		IRVING				
State:		TX				
Country:		United States				
Zip Code:		75063				
Phone:		(972) 828-7578				
Affil Type Desc:		CUPA District				
Entity Name:		Riverside Cnty Env Health				
Entity Title:						
Address:		4065 County Circle Drive, Room 104				
City:		Riverside				
State:		CA				
Country:						
Zip Code:		92503				
Phone:		(951) 358-5055				
Affil Type Desc:		Identification Signer				
Entity Name:		Douglas Shearer				
Entity Title:		Western & Central Zone Safety Specialist				
Address:						
City:						
State:						
Country:						
Zip Code:						
Phone:						
Affil Type Desc:		Operator				
Entity Name:		UMAR KHAN				
Entity Title:						
Address:						
City:						
State:						
Country:						
Zip Code:						
Phone:		(760) 325-7868				
Affil Type Desc:		Environmental Contact				
Entity Name:		Douglas Shearer				
Entity Title:						
Address:		500 Speedway Dr.				
City:		Enon				
State:		OH				
Country:						
Zip Code:		45323				
Phone:						
Affil Type Desc:		Facility Mailing Address				
Entity Name:		Mailing Address				
Entity Title:						
Address:		Licensing Dept. PO Box 139044				
City:		Dallas				
State:		TX				
Country:						
Zip Code:		75313				
Phone:						
Affil Type Desc:		Parent Corporation				
Entity Name:		7-ELEVEN CONVENIENCE STORES				
Entity Title:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Address: City: State: Country: Zip Code: Phone:						
Affil Type Desc: Entity Name: Entity Title: Address: City: State: Country: Zip Code: Phone:		Legal Owner UMAR KHAN 2493 N PALM CANYON DR PALM SPRINGS CA United States 92262 (760) 325-7568				
<u>Coordinates</u>						
Env Int Type Code: Program ID: Latitude:		HMBP 10465696 33.851950		Longitude: -116.551770 Coord Name: Ref Point Type Desc: Center of a facility or station.		
3	3 of 3	SE	0.03 / 159.50	627.98 / -4	7-Eleven #17666 2493 N Palm Canyon Dr Palm Springs CA 92262	HZH RIVERSIDE
4	1 of 2	SE	0.07 / 372.67	624.36 / -8	Del Taco #453 2444 N Palm Canyon Dr Palm Springs CA 92262	HZH RIVERSIDE
4	2 of 2	SE	0.07 / 372.67	624.36 / -8	Del Taco #453 2444 N PALM CANYON DR PALM SPRINGS CA 92262	CERS HAZ
Site ID: Latitude: Longitude:		110807 33.851795 -116.550362				
<u>Regulated Programs</u>						
EI ID:		10326295		EI Description: Chemical Storage Facilities		
<u>Violations</u>						
Violation Date: Violation Program: Citation: Violation Notes:		05/20/2021 HMRRP HSC 6.95 25508(a)(3) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(3)		Violation Source: CERS Violation Division: Riverside County Department of Env Health		
Returned to compliance on 06/14/2021. OBSERVATION: The chemical inventory description page submitted for Carbon Dioxide (CO2) contained incorrect information. The CERS submittal is reporting CO2 as a liquid and reporting in units of gallons. At the time of inspection observed compressed gas CO2 cylinders. Please report CO2 as a gas and in units of cubic feet. CORRECTIVE ACTION: Owner/operator shall update the chemical inventory page for CO2 and submit to the statewide information management system (e.g. CERS) at http://cers.calepa.ca.gov . Please refer to a current Safety Data Sheet (SDS) for guidance.						
<u>Violation Description:</u>						
Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above						

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erisinfo.com | Environmental Risk Information Services

Order No: 23090100548

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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reportable quantities.

Violations

Violation Date: 10/22/2019
Violation Program: HMRRP
Citation: HSC 6.95 25505(c) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(c)
Violation Notes:

Returned to compliance on 04/08/2021. OBSERVATION: Facility personnel were unable to access/locate a current copy of the business plan during the inspection. CORRECTIVE ACTION: Owner/operator shall ensure a current copy of the hazardous materials business plan is readily available on site at all times when the facility is staffed.

Violation Description:

Failure to have a business plan readily available to personnel of the business or the unified program facility with responsibilities for emergency response or training.

Violations

Violation Date: 04/08/2021
Violation Program: HMRRP
Citation: HSC 6.95 25508(a)(3) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(3)
Violation Notes:

Returned to compliance on 06/14/2021. OBSERVATION: The chemical inventory description page submitted for Carbon Dioxide (CO2) contained incorrect information. The CO2 page in CERS is reporting liquid CO2 and reporting in quantity of gallons. At the time of inspection observed gaseous CO2. Please report gaseous CO2 as a gas and in units of cubic feet. CORRECTIVE ACTION: Owner/operator shall update the chemical inventory page for Carbon Dioxide and submit to the statewide information management system (e.g. CERS) at <http://cers.calepa.ca.gov>. Please refer to a current Safety Data Sheet (SDS) for guidance.

Violation Description:

Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities.

Violations

Violation Date: 05/24/2016
Violation Program: HMRRP
Citation: HSC 6.95 25505(a)(4) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(a)(4)
Violation Notes:

Returned to compliance on 09/12/2016.

Violation Description:

Failure to provide initial and annual training to all employees in safety procedures in the event of a release or threatened release of a hazardous material or failure to document and maintain training records for a minimum of three years.

Violations

Violation Date: 05/20/2021
Violation Program: HMRRP
Citation: HSC 6.95 25505(a)(4) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(a)(4)
Violation Notes:

Returned to compliance on 06/14/2021. OBSERVATION: No training records observed for 2020 or 2021. Last training was conducted March 2019. CORRECTIVE ACTION: Owner/operator shall provide training to all employees. Documentation shall be retained and be made available for inspection for a minimum period of 3 years from the date of the training.

Violation Description:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Failure to provide initial and annual training to all employees in safety procedures in the event of a release or threatened release of a hazardous material or failure to document and maintain training records for a minimum of three years.

Violations

Violation Date: 07/11/2016
Violation Program: HMRRP
Citation: HSC 6.95 25505(a)(4) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(a)(4)
Violation Notes:

Returned to compliance on 09/12/2016.

Violation Description:

Failure to provide initial and annual training to all employees in safety procedures in the event of a release or threatened release of a hazardous material or failure to document and maintain training records for a minimum of three years.

Violations

Violation Date: 05/24/2016
Violation Program: HMRRP
Citation: HSC 6.95 Multiple - California Health and Safety Code, Chapter 6.95, Section(s) Multiple
Violation Notes:

Returned to compliance on 08/23/2016. Owner/operator failed to post NFPA-704 signs. CORRECTIVE ACTION: Owner operator shall research the safety data sheets for chemicals stored onsite and post the appropriate NFPA-704 signs where hazardous materials are stored and at all entrances to the facility.

Violation Description:

Business Plan Program - Administration/Documentation - General

Violations

Violation Date: 07/11/2016
Violation Program: HMRRP
Citation: HSC 6.95 Multiple - California Health and Safety Code, Chapter 6.95, Section(s) Multiple
Violation Notes:

Returned to compliance on 08/23/2016. Owner/operator failed to properly identify all hazardous materials storage areas appropriately. CORRECTIVE ACTION: Properly identify all hazardous materials storage areas appropriately.

Violation Description:

Business Plan Program - Operations/Maintenance - General

Violations

Violation Date: 08/23/2016
Violation Program: HMRRP
Citation: HSC 6.95 25505(c) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(c)
Violation Notes:

Returned to compliance on 08/31/2016.

Violation Description:

Failure to have a business plan readily available to personnel of the business or the unified program facility with responsibilities for emergency response or training.

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Violations

Violation Date:	05/24/2016	Violation Source:	CERS
Violation Program:	HMRRP	Violation Division:	Riverside County Department of Env Health
Citation:	HSC 6.95 Multiple - California Health and Safety Code, Chapter 6.95, Section(s) Multiple		
Violation Notes:			

Returned to compliance on 08/23/2016. Owner/operator failed to store all hazardous materials in a manner to minimize the possibility of a fire, explosion, or release. CORRECTIVE ACTION: All hazardous materials shall be stored to prevent unauthorized fire, explosion, or release.

Violation Description:

Business Plan Program - Operations/Maintenance - General

Violations

Violation Date:	07/11/2016	Violation Source:	CERS
Violation Program:	HMRRP	Violation Division:	Riverside County Department of Env Health
Citation:	HSC 6.95 Multiple - California Health and Safety Code, Chapter 6.95, Section(s) Multiple		
Violation Notes:			

Returned to compliance on 08/23/2016. Owner/operator failed to store all hazardous materials in a manner to minimize the possibility of a fire, explosion, or release. CORRECTIVE ACTION: All hazardous materials shall be stored to prevent unauthorized fire, explosion, or release.

Violation Description:

Business Plan Program - Operations/Maintenance - General

Violations

Violation Date:	08/23/2016	Violation Source:	CERS
Violation Program:	HMRRP	Violation Division:	Riverside County Department of Env Health
Citation:	HSC 6.95 25505(a)(4) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(a)(4)		
Violation Notes:			

Returned to compliance on 09/12/2016.

Violation Description:

Failure to provide initial and annual training to all employees in safety procedures in the event of a release or threatened release of a hazardous material or failure to document and maintain training records for a minimum of three years.

Violations

Violation Date:	07/11/2016	Violation Source:	CERS
Violation Program:	HMRRP	Violation Division:	Riverside County Department of Env Health
Citation:	HSC 6.95 Multiple - California Health and Safety Code, Chapter 6.95, Section(s) Multiple		
Violation Notes:			

Returned to compliance on 08/31/2016. Owner/operator failed to have access to a current copy of the Hazardous Materials Business Plan on site. CORRECTIVE ACTION: Owner/operator shall ensure a current copy of the Hazardous Materials Business Plan is available on site at all times when the facility is staffed.

Violation Description:

Business Plan Program - Administration/Documentation - General

Violations

Violation Date:	04/08/2021	Violation Source:	CERS
Violation Program:	HMRRP	Violation Division:	Riverside County Department of Env Health
Citation:	HSC 6.95 25505(a)(4) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(a)(4)		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Violation Notes:

Returned to compliance on 06/14/2021. OBSERVATION: No training records observed for 2020 or 2021. Last training was conducted March 2019. CORRECTIVE ACTION: Owner/operator shall provide training to all employees. Documentation shall be retained and be made available for inspection for a minimum period of 3 years from the date of the training.

Violation Description:

Failure to provide initial and annual training to all employees in safety procedures in the event of a release or threatened release of a hazardous material or failure to document and maintain training records for a minimum of three years.

Violations

Violation Date:	05/24/2016	Violation Source:	CERS
Violation Program:	HMRRP	Violation Division:	Riverside County Department of Env Health
Citation:	HSC 6.95 Multiple - California Health and Safety Code, Chapter 6.95, Section(s) Multiple		
Violation Notes:			

Returned to compliance on 08/31/2016. Owner/operator failed to have access to a current copy of the Hazardous Materials Business Plan on site. CORRECTIVE ACTION: Owner/operator shall ensure a current copy of the Hazardous Materials Business Plan is available on site at all times when the facility is staffed.

Violation Description:

Business Plan Program - Administration/Documentation - General

Evaluations

Eval Date:	07/11/2016
Violations Found:	Yes
Eval General Type:	Other/Unknown
Eval Type:	Other, not routine, done by local agency
Eval Division:	Riverside County Department of Env Health
Eval Program:	HMRRP
Eval Source:	CERS
Eval Notes:	

Re-inspection; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date:	05/24/2016
Violations Found:	Yes
Eval General Type:	Compliance Evaluation Inspection
Eval Type:	Routine done by local agency
Eval Division:	Riverside County Department of Env Health
Eval Program:	HMRRP
Eval Source:	CERS
Eval Notes:	

Routine Inspection; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date:	10/22/2019
Violations Found:	Yes
Eval General Type:	Compliance Evaluation Inspection
Eval Type:	Routine done by local agency
Eval Division:	Riverside County Department of Env Health
Eval Program:	HMRRP
Eval Source:	CERS
Eval Notes:	

This facility is a restaurant storing CO2 for fountain drink carbonation; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date:	05/20/2021
Violations Found:	Yes

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Eval General Type:	Other/Unknown
Eval Type:	Other, not routine, done by local agency
Eval Division:	Riverside County Department of Env Health
Eval Program:	HMRRP
Eval Source:	CERS
Eval Notes:	

Follow-up inspection to routine inspection conducted 4/8/2021.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date:	04/08/2021
Violations Found:	Yes
Eval General Type:	Compliance Evaluation Inspection
Eval Type:	Routine done by local agency
Eval Division:	Riverside County Department of Env Health
Eval Program:	HMRRP
Eval Source:	CERS
Eval Notes:	

Facility is a restaurant storing CO2 in compressed gas cylinders.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date:	08/23/2016
Violations Found:	Yes
Eval General Type:	Other/Unknown
Eval Type:	Other, not routine, done by local agency
Eval Division:	Riverside County Department of Env Health
Eval Program:	HMRRP
Eval Source:	CERS
Eval Notes:	

Affiliations

Affil Type Desc:	Operator
Entity Name:	Del Taco #453
Entity Title:	
Address:	
City:	
State:	
Country:	
Zip Code:	
Phone:	(760) 320-1558

Affil Type Desc:	Legal Owner
Entity Name:	DEL TACO LLC
Entity Title:	
Address:	25521 Commercentre Dr., Ste. 200
City:	Lake Forest
State:	CA
Country:	United States
Zip Code:	92630
Phone:	(949) 462-9300

Affil Type Desc:	Document Preparer
Entity Name:	Mark Raber
Entity Title:	
Address:	
City:	
State:	
Country:	
Zip Code:	
Phone:	

Affil Type Desc:	Parent Corporation
Entity Name:	Del Taco
Entity Title:	
Address:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
City: State: Country: Zip Code: Phone:						
Affil Type Desc:		Facility Mailing Address				
Entity Name:		Mailing Address				
Entity Title:						
Address:		25521 Commercenter Dr., Ste. 200				
City:		Lake Forest				
State:		CA				
Country:						
Zip Code:		92630				
Phone:						
Affil Type Desc:		Identification Signer				
Entity Name:		Mark Raber				
Entity Title:		Manager of Special Projects, Facilities				
Address:						
City:						
State:						
Country:						
Zip Code:						
Phone:						
Affil Type Desc:		CUPA District				
Entity Name:		Riverside Cnty Env Health				
Entity Title:						
Address:		4065 County Circle Drive, Room 104				
City:		Riverside				
State:		CA				
Country:						
Zip Code:		92503				
Phone:		(951) 358-5055				
Affil Type Desc:		Environmental Contact				
Entity Name:		Mark Raber				
Entity Title:						
Address:		25521 Commercentre Dr. 2nd Floor				
City:		Lake Forest				
State:		CA				
Country:						
Zip Code:		92630				
Phone:						
Affil Type Desc:		Property Owner				
Entity Name:		Gray1 Del Mar, LLC				
Entity Title:						
Address:		550 West C St., Ste. 1470				
City:		San Diego				
State:		CA				
Country:		United States				
Zip Code:		92101				
Phone:		(619) 544-9100				

Coordinates

Env Int Type Code:	HMBP	Longitude:	-116.550360
Program ID:	10326295	Coord Name:	
Latitude:	33.851800	Ref Point Type Desc:	Center of a facility or station.

<u>5</u>	1 of 2	SE	0.12 / 609.51	621.15 / -11	KENT CLEANERS 2400 N PALM CANYON PALM SPRINGS CA 92262	RCRA SQG
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EPA Handler ID: CAD981638455

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Gen Status Universe:		Small Quantity Generator				
Contact Name:		ENVIRONMENTAL MANAGER				
Contact Address:		2400 N PALM CANYON , , PALM SPRINGS , CA, 92262 , US				
Contact Phone No and Ext:						
Contact Email:						
Contact Country:		US				
County Name:		RIVERSIDE				
EPA Region:		09				
Land Type:						
Receive Date:		19960901				
Location Latitude:		33.851134				
Location Longitude:		-116.550493				

Violation/Evaluation Summary

Note: NO VIOLATIONS: All of the compliance records associated with this facility (EPA ID) indicate NO VIOLATIONS; Compliance Monitoring and Enforcement table dated Jul, 2023.

Evaluation Details

Evaluation Start Date: 19930328
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State Contractor/Grantee

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 19960901
Handler Name: KENT CLEANERS
Federal Waste Generator Code: 2
Generator Code Description: Small Quantity Generator
Source Type: Implementer

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 19861222
Handler Name: KENT CLEANERS
Federal Waste Generator Code: 1
Generator Code Description: Large Quantity Generator
Source Type: Notification

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Owner/Operator Details

Owner/Operator Ind:	Current Owner	Street No:	
Type:	Private	Street 1:	NOT REQUIRED
Name:	BARRY RYAN	Street 2:	
Date Became Current:		City:	NOT REQUIRED
Date Ended Current:		State:	ME
Phone:	415-555-1212	Country:	
Source Type:	Notification	Zip Code:	99999

Owner/Operator Ind:	Current Operator	Street No:	
Type:	Private	Street 1:	NOT REQUIRED
Name:	NOT REQUIRED	Street 2:	
Date Became Current:		City:	NOT REQUIRED
Date Ended Current:		State:	ME
Phone:	415-555-1212	Country:	
Source Type:	Implementer	Zip Code:	99999

Historical Handler Details

Receive Dt: 19861222
Generator Code Description: Large Quantity Generator
Handler Name: KENT CLEANERS

<u>5</u>	2 of 2	SE	0.12 / 609.51	621.15 / -11	KENT CLEANERS 2400 N PALM CANYON PALM SPRINGS CA	DRYCLEANERS
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EPA ID:	CAD981638455	Owner City:	--
Create Date:	4/10/1987	Owner State:	99
Facility Act Ind:	No	Owner Zip:	--
Inact Date:	6/30/1996	Owner Phone:	0
Reason:	CLEANERS	Owner Fax:	
Region Code:	4	Contact Name:	UNDELIVERABLE 1996 FEES FORM
DD Latitude:	33.851227	Contact Street 1:	--
DD Longitude:	-116.55069	Contact Street 2:	
Facility County Code:	(33) RIVERSIDE	Contact City:	--
Mail Name:		Contact State:	99
Owner Name:	--	Contact Zip:	--
Owner Street 1:	--	Contact Phone:	6195681181
Owner Street 2:		Contact Fax:	

<u>6</u>	1 of 2	SE	0.12 / 632.08	621.96 / -10	2323 N PALM CANYON, #111 PALM SPRINGS CA 92262	CDL
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Clue: 2001-10-156
Date: 10/24/2001
County: RIVERSIDE
Lab Type: L
Lab Type Description: Illegal Drug Lab - location where an illegal drug lab was operated or drug lab equipment and/or materials were stored.

<u>6</u>	2 of 2	SE	0.12 / 632.08	621.96 / -10	The Cole Hotel 2323 N Palm Canyon Dr Palm Springs CA 92262	ALT FUELS
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ID:	183587	CNG Dispenser No:	
Fuel Type Code:	ELEC: Electric	CNG Site Renew Src:	
Station Phone:	619-282-1818	CNG Tot Compr Cap:	
Expected Date:		CNG Storage Cap:	
BD Blends:		CNG Fill Type Code:	
NG PSI:		CNG PSI:	
Federal Agency ID:		CNG Vehicle Class:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<div> <div> Open Date: 2021-01-25 Hydrogen is Retail: Federal Agency: Facility Type: HOTEL Dt Last Confirmed: 2023-01-10 Updated at: 2023-02-14 15:54:11 UTC Access Code: public Access Detail Code: Groups with Access Code: Public Groups with Access Code Fr: Public Fed Agency Name: Hydrogen Status Link: E85 Other Ethanol Blends: NPS Unit Name: Cards Accepted: CNG Statn Sells Renewable Na: LNG Statn Sells Renewable Na: Maximum Vehicle Class: LD RD Blended With Biodiesel: RD Blends: RD Blends French: RD Maximum Biodiesel Level: Status: Open: The station is open. Privately owned Owner Type Desc: E85 Blender Pump Desc: NG Fill Type Desc: NG Vehicle Class Desc: Geocode Status Desc: The location is from a real GPS readout at the station. Group with Access Desc: Publicly available to all customers. LPG Primary Desc: Intersection Directions: Access Days Time: 24 hours daily; for customer use only Restricted Access: true </div> <div> LNG Site Renew Src: LNG Vehicle Class: LPG Nozzle Types: Hydrogen Pressures: Hydrogen Standards: Latitude: 33.851221 Longitude: -116.550924 </div> </div>						

7	1 of 1	ESE	0.19 / 1,022.11	610.09 / -22	KENT CLEANERS, BARRY RYAN DBA 2400 N PALM CANYON DR PALM SPRINGS CA 92262	EMISSIONS
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1987 Criteria Data

Facility ID:	35810	CERR Code:	
Facility SIC Code:	7216	TOGT:	1.9
CO:	33	ROGT:	0
Air Basin:	SS	COT:	
District:	SC	NOXT:	
COID:	RIV	SOXT:	
DISN:	SOUTH COAST AQMD	PMT:	
CHAPIS:		PM10T:	

1987 Toxic Data

Facility ID:	35810	COID:	RIV
Facility SIC Code:	7216	DISN:	SOUTH COAST AQMD
CO:	33	CHAPIS:	
Air Basin:	SS	CERR Code:	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

1990 Criteria Data

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<div> <div> Facility ID: 35810 Facility SIC Code: 7216 CO: 33 Air Basin: SS District: SC COID: RIV DISN: SOUTH COAST AQMD CHAPIS: </div> <div> CERR Code: TOGT: 3.2 ROGT: 0 COT: NOXT: SOXT: PMT: PM10T: </div> </div>						
<u>1990 Toxic Data</u>						
<div> <div> Facility ID: 35810 Facility SIC Code: 7216 CO: 33 Air Basin: SS District: SC TS: Health Risk Asmt: Non-Cancer Chronic Haz Ind: Non-Cancer Acute Haz Ind: </div> <div> COID: RIV DISN: SOUTH COAST AQMD CHAPIS: CERR Code: </div> </div>						
<u>8</u>	1 of 1	NW	0.27 / 1,441.23	654.99 / 23	Shell Tramway 2796 N Palm Canyon Dr Palm Springs CA	LOP RIVERSIDE
<div> <div> Site ID: 94862 Status Code: 9 Status Desc: CLOSED/ACTION COMPLETED Case Type Code: S Case Type Desc: SOIL ONLY IS IMPACTED </div> <div> Closed Code: Y Closed Desc: CLOSED SITE Employee: Shurlow-LOP </div> </div>						
<u>9</u>	1 of 1	NW	0.29 / 1,520.01	658.21 / 26	SHELL TRAMWAY NORTH PALM CANYON DRIVE PALM SPRINGS CA 92262	LUST
<div> <div> Global ID: T0606501036 Status Date: 9/12/1996 Case Type: LUST CLEANUP SITE Oil Field: Oil Field Operator: Status: COMPLETED - CASE CLOSED </div> <div> Census Tract: 6065044605 Match Key: T0606501036 County: RIVERSIDE Latitude: 33.8562783 Longitude: -116.5553365 RWQCB Region: </div> </div>						
<u>LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail</u>						
<div> CUF Case: NO Lead Agency: RIVERSIDE COUNTY LOP Case Worker: RIV Local Agency: RIVERSIDE COUNTY LOP RB Case No: 7T2262023 Local Case No: 94862 File Location: Potential COC: Gasoline Potential Media of Concern: Soil Begin Date: 9/12/1994 How Discovered: Tank Closure How Discovered Description: Stop Method: Stop Description: Calwater Watershed Name: Whitewater - Coachella - Indio (719.47) DWR GW Subbasin Name: Coachella Valley - Indio (7-021.01) Disadvantaged Community: Disadvantaged Community CalEnvScreen Score: Coordinate Source: * Historical Geocode - Exact Address Match </div>						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Discharge Cause:		Unknown				
Discharge Source:		Tank				
EPA Region:		9				
Leak Reported Dt:		1994-09-12 00:00:00				
Military DoD Site:		No				
No Further Action Dt:		1996-09-12 00:00:00				
Qty Rlsd Gallons:						
Facility Project Sub Type:						
Calenviroscreen 3 Score:		41-45%				
Calenviroscreen 4 Score:		35-40%				
Site History:						

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Contacts

Contact Type: Regional Board Caseworker
Contact Name: Phan Le
Organization Name: COLORADO RIVER BASIN RWQCB (REGION 7)
Address: 73720 FRED WARING DRIVE SUITE #100
City: PALM DESERT
Email: phan.le@waterboards.ca.gov
Phone No: 7607768974

Contact Type: Local Agency Caseworker - Primary Caseworker
Contact Name: Riverside County LOP
Organization Name: RIVERSIDE COUNTY LOP
Address: 3880 LEMON ST SUITE 200
City: RIVERSIDE
Email:
Phone No: 9519558980

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Status History

Status: Completed - Case Closed
Status Date: 9/12/1996

Status: Open - Case Begin Date
Status Date: 9/12/1994

Status: Open - Site Assessment
Status Date: 9/12/1994

LUST Sites from GeoTracker Search - Regulatory Profile

Site Facility Name: SHELL TRAMWAY
Site Facility Type: LUST CLEANUP SITE
Cleanup Status: COMPLETED - CASE CLOSED
Address: NORTH PALM CANYON DRIVE
City: PALM SPRINGS
Zip: 92262
County: RIVERSIDE
Report Link: https://geotracker.waterboards.ca.gov/profile_report?global_id=T0606501036
Cleanup Status Detail: COMPLETED - CASE CLOSED AS OF 9/12/1996
Project Status:
Cleanup History Link: https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0606501036&tabname=regulatoryhistory
Potential COC: GASOLINE
Potential Media of Concern: SOIL
File Location:
User Defined Beneficial Use:
Designated Beneficial Use: MUN, AGR, IND
DWR GW Sub Basin: Coachella Valley - Indio (7-021.01)
Calwater Watershed Name: Whitewater - Coachella - Indio (719.47)
Post Closure Site Management:
Future Land Use:
Cleanup Oversight Agencies: RIVERSIDE COUNTY LOP (LEAD) - CASE #: 94862
CASEWORKER: Riverside County LOP

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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COLORADO RIVER BASIN RWQCB (REGION 7) - CASE #: 7T2262023
CASEWORKER: Phan Le

CUF Claim No:
CUF Priority Assig:
CUF Amount Paid:
WDR Place Type:
WDR File No:
WDR Order No:
Project Oversight Agencies:
Facility Type:
Composting Method:
Grndwtr Monitoring Frequency:
Designated Beneficial UseMunicipal and Domestic Supply, Agricultural Supply, Industrial Service Supply
Desc:
Site History:

No site history available

LUST Sites from GeoTracker Search - Cleanup Status History

Status:Completed - Case Closed
Date :9/12/1996

Status:Open - Site Assessment
Date :9/12/1994

Status:Open - Case Begin Date
Date :9/12/1994

Sites from GeoTracker Search - Regulatory Activities (as of May 25, 2023)

Action Type:Leak Action
Action:Leak Discovery
Action Date:9/12/1994
Received Issue Date:
Doc Link:
Title Description Comments:

Action Type:Leak Action
Action:Leak Stopped
Action Date:9/12/1994
Received Issue Date:
Doc Link:
Title Description Comments:

Action Type:Leak Action
Action:Leak Reported
Action Date:9/12/1994
Received Issue Date:
Doc Link:
Title Description Comments:

10	1 of 1	ESE	0.40 / 2,100.39	584.13 / -48	MARY LAWLER 2268 N INDIAN CANYON DRIVE #E PALM SPRINGS CA 92262-3056	RCRA TSD
EPA Handler ID:		CAC003011813				
Gen Status Universe:		No Report				
Contact Name:		MARY LAWLER				
Contact Address:		2268 N INDIAN CANYON DRIVE , #E , PALM SPRINGS , CA, 92262-3056 ,				
Contact Phone No and Ext:		760-327-9184				
Contact Email:		TAMMYHURLEY@ALLIANCE-ENVIRO.COM				
Contact Country:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Land Type:
County Name: RIVERSIDE
EPA Region: 09
Receive Date: 20190424
Location Latitude: 33.84999
Location Longitude: -116.544402

Violation/Evaluation Summary

Note: NO RECORDS: As of Jul 2023, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Smelting, Melting and Refining: No
Underground Injection Control: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20190424
Handler Name: MARY LAWLER
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified
Source Type: Implementer

Owner/Operator Details

Owner/Operator Ind:	Current Owner	Street No:	
Type:	Other	Street 1:	2268 N INDIAN CANYON DRIVE
Name:	MARY LAWLER	Street 2:	#E
Date Became Current:		City:	PALM SPRINGS
Date Ended Current:		State:	CA
Phone:	760-327-9184	Country:	
Source Type:	Implementer	Zip Code:	92262-3056
Owner/Operator Ind:	Current Operator	Street No:	
Type:	Other	Street 1:	2268 N INDIAN CANYON DRIVE
Name:	MARY LAWLER	Street 2:	#E
Date Became Current:		City:	PALM SPRINGS
Date Ended Current:		State:	CA
Phone:	760-327-9184	Country:	
Source Type:	Implementer	Zip Code:	92262-3056

11	1 of 2	SSE	0.93 / 4,910.24	536.83 / -96	PALM SPRINGS ARMY AIR FIELD	FUDS
PALM SPRINGS CA						

FUDS Property No: J09CA0532
EMS Map Link: <https://fudsportal.usace.army.mil/ems/inventory/map?id=57104>

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
FUDS INST ID:		CA99799F555100				
Status:		Properties with all projects at site closeout				
SDS ID:						
NPL Status Code:		Not Listed				
Eligibility:		Eligible				
Site Eligib:		Eligible				
Current Owner:		Local Government; Native American Tribe; Private Sector; State Government				
Has Project:		Yes				
DOD FUDS Pro:						
Project Required:						
No Further Action:						
Congressional District:		36				
Media ID:						
Metadata ID:						
Feature Desc:						
EPA Region:		09				
County:		RIVERSIDE				
Latitude:		33.82916667				
Longitude:		-116.50833333				
Fiscal year:		2020				
USACE Division:		spd				
USACE District:		spl				
Shape Area:		.00065055				
Shape Len:		.1899201				
X:						
Y:						
Property History:						

The Army Air Forces acquired 1,680.61 acres between 1942 and 1945 for use as a service station known as Palm Springs Army Airfield. In addition to the above acreage, the Department of Defense (DoD) had a service contract for the use of a water pumping plant and 9.4 acres upon which the plant was situated. Total acreage for the site was 1690.01. The 441.45 acres which were acquired by transfer, fee, and lessor interests, as well as 1,078.66 acres lease, were declared surplus 31 May 1946 and transferred to the War Assets Administration for disposal effective 2 December 1946. The remaining 160.5 acres were disposed of by lease cancellations dated 27 August 1945 and 31 July 1946. The service contract for 9.4 acres was terminated in approximately 1946 along with the other utility service agreements. At the time the property was being surplused, an interim license was being negotiated to allow the City of Palm Springs to use airport facilities (including hangars, buildings, gasoline fueling systems, available utility systems, and the sewage treatment plant) for operation of a public airport. The majority of the site is currently under withdrawal to the Agua Caliente Band of Mission Indians. The remainder of the site is owned by private landowners or the City of Palm Springs and is used for a mixture of residential and commercial developments. The City of Palm Springs owns the property occupied by the Palm Springs Regional Airport. The City also operates a sewage treatment plant. The former beacon sites are all owned by private owners except for one site in section 36, which is owned by the State of California. This property is known or suspected to contain military munitions and explosives of concern (e.g., unexploded ordnance) and therefore may present an explosive hazard.

11	2 of 2	SSE	0.93 / 4,910.24	536.83 / -96	TORNEY GEN HOSPITAL PALM SPRINGS CA	FUDS
FUDS Property No:		J09CA0651				
EMS Map Link:		https://fudsportal.usace.army.mil/ems/inventory/map?id=61214				
FUDS INST ID:		CA99799F563900				
Status:		Properties with all projects at site closeout				
SDS ID:						
NPL Status Code:		Not Listed				
Eligibility:		Eligible				
Site Eligib:		Eligible				
Current Owner:		Other				
Has Project:		Yes				
DOD FUDS Pro:						
Project Required:						
No Further Action:						
Congressional District:		36				
Media ID:						
Metadata ID:						
Feature Desc:						
EPA Region:		09				
County:		RIVERSIDE				
Latitude:		33.8358				
Longitude:		-116.540001				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Fiscal year:		2020				
USACE Division:		spd				
USACE District:		spl				
Shape Area:		.00001562; .00003682				
Shape Len:		.01588638; .03979767				
X:						
Y:						
Property History:						

The site was used as an Army hospital during World War II. The Department of the Army acquired a total of 139.247 acres for a general hospital., 40.10 fee acres (tract 2) were purchased from the Western Newspaper Union on 29 August 1942; 92.03 fee acres (tracts 1, A-1, 1-A, 3-d, B-1, and C-1 through C-7) were acquired from private owners by declarations of taking; 2.37 lesser acres (parcels 2A and 3) were acquired by perpetual casements from private owners; 2.13 acres (tract 8) were acquired from the City of Palm Springs for a sewer pipeline right of way via License No. W-04193eng4204, dated 18 April 1944; and 2.617 acres (tracts C-8, C-9 and C-10) were leased from private owners. The total acquired was 139.247 acres. The site was declared surplus on 20 November 1945. On 20 March 1946, 41.45 acres (tracts 1-A, 2A, 3, and tracts containing no-area) were reassigned to the Palm Springs Army Airfield. On 30 June 1946, 96.507 acres (tracts 1, A-1, 2, 8, 3-d, B-1, C-1 through C-77 C-9, and C-10) were relinquished to the Public Building Administration. On 24 April 1948, the lease for 1.29 acres (tract C-8) with private owners was terminated. The site is currently developed with medical facilities, schools, a sewage treatment plant, and commercial and residential buildings. Total disposal was 139.247 acres.

Unplottable Summary

Total: 4 Unplottable sites

DB	Company Name/Site Name	Address	City	Zip	ERIS ID
EMISSIONS	SO CAL EDISON CO	VARIOUS LOCATIONS IN SCAQMD	CA		861220114
EMISSIONS	SO CAL EDISON CO	VARIOUS LOCATIONS IN SCAQMD	00 CA	00000	861238915
EMISSIONS	SO CAL EDISON	VARIOUS LOCATIONS IN SCAQMD	00 CA	00000	861190657
EMISSIONS	SO CAL EDISON	VARIOUS LOCATIONS	00 CA	00000	861198792

Unplottable Report

Site: SO CAL EDISON CO
VARIOUS LOCATIONS IN SCAQMD CA

EMISSIONS

1990 Criteria Data

Facility ID: 79755
Facility SIC Code: 4911
CO: 19
Air Basin: SC
District: SC
COID: LA
DISN: SOUTH COAST AQMD
CHAPIS:

CERR Code:
TOGT: 0
ROGT: 0
COT: .1
NOXT: 0
SOXT: 0
PMT: 0
PM10T: 0

1990 Toxic Data

Facility ID: 79755
Facility SIC Code: 4911
CO: 19
Air Basin: SC
District: SC
TS:
Health Risk Asmt:
Non-Cancer Chronic Haz Ind:
Non-Cancer Acute Haz Ind:

COID: LA
DISN: SOUTH COAST AQMD
CHAPIS:
CERR Code:

Site: SO CAL EDISON CO
VARIOUS LOCATIONS IN SCAQMD 00 CA 00000

EMISSIONS

1993 Criteria Data

Facility ID: 79755
Facility SIC Code: 4911
CO: 19
Air Basin: SC
District: SC
COID: LA
DISN: SOUTH COAST AQMD
CHAPIS:

CERR Code:
TOGT: .4
ROGT: .355
COT: 5.8
NOXT: 1.3
SOXT: .1
PMT: .1
PM10T: .0976

1993 Toxic Data

Facility ID: 79755
Facility SIC Code: 4911
CO: 19
Air Basin: SC
District: SC
TS:
Health Risk Asmt:
Non-Cancer Chronic Haz Ind:
Non-Cancer Acute Haz Ind:

COID: LA
DISN: SOUTH COAST AQMD
CHAPIS:
CERR Code:

1995 Criteria Data

Facility ID: 79755
Facility SIC Code: 4911
CO: 19
Air Basin: SC
District: SC
COID: LA
DISN: SOUTH COAST AQMD
CHAPIS:

CERR Code:
TOGT: .4
ROGT: .355
COT: 5.8
NOXT: 1.3
SOXT: .1
PMT: .1
PM10T: .0976

1995 Toxic Data

Facility ID: 79755
Facility SIC Code: 4911
CO: 19
Air Basin: SC
District: SC
TS:
Health Risk Asmt:
Non-Cancer Chronic Haz Ind:
Non-Cancer Acute Haz Ind:

COID: LA
DISN: SOUTH COAST AQMD
CHAPIS:
CERR Code:

Site: SO CAL EDISON
VARIOUS LOCATIONS IN SCAQMD 00 CA 00000

EMISSIONS

1993 Criteria Data

Facility ID: 85240
Facility SIC Code: 4911
CO: 19
Air Basin: SC
District: SC
COID: LA
DISN: SOUTH COAST AQMD
CHAPIS:

CERR Code:
TOGT: 0
ROGT: 0
COT: .2
NOXT: 0
SOXT:
PMT:
PM10T:

1993 Toxic Data

Facility ID: 85240
Facility SIC Code: 4911
CO: 19
Air Basin: SC
District: SC
TS:
Health Risk Asmt:
Non-Cancer Chronic Haz Ind:
Non-Cancer Acute Haz Ind:

COID: LA
DISN: SOUTH COAST AQMD
CHAPIS:
CERR Code:

1995 Criteria Data

Facility ID: 85240
Facility SIC Code: 4911
CO: 19
Air Basin: SC
District: SC
COID: LA
DISN: SOUTH COAST AQMD
CHAPIS:

CERR Code:
TOGT: 0
ROGT: 0
COT: .2
NOXT: 0
SOXT:
PMT:
PM10T:

1995 Toxic Data

Facility ID: 85240
Facility SIC Code: 4911
CO: 19
Air Basin: SC
District: SC

COID: LA
DISN: SOUTH COAST AQMD
CHAPIS:
CERR Code:

TS:
Health Risk Asmt:
Non-Cancer Chronic Haz Ind:
Non-Cancer Acute Haz Ind:

Site: SO CAL EDISON
VARIOUS LOCATIONS 00 CA 00000

EMISSIONS

1993 Criteria Data

Facility ID:	85239	CERR Code:	
Facility SIC Code:	4911	TOGT:	.1
CO:	19	ROGT:	.08905
Air Basin:	SC	COT:	2.2
District:	SC	NOXT:	.1
COID:	LA	SOXT:	0
DISN:	SOUTH COAST AQMD	PMT:	0
CHAPIS:		PM10T:	0

1993 Toxic Data

Facility ID:	85239	COID:	LA
Facility SIC Code:	4911	DISN:	SOUTH COAST AQMD
CO:	19	CHAPIS:	
Air Basin:	SC	CERR Code:	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

1995 Criteria Data

Facility ID:	85239	CERR Code:	
Facility SIC Code:	4911	TOGT:	.1
CO:	19	ROGT:	.08905
Air Basin:	SC	COT:	2.2
District:	SC	NOXT:	.1
COID:	LA	SOXT:	0
DISN:	SOUTH COAST AQMD	PMT:	0
CHAPIS:		PM10T:	0

1995 Toxic Data

Facility ID:	85239	COID:	LA
Facility SIC Code:	4911	DISN:	SOUTH COAST AQMD
CO:	19	CHAPIS:	
Air Basin:	SC	CERR Code:	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

Appendix: Database Descriptions

Environmental Risk Information Services (ERIS) can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to ERIS at the time of update. ERIS updates databases as set out in ASTM Standard E1527-13 and E1527-21, Section 8.1.8 Sources of Standard Source Information:

"Government information from nongovernmental sources may be considered current if the source updates the information at least every 90 days, or, for information that is updated less frequently than quarterly by the government agency, within 90 days of the date the government agency makes the information available to the public."

Standard Environmental Record Sources

Federal

National Priority List:

NPL

Sites on the United States Environmental Protection Agency (EPA)'s National Priorities List of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. The NPL, which EPA is required to update at least once a year, is based primarily on the score a site receives from EPA's Hazard Ranking System. A site must be on the NPL to receive money from the Superfund Trust Fund for remedial action. Sites are represented by boundaries where available in the EPA Superfund Site Boundaries maintained by the Shared Enterprise Geodata and Services (SEGS). Site boundaries represent the footprint of a whole site, the sum of all of the Operable Units and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. Where there is no polygon boundary data available for a given site, the site is represented as a point.

Government Publication Date: May 25, 2023

National Priority List - Proposed:

PROPOSED NPL

Sites proposed by the United States Environmental Protection Agency (EPA), the state agency, or concerned citizens for addition to the National Priorities List (NPL) due to contamination by hazardous waste and identified by the EPA as a candidate for cleanup because it poses a risk to human health and/or the environment. Sites are represented by boundaries where available in the EPA Superfund Site Boundaries maintained by the Shared Enterprise Geodata and Services (SEGS). Site boundaries represent the footprint of a whole site, the sum of all of the Operable Units and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. Where there is no polygon boundary data available for a given site, the site is represented as a point.

Government Publication Date: May 25, 2023

Deleted NPL:

DELETED NPL

Sites deleted from the United States Environmental Protection Agency (EPA)'s National Priorities List. The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate. Sites are represented by boundaries where available in the EPA Superfund Site Boundaries maintained by the Shared Enterprise Geodata and Services (SEGS). Site boundaries represent the footprint of a whole site, the sum of all of the Operable Units and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. Where there is no polygon boundary data available for a given site, the site is represented as a point.

Government Publication Date: May 25, 2023

SEMS List 8R Active Site Inventory:

SEMS

The U.S. Environmental Protection Agency's (EPA) Superfund Program has deployed the Superfund Enterprise Management System (SEMS), which integrates multiple legacy systems into a comprehensive tracking and reporting tool. This inventory contains active sites evaluated by the Superfund program that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The Active Site Inventory Report displays site and location information at active SEMS sites. An active site is one at which site assessment, removal, remedial, enforcement, cost recovery, or oversight activities are being planned or conducted. This data includes SEMS sites from the List 8R Active file as well as applicable sites from the SEMS GIS/REST file layer obtained from EPA's Facility Registry Service.

Government Publication Date: Jul 26, 2023

Inventory of Open Dumps, June 1985:

ODI

The Resource Conservation and Recovery Act (RCRA) provides for publication of an inventory of open dumps. The Act defines "open dumps" as facilities which do not comply with EPA's "Criteria for Classification of Solid Waste Disposal Facilities and Practices" (40 CFR 257).

Government Publication Date: Jun 1985

SEMS List 8R Archive Sites:

SEMS ARCHIVE

The U.S. Environmental Protection Agency's (EPA) Superfund Enterprise Management System (SEMS) Archived Site Inventory displays site and location information at sites archived from SEMS. An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. This data includes sites from the List 8R Archived site file.

Government Publication Date: Jul 26, 2023

Comprehensive Environmental Response, Compensation and Liability Information System - CERCLIS:

CERCLIS

Superfund is a program administered by the United States Environmental Protection Agency (EPA) to locate, investigate, and clean up the worst hazardous waste sites throughout the United States. CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The EPA administers the Superfund program in cooperation with individual states and tribal governments; this database is made available by the EPA.

Government Publication Date: Oct 25, 2013

EPA Report on the Status of Open Dumps on Indian Lands:

IODI

Public Law 103-399, The Indian Lands Open Dump Cleanup Act of 1994, enacted October 22, 1994, identified congressional concerns that solid waste open dump sites located on American Indian or Alaska Native (AI/AN) lands threaten the health and safety of residents of those lands and contiguous areas. The purpose of the Act is to identify the location of open dumps on Indian lands, assess the relative health and environment hazards posed by those sites, and provide financial and technical assistance to Indian tribal governments to close such dumps in compliance with Federal standards and regulations or standards promulgated by Indian Tribal governments or Alaska Native entities.

Government Publication Date: Dec 31, 1998

CERCLIS - No Further Remedial Action Planned:

CERCLIS NFRAP

An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. The Archive designation means that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Government Publication Date: Oct 25, 2013

CERCLIS Liens:

CERCLIS LIENS

A Federal Superfund lien exists at any property where EPA has incurred Superfund costs to address contamination ("Superfund site") and has provided notice of liability to the property owner. A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. This database is made available by the United States Environmental Protection Agency (EPA). This database was provided by the United States Environmental Protection Agency (EPA). Refer to SEMS LIEN as the current data source for Superfund Liens.

Government Publication Date: Jan 30, 2014

RCRA CORRACTS-Corrective Action:

RCRA CORRACTS

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. At these sites, the Corrective Action Program ensures that cleanups occur. EPA and state regulators work with facilities and communities to design remedies based on the contamination, geology, and anticipated use unique to each site.

Government Publication Date: Jul 10, 2023

RCRA non-CORRACTS TSD Facilities:

RCRA TSD

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. This database includes Non-Corrective Action sites listed as treatment, storage and/or disposal facilities of hazardous waste as defined by RCRA.

Government Publication Date: Jul 10, 2023

RCRA Generator List:[RCRA LQG](#)

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Large Quantity Generators (LQGs) generate 1,000 kilograms per month or more of hazardous waste or more than one kilogram per month of acutely hazardous waste.

Government Publication Date: Jul 10, 2023

RCRA Small Quantity Generators List:[RCRA SQG](#)

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Small Quantity Generators (SQGs) generate more than 100 kilograms, but less than 1,000 kilograms, of hazardous waste per month.

Government Publication Date: Jul 10, 2023

RCRA Very Small Quantity Generators List:[RCRA VSQG](#)

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Very Small Quantity Generators (VSQG) generate 100 kilograms or less per month of hazardous waste, or one kilogram or less per month of acutely hazardous waste. Additionally, VSQG may not accumulate more than 1,000 kilograms of hazardous waste at any time.

Government Publication Date: Jul 10, 2023

RCRA Non-Generators:[RCRA NON GEN](#)

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Non-Generators do not presently generate hazardous waste.

Government Publication Date: Jul 10, 2023

RCRA Sites with Controls:[RCRA CONTROLS](#)

List of Resource Conservation and Recovery Act (RCRA) facilities with institutional controls in place. RCRA gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances.

Government Publication Date: Jul 10, 2023

Federal Engineering Controls-ECs:[FED ENG](#)

This list of Engineering controls (ECs) is provided by the United States Environmental Protection Agency (EPA). ECs encompass a variety of engineered and constructed physical barriers (e.g., soil capping, sub-surface venting systems, mitigation barriers, fences) to contain and/or prevent exposure to contamination on a property. The EC listing includes remedy component data from Superfund decision documents issued in fiscal years 1982-2021 for applicable sites on the final or deleted on the National Priorities List (NPL); and sites with a Superfund Alternative Approach (SAA) Agreement in place. The only sites included that are not on the NPL; proposed for NPL; or removed from proposed NPL, are those with an SAA Agreement in place.

Government Publication Date: Jun 22, 2023

Federal Institutional Controls- ICs:[FED INST](#)

This list of Institutional controls (ICs) is provided by the United States Environmental Protection Agency (EPA). ICs are non-engineered instruments, such as administrative and legal controls, that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. Although it is EPA's expectation that treatment or engineering controls will be used to address principal threat wastes and that groundwater will be returned to its beneficial use whenever practicable, ICs play an important role in site remedies because they reduce exposure to contamination by limiting land or resource use and guide human behavior at a site. The IC listing includes remedy component data from Superfund decision documents issued in fiscal years 1982-2021 for applicable sites on the final or deleted on the National Priorities List (NPL); and sites with a Superfund Alternative Approach (SAA) Agreement in place. The only sites included that are not on the NPL; proposed for NPL; or removed from proposed NPL, are those with an SAA Agreement in place.

Government Publication Date: Jun 22, 2023

Land Use Control Information System:

LUCIS

The LUCIS database is maintained by the U.S. Department of the Navy and contains information for former Base Realignment and Closure (BRAC) properties across the United States.

Government Publication Date: Sep 1, 2006

Institutional Control Boundaries at NPL sites:

NPL IC

Boundaries of Institutional Control areas at sites on the United States Environmental Protection Agency (EPA)'s National Priorities List, or Proposed or Deleted, made available by the EPA's Shared Enterprise Geodata and Services (SEGS). United States Environmental Protection Agency (EPA)'s National Priorities List of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. Institutional controls are non-engineered instruments such as administrative and legal controls that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy.

Government Publication Date: May 25, 2023

Emergency Response Notification System:

ERNS 1982 TO 1986

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1982-1986

Emergency Response Notification System:

ERNS 1987 TO 1989

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1987-1989

Emergency Response Notification System:

ERNS

Database of oil and hazardous substances spill reports made available by the United States Coast Guard National Response Center (NRC). The NRC fields initial reports for pollution and railroad incidents and forwards that information to appropriate federal/state agencies for response. These data contain initial incident data that has not been validated or investigated by a federal/state response agency.

Government Publication Date: Apr 3, 2023

The Assessment, Cleanup and Redevelopment Exchange System (ACRES) Brownfield Database:

FED BROWNFIELDS

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties protects the environment, reduces blight, and takes development pressures off greenspaces and working lands. This data is provided by the United States Environmental Protection Agency (EPA) and includes Brownfield sites from the Cleanups in My Community (CIMC) web application.

Government Publication Date: Sep 13, 2022

FEMA Underground Storage Tank Listing:

FEMA UST

The Federal Emergency Management Agency (FEMA) of the Department of Homeland Security maintains a list of FEMA owned underground storage tanks.

Government Publication Date: Dec 31, 2017

Facility Response Plan:

FRP

This listing contains facilities that have submitted Facility Response Plans (FRPs) to the U.S. Environmental Protection Agency (EPA). Facilities that could reasonably be expected to cause "substantial harm" to the environment by discharging oil into or on navigable waters are required to prepare and submit FRPs. Harm is determined based on total oil storage capacity, secondary containment and age of tanks, oil transfer activities, history of discharges, proximity to a public drinking water intake or sensitive environments. This listing includes FRP facilities from an applicable EPA FOIA file and Homeland Infrastructure Foundation-Level Data (HIFLD) data file.

Government Publication Date: May 2, 2023

Delisted Facility Response Plans:

DELISTED FRP

Facilities that once appeared in - and have since been removed from - the list of facilities that have submitted Facility Response Plans (FRP) to EPA. Facilities that could reasonably be expected to cause "substantial harm" to the environment by discharging oil into or on navigable waters are required to prepare and submit Facility Response Plans (FRPs). Harm is determined based on total oil storage capacity, secondary containment and age of tanks, oil transfer activities, history of discharges, proximity to a public drinking water intake or sensitive environments.

Government Publication Date: May 2, 2023

Historical Gas Stations:**HIST GAS STATIONS**

This historic directory of service stations is provided by the Cities Service Company. The directory includes Cities Service filling stations that were located throughout the United States in 1930.

Government Publication Date: Jul 1, 1930

Petroleum Refineries:**REFN**

List of petroleum refineries from the U.S. Energy Information Administration (EIA) Refinery Capacity Report. Includes operating and idle petroleum refineries (including new refineries under construction) and refineries shut down during the previous year located in the 50 States, the District of Columbia, Puerto Rico, the Virgin Islands, Guam, and other U.S. possessions. Survey locations adjusted using public data.

Government Publication Date: Aug 30, 2022

Petroleum Product and Crude Oil Rail Terminals:**BULK TERMINAL**

List of petroleum product and crude oil rail terminals made available by the U.S. Energy Information Administration (EIA). Includes operable bulk petroleum product terminals located in the 50 States and the District of Columbia with a total bulk shell storage capacity of 50,000 barrels or more, and/or the ability to receive volumes from tanker, barge, or pipeline; also rail terminals handling the loading and unloading of crude oil that were active between 2017 and 2018. Petroleum product terminals comes from the EIA-815 Bulk Terminal and Blender Report, which includes working, shell in operation, and shell idle for several major product groupings. Survey locations adjusted using public data.

Government Publication Date: Jun 29, 2022

LIEN on Property:**SEMS LIEN**

The U.S. Environmental Protection Agency's (EPA) Superfund Enterprise Management System (SEMS) provides Lien details on applicable properties, such as the Superfund lien on property activity, the lien property information, and the parties associated with the lien.

Government Publication Date: Jul 26, 2023

Superfund Decision Documents:**SUPERFUND ROD**

This database contains a list of decision documents for Superfund sites. Decision documents serve to provide the reasoning for the choice of (or) changes to a Superfund Site cleanup plan. The decision documents include completed Records of Decision (ROD), ROD Amendments, Explanations of Significant Differences (ESD) for active and archived sites stored in the Superfund Enterprise Management System (SEMS), along with other associated memos and files. This information is maintained and made available by the U.S. Environmental Protection Agency.

Government Publication Date: Mar 23, 2023

Formerly Utilized Sites Remedial Action Program:**DOE FUSRAP**

The U.S. Department of Energy (DOE) established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from the Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations. The DOE Office of Legacy Management (LM) established long-term surveillance and maintenance (LTS&M) requirements for remediated FUSRAP sites. DOE evaluates the final site conditions of a remediated site on the basis of risk for different future uses. DOE then confirms that LTS&M requirements will maintain protectiveness.

Government Publication Date: Mar 4, 2017

State**State Response Sites:****RESPONSE**

A list of identified confirmed release sites where the Department of Toxic Substances Control (DTSC) is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk. This database is state equivalent NPL.

Government Publication Date: Jun 1, 2023

EnviroStor Database:**ENVIROSTOR**

The EnviroStor Data Management System is made available by the Department of Toxic Substances Control (DTSC). Includes Corrective Action sites, Tiered Permit sites, Historical Sites and Evaluation/Investigation sites. This database is state equivalent CERCLIS.

Government Publication Date: Jun 1, 2023

Delisted State Response Sites:**DELISTED ENVS**

Sites removed from the list of State Response Sites made available by the EnviroStor Data Management System, Department of Toxic Substances Control (DTSC).

Government Publication Date: Jun 1, 2023

Solid Waste Information System (SWIS):

SWF/LF

The Solid Waste Information System (SWIS) database made available by the Department of Resources Recycling and Recovery (CalRecycle) contains information on solid waste facilities, operations, and disposal sites throughout the State of California. The types of facilities found in this database include landfills, transfer stations, material recovery facilities, composting sites, transformation facilities, waste tire sites, and closed disposal sites.

Government Publication Date: Aug 10, 2023

Solid Waste Disposal Sites with Waste Constituents Above Hazardous Waste Levels:

SWRCB SWF

This is a list of solid waste disposal sites identified by California State Water Resources Control Board with waste constituents above hazardous waste levels outside the waste management unit.

Government Publication Date: Sep 20, 2006

Waste Management Unit Database:

WMUD

The Waste Management Unit Database System tracks and inventories waste management units. CCR Title 27 contains criteria stating that Waste Management Units are classified according to their ability to contain wastes. Containment shall be determined by geology, hydrology, topography, climatology, and other factors relating to the ability of the Unit to protect water quality. Water Code Section 13273.1 requires that operators submit a water quality solid waste assessment test (SWAT) report to address leak status. The WMUDS was last updated by the State Water Resources control board in 2000.

Government Publication Date: Jan 1, 2000

EnviroStor Hazardous Waste Facilities:

HWP

A list of hazardous waste facilities including permitted, post-closure and historical facilities found in the Department of Toxic Substances Control (DTSC) EnviroStor database.

Government Publication Date: Jun 1, 2023

Sites Listed in the Solid Waste Assessment Test (SWAT) Program Report:

SWAT

In a 1993 Memorandum of Understanding, the State Water Resources Control Board (SWRCB) agreed to submit a comprehensive report on the Solid Waste Assessment Test (SWAT) Program to the California Integrated Waste Management Board (CIWMB). This report summarizes the work completed to date on the SWAT Program, and addresses both the impacts that leakage from solid waste disposal sites (SWDS) may have upon waters of the State and the actions taken to address such leakage.

Government Publication Date: Dec 31, 1995

Construction and Demolition Debris Recyclers:

C&D DEBRIS RECY

This listing of Construction and Demolition Debris Recyclers is maintained by the California Intergrated Waste Management Board-common C&D materials include lumber, drywall, metals, masonry (brick, concrete, etc.), carpet, plastic, pipe, rocks, dirt, paper, cardboard, or green waste related to land development.

Government Publication Date: Jun 20, 2018

Recycling Centers:

RECYCLING

This list of Certified Recycling Centers that are operating under the state of California's Beverage Container Recycling Program is maintained by the California Department of Resources Recycling and Recovery.

Government Publication Date: Jul 10, 2023

Listing of Certified Processors:

PROCESSORS

This list of Certified Processors that are operating under the state of California's Beverage Container Recycling Program is maintained by the California Department of Resources Recycling and Recovery.

Government Publication Date: Jul 10, 2023

Listing of Certified Dropoff, Collection, and Community Service Programs:

CONTAINER RECY

This list of Certified Dropoff, Collection, and Community Service Programs (non-buyback) operating under the state of California's Beverage Container Recycling Program is maintained by the California Department of Resources Recycling and Recovery.

Government Publication Date: Jul 17, 2023

Land Disposal Sites:

LDS

Land Disposal Sites in GeoTracker, the State Water Resources Control Board (SWRCB)'s data management system. The Land Disposal program regulates of waste discharge to land for treatment, storage and disposal in waste management units. Waste management units include waste piles, surface impoundments, and landfills.

Government Publication Date: Jul 13, 2023

Leaking Underground Fuel Tank Reports:

LUST

List of Leaking Underground Storage Tanks within the Cleanup Sites data in GeoTracker database. GeoTracker is the State Water Resources Control Board's (SWRCB) data management system for managing sites that impact groundwater, especially those that require groundwater cleanup (Underground Storage Tanks, Department of Defense and Site Cleanup Program) as well as permitted facilities such as operating Underground Storage Tanks. The Leak Prevention Program that overlooks LUST sites is the SWRCB in California's Environmental Protection Agency.

Government Publication Date: Jul 13, 2023

Delisted Leaking Storage Tanks:

DELISTED LST

List of Leaking Underground Storage Tanks (LUST) cleanup sites removed from GeoTracker, the State Water Resources Control Board (SWRCB)'s database system, as well as sites removed from the SWRCB's list of UST Case closures.

Government Publication Date: Jul 13, 2023

Permitted Underground Storage Tank (UST) in GeoTracker:

UST

List of Permitted Underground Storage Tank (UST) sites made available by the State Water Resources Control Board (SWRCB) in California's Environmental Protection Agency (EPA).

Government Publication Date: Aug 14, 2023

Proposed Closure of Underground Storage Tank Cases:

UST CLOSURE

This listing includes Proposed Closure of Underground Storage Tank (UST) Cases which are being considered for closure by either the State Water Resources Control Board at a Future Board Meeting or the Executive Director that have been posted for a 60-day public comment period, and Closure of UST Cases with Closure Denials and Approved Orders. The lists are provided by the California Water Boards.

Government Publication Date: Jun 13, 2023

Historical Hazardous Substance Storage Information Database:

HHSS

The Historical Hazardous Substance Storage database contains information collected in the 1980s from facilities that stored hazardous substances. The information was originally collected on paper forms, was later transferred to microfiche, and recently indexed as a searchable database. When using this database, please be aware that it is based upon self-reported information submitted by facilities which has not been independently verified. It is unlikely that every facility responded to the survey and the database should not be expected to be a complete inventory of all facilities that were operating at that time. This database is maintained by the California State Water Resources Control Board's (SWRCB) Geotracker.

Government Publication Date: Aug 27, 2015

Statewide Environmental Evaluation and Planning System:

UST SWEEPS

The Statewide Environmental Evaluation and Planning System (SWEEPS) is a historical listing of active and inactive underground storage tanks made available by the California State Water Resources Control Board (SWRCB).

Government Publication Date: Oct 1, 1994

Aboveground Storage Tanks:

AST

A statewide list from 2009 of aboveground storage tanks (ASTs) made available by the Cal FIRE Office of the State Fire Marshal (OSFM). This list is no longer maintained or updated by the Cal FIRE OSFM.

Government Publication Date: Aug 31, 2009

SWRCB Historical Aboveground Storage Tanks:

AST SWRCB

A list of aboveground storage tanks made available by the California State Water Resources Control Board (SWRCB). Effective January 1, 2008, the Certified Unified Program Agencies (CUPAs) are vested with the responsibility and authority to implement the Aboveground Petroleum Storage Act (APSA).

Government Publication Date: Dec 1, 2007

Oil and Gas Facility Tanks:

TANK OIL GAS

Locations of oil and gas tanks that fall under the jurisdiction of the Geologic Energy Management Division of the California Department of Conservation (CalGEM) (CCR 1760). CalGEM was formerly the Division of Oil, Gas, and Geothermal Resources (DOGGR).

Government Publication Date: Jul 10, 2023

Delisted Storage Tanks:

DELISTED TNK

This database contains a list of storage tank sites that were removed by the State Water Resources Control Board (SWRCB) in California's Environmental Protection Agency (EPA) and the Cal FIRE Office of State Fire Marshal (OSFM).

Government Publication Date: Jul 10, 2023

California Environmental Reporting System (CERS) Tanks:[CERS TANK](#)

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Aboveground Petroleum Storage and Underground Storage Tank regulatory programs. The CalEPA oversees the statewide implementation of the Unified Program which applies regulatory standards to protect Californians from hazardous waste and materials.

Government Publication Date: Jul 10, 2023

Delisted California Environmental Reporting System (CERS) Tanks:[DELISTED CTNK](#)

This database contains a list of Aboveground Petroleum Storage and Underground Storage Tank sites that were removed from in the California Environmental Protection Agency (CalEPA) Regulated Site Portal.

Government Publication Date: Jul 10, 2023

Historical Hazardous Substance Storage Container Information - Facility Summary:[HIST TANK](#)

The State Water Resources Control Board maintained the Hazardous Substance Storage Containers listing and inventory in the 1980s. This facility summary lists historic tank sites where the following container types were present: farm motor vehicle fuel tanks; waste tanks; sumps; pits, ponds, lagoons, and others; and all other product tanks. This set, published in May 1988, lists facility and owner information, as well as the number of containers. This data is historic and will not be updated.

Government Publication Date: May 27, 1988

Site Mitigation and Brownfields Reuse Program Facility Sites with Land Use Restrictions:[LUR](#)

The Department of Toxic Substances Control (DTSC) Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents land use restrictions that are active. Some sites have multiple land use restrictions.

Government Publication Date: Jun 1, 2023

CALSITES Database:[CALSITES](#)

This historical database was maintained by the Department of Toxic Substance Control (DTSC) for more than a decade. CALSITES contains information on Brownfield properties with confirmed or potential hazardous contamination. In 2006, DTSC introduced EnviroStor as the latest Brownfields site database.

Government Publication Date: May 1, 2004

Hazardous Waste Management Program Facility Sites with Deed / Land Use Restrictions:[HLUR](#)

The Department of Toxic Substances Control (DTSC) Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

Government Publication Date: Feb 18, 2021

Deed Restrictions and Land Use Restrictions:[DEED](#)

List of Deed Restrictions, Land Use Restrictions and Covenants in GeoTracker made available by the State Water Resources Control Board (SWRCB) in California's Environmental Protection Agency. A deed restriction (land use covenant) may be required to facilitate the remediation of past environmental contamination and to protect human health and the environment by reducing the risk of exposure to residual hazardous materials.

Government Publication Date: Jul 13, 2023

Voluntary Cleanup Program:[VCP](#)

List of sites in the Voluntary Cleanup Program made available by the Department of Toxic Substances and Control (DTSC). The Voluntary Cleanup Program was designed to respond to lower priority sites. Under the Voluntary Cleanup Program, DTSC enters site-specific agreements with project proponents for DTSC oversight of site assessment, investigation, and/or removal or remediation activities, and the project proponents agree to pay DTSC's reasonable costs for those services.

Government Publication Date: Jun 1, 2023

GeoTracker Cleanup Program Sites:[CLEANUP SITES](#)

A list of Cleanup Program sites in the state of California made available by The State Water Resources Control Board (SWRCB) of the California Environmental Protection Agency (EPA). SWRCB tracks leaking underground storage tank cleanups as well as other water board cleanups.

Government Publication Date: Jul 13, 2023

Delisted Cleanup Program Sites:[DELISTED CLEANUP](#)

A list of Cleanup Program sites which were once included - and have since been removed from - the list of Cleanup Program Sites in GeoTracker. GeoTracker is the State Water Resource Control Boards' data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Government Publication Date: Jul 13, 2023

Delisted County Records:

DELISTED COUNTY

Records removed from county or CUPA databases. Records may be removed from the county lists made available by the respective county departments because they are inactive, or because they have been deemed to be below reportable thresholds.

Government Publication Date: Jul 28, 2023

Tribal

Leaking Underground Storage Tanks on Tribal/Indian Lands:

INDIAN LUST

This list of leaking underground storage tanks (LUSTs) on Tribal/Indian Lands in Region 9, which includes California, is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Apr 19, 2023

Underground Storage Tanks on Tribal/Indian Lands:

INDIAN UST

This list of underground storage tanks (USTs) on Tribal/Indian Lands in Region 9, which includes California, is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Apr 19, 2023

Delisted Tribal Leaking Storage Tanks:

DELISTED INDIAN LST

Leaking Underground Storage Tank (LUST) facilities which once appeared on - and have since been removed from - the Regional Tribal/Indian LUST lists made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Apr 26, 2023

Delisted Tribal Underground Storage Tanks:

DELISTED INDIAN UST

Underground Storage Tank (UST) facilities which once appeared on - and have since been removed from - the Regional Tribal/Indian UST lists made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Apr 26, 2023

County

Riverside County - Local Oversight Program List:

LOP RIVERSIDE

A list of Leaking Underground Storage Tank (LUST) facilities in Riverside County. This list is made available by Riverside County Department of Environmental Health. Environmental Cleanup Program provides oversight of assessments and cleanups at properties that have been, or may have been, contaminated with hazardous substances from LUSTs or releases associated with other commercial/industrial use.

Government Publication Date: Jun 15, 2023

Riverside County - Underground Storage Tanks List:

UST RIVERSIDE

A list of registered Underground Storage Tank (UST) sites in Riverside County. This list is made available by Riverside County Department of Environmental Health. The Hazardous Materials Management Branch (HMMB) regulates and oversees the inspections of constructions, repairs, upgrades, system operation and removal of UST systems.

Government Publication Date: Jun 15, 2023

Additional Environmental Record Sources

Federal

Facility Registry Service/Facility Index:

FINDS/FRS

The Facility Registry Service (FRS) is a centrally managed database that identifies facilities, sites, or places subject to environmental regulations or of environmental interest. FRS creates high-quality, accurate, and authoritative facility identification records through rigorous verification and management procedures that incorporate information from program national systems, state master facility records, and data collected from EPA's Central Data Exchange registrations and data management personnel. This list is made available by the Environmental Protection Agency (US EPA).

Government Publication Date: Aug 18, 2022

Toxics Release Inventory (TRI) Program:

TRIS

The U.S. Environmental Protection Agency's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of toxic chemicals from U.S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment. There are currently 770 individually listed chemicals and 33 chemical categories covered by the TRI Program. Facilities that manufacture, process or otherwise use these chemicals in amounts above established levels must submit annual reporting forms for each chemical. Note that the TRI chemical list does not include all toxic chemicals used in the U.S. One of TRI's primary purposes is to inform communities about toxic chemical releases to the environment.

Government Publication Date: Oct 19, 2022

PFOA/PFOS Contaminated Sites:

PFAS NPL

This list of National Priorities List (NPL) and related Superfund Alternative Agreement (SAA) sites where PFOA or PFOS contaminants have been detected in water and/or soil is provided by the U.S. Environmental Protection Agency (EPA). EPA Disclaimer with FOIA file: Inclusion on the list does not necessarily mean that drinking water has been affected, nor does inclusion mean that anyone at the site has been exposed or is at risk for detrimental health effects.

Government Publication Date: Jun 15, 2023

Federal Agency Locations with Known or Suspected PFAS Detections:

PFAS FED SITES

List of Federal agency locations with known or suspected detections of Per- and Polyfluoroalkyl Substances (PFAS), made available by the U.S. Environmental Protection Agency (EPA) in their PFAS Analytic Tools data. EPA outlines that these data are gathered from several federal entities, such as the Federal Superfund program, Department of Defense (DOD), National Aeronautics and Space Administration, Department of Transportation, and Department of Energy. The dates this data was extracted for the PFAS Analytic Tools range from March 2022 to April 2023. Sites on this list do not necessarily reflect the source/s of PFAS contamination and detections do not indicate level of risk or human exposure at the site. Agricultural notifications in this data are limited to DOD sites only. At this time, the EPA is aware that this list is not comprehensive of all Federal agencies.

Government Publication Date: Apr 24, 2023

SSEHRI PFAS Contamination Sites:

PFAS SSEHRI

This PFAS Contamination Site Tracker database is compiled by the Social Science Environmental Health Research Institute (SSEHRI) at Northeastern University. According to the SSEHRI, the database records qualitative and quantitative data from each known site of PFAS contamination, including timeline of discovery, sources, levels, health impacts, community response, and government response. The goal of this database is to compile information and support public understanding of the rapidly unfolding issue of PFAS contamination. All data presented was extracted from government websites, news articles, or publicly available documents, and this is cited in the tracker. Locations for the Known PFAS Contamination Sites are sourced from the PFAS Sites and Community Resources Map, credited to the Northeastern University's PFAS Project Lab, Silent Spring Institute, and the PFAS-REACH team. Disclaimer: The source conveys the data undergoes regular updates as new information becomes available, some sites may be missing and/or contain information that is incorrect or outdated, as well as their information represents all contamination sites SSEHRI is aware of, not all possible contamination sites. This data is not intended to be used for legal purposes. Access the following source link for the most current information: <https://pfasproject.com/pfas-sites-and-community-resources/>

Government Publication Date: Oct 9, 2022

National Response Center PFAS Spills:

ERNS PFAS

This Per- and Poly-Fluoroalkyl Substances (PFAS) Spills dataset is made available via the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools. The National Response Center (NRC), operated by the U.S. Coast Guard, serves as an emergency call center that fields initial reports for pollution and railroad incidents and forwards that information to appropriate federal/state agencies for response. Response center calls from 1990 to the most recent complete calendar year where there was indication of Aqueous Film Forming Foam (AFFF) usage are included in this dataset. NRC calls may reference AFFF usage in the "Material Involved" or "Incident Description" fields. Limitations: The data from the NRC website contain initial incident data that has not been validated or investigated by a federal/state response agency. Keyword searches may misidentify some incident reports that do not contain PFAS. This dataset should also not be considered to be exhaustive of all PFAS spills/release incidents.

Government Publication Date: Apr 15, 2023

PFAS NPDES Discharge Monitoring:

PFAS NPDES

This list of National Pollutant Discharge Elimination System (NPDES) permitted facilities with required monitoring for Per- and Polyfluoroalkyl (PFAS) Substances is made available via the U.S. Environmental Protection Agency (EPA)'s PFAS Analytic Tools. Any point-source wastewater discharger to waters of the United States must have a NPDES permit, which defines a set of parameters for pollutants and monitoring to ensure that the discharge does not degrade water quality or impair human health. This list includes NPDES permitted facilities associated with permits that monitor for Per- and Polyfluoroalkyl Substances (PFAS), limited to the years 2007 - present. EPA further advises the following regarding these data: currently, fewer than half of states have required PFAS monitoring for at least one of their permittees, and fewer states have established PFAS effluent limits for permittees. For states that may have required monitoring, some reporting and data transfer issues may exist on a state-by-state basis.

Government Publication Date: May 1, 2023

Perfluorinated Alkyl Substances (PFAS) from Toxic Release Inventory:

[PFAS TRI](#)

List of Toxics Release Inventory (TRI) facilities at which the reported chemical is a per- or polyfluoroalkyl (PFAS) substance included in the U.S. Environmental Protection Agency's (EPA) consolidated PFAS Master List of PFAS Substances. Encompasses Toxics Release Inventory records included in the EPA PFAS Analytic Tools. The EPA's TRI database currently tracks information on disposal or releases of 770 individually listed toxic chemicals and 33 chemical categories from thousands of U.S. facilities and details about how facilities manage those chemicals through recycling, energy recovery, and treatment.

Government Publication Date: Oct 19, 2022

Perfluorinated Alkyl Substances (PFAS) Water Quality:

[PFAS WATER](#)

The Water Quality Portal (WQP) is a cooperative service sponsored by the United States Geological Survey (USGS), the Environmental Protection Agency (EPA), and the National Water Quality Monitoring Council (NWQMC). This listing includes records from the Water Quality Portal where the characteristic (environmental measurement) is in the Environmental Protection Agency (EPA)'s consolidated Master List of PFAS Substances.

Government Publication Date: Jul 20, 2020

PFAS TSCA Manufacture and Import Facilities:

[PFAS TSCA](#)

The U.S. Environmental Protection Agency (EPA) issued the Chemical Data Reporting (CDR) Rule under the Toxic Substances Control Act (TSCA) and requires chemical manufacturers and facilities that manufacture or import chemical substances to report data to EPA. This list is specific only to TSCA Manufacture and Import Facilities with reported per- and poly-fluoroalkyl (PFAS) substances. Data file is sourced from EPA's PFAS Analytic Tools TSCA dataset which includes CDR/Inventory Update Reporting data from 1998 up to 2020. Disclaimer: This data file includes production and importation data for chemicals identified in EPA's CompTox Chemicals Dashboard list of PFAS without explicit structures and list of PFAS structures in DSSTox. Note that some regulations have specific chemical structure requirements that define PFAS differently than the lists in EPA's CompTox Chemicals Dashboard. Reporting information on manufactured or imported chemical substance amounts should not be compared between facilities, as some companies claim Chemical Data Reporting Rule data fields for PFAS information as Confidential Business Information.

Government Publication Date: Jan 5, 2023

PFAS Waste Transfers from RCRA e-Manifest :

[PFAS E-MANIFEST](#)

This Per- and Poly-Fluoroalkyl Substances (PFAS) Waste Transfers dataset is made available via the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools. Every shipment of hazardous waste in the U.S. must be accompanied by a shipment manifest, which is a critical component of the cradle-to-grave tracking of wastes mandated by the Resource Conservation and Recovery Act (RCRA). According to the EPA, currently no Federal Waste Code exists for any PFAS compounds. To work around the lack of PFAS waste codes in the RCRA database, EPA developed the PFAS Transfers dataset by mining e-Manifest records containing at least one of these common PFAS keywords: • PFAS • PFOA • PFOS • PERFL • AFFF • GENX • GEN-X (plus the Vermont state-specific waste codes). Limitations: Amount or concentration of PFAS being transferred cannot be determined from the manifest information. Keyword searches may misidentify some manifest records that do not contain PFAS. This dataset should also not be considered to be exhaustive of all PFAS waste transfers.

Government Publication Date: Apr 9, 2023

PFAS Industry Sectors:

[PFAS IND](#)

This Per- and Poly-Fluoroalkyl Substances (PFAS) Industry Sectors dataset is made available via the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools. The EPA developed the dataset from various sources that show which industries may be handling PFAS including: EPA's Enforcement and Compliance History Online (ECHO) records restricted to potential PFAS-handling industry sectors; ECHO records for Fire Training Sites identified where fire-fighting foam may have been used in training exercises; and 14 CFR Part 139 Airports compiled from historic and current records from the FAA Airport Data and Information Portal. Since July 2006, all certificated Part 139 Airports are required to have fire-fighting foam onsite that meet certain military specifications, which to date have been fluorinated (Aqueous Film Forming Foam). Limitations: Inclusion in this dataset does not indicate that PFAS are being manufactured, processed, used, or released by the facility. Listed facilities potentially handle PFAS based on their industrial profile, but are unconfirmed by the EPA. Keyword searches in ECHO for Fire Training sites may misidentify some facilities and should not be considered to be an exhaustive list of fire training facilities in the U.S.

Government Publication Date: Apr 16, 2023

Hazardous Materials Information Reporting System:

[HMIRS](#)

Government Publication Date: Sep 1, 2020

National Clandestine Drug Labs:

[NCDL](#)

The U.S. Department of Justice ("the Department"), Drug Enforcement Administration (DEA), provides this data as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy.

Government Publication Date: Feb 8, 2023

Toxic Substances Control Act:

[TSCA](#)

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The CDR enables EPA to collect and publish information on the manufacturing, processing, and use of commercial chemical substances and mixtures (referred to hereafter as chemical substances) on the TSCA Chemical Substance Inventory (TSCA Inventory). This includes current information on chemical substance production volumes, manufacturing sites, and how the chemical substances are used. This information helps the Agency determine whether people or the environment are potentially exposed to reported chemical substances. EPA publishes submitted CDR data that is not Confidential Business Information (CBI).

Government Publication Date: Apr 11, 2019

Hist TSCA:

[HIST TSCA](#)

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The 2006 IUR data summary report includes information about chemicals manufactured or imported in quantities of 25,000 pounds or more at a single site during calendar year 2005. In addition to the basic manufacturing information collected in previous reporting cycles, the 2006 cycle is the first time EPA collected information to characterize exposure during manufacturing, processing and use of organic chemicals. The 2006 cycle also is the first time manufacturers of inorganic chemicals were required to report basic manufacturing information.

Government Publication Date: Dec 31, 2006

FTTS Administrative Case Listing:

[FTTS ADMIN](#)

An administrative case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

Government Publication Date: Jan 19, 2007

FTTS Inspection Case Listing:

[FTTS INSP](#)

An inspection case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

Government Publication Date: Jan 19, 2007

Potentially Responsible Parties List:

[PRP](#)

Early in the site cleanup process, the U.S. Environmental Protection Agency (EPA) conducts a search to find the Potentially Responsible Parties (PRPs). The EPA looks for evidence to determine liability by matching wastes found at the site with parties that may have contributed wastes to the site. This listing contains PRPs, Noticed Parties, at sites in the EPA's Superfund Enterprise Management System (SEMS).

Government Publication Date: Jan 25, 2023

State Coalition for Remediation of Drycleaners Listing:

[SCRD DRYCLEANER](#)

The State Coalition for Remediation of Drycleaners (SCRD) was established in 1998, with support from the U.S. Environmental Protection Agency (EPA) Office of Superfund Remediation and Technology Innovation. Coalition members are states with mandated programs and funding for drycleaner site remediation. Current members are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin. Since 2017, the SCRD no longer maintains this data, refer to applicable state source data where available.

Government Publication Date: Nov 08, 2017

Integrated Compliance Information System (ICIS):

[ICIS](#)

The Integrated Compliance Information System (ICIS) database contains integrated enforcement and compliance information across most of U.S. Environmental Protection Agency's (EPA) programs. The vision for ICIS is to replace EPA's independent databases that contain enforcement data with a single repository for that information. Currently, ICIS contains all Federal Administrative and Judicial enforcement actions and a subset of the Permit Compliance System (PCS), which supports the National Pollutant Discharge Elimination System (NPDES). This information is maintained by the EPA Headquarters and at the Regional offices. A future release of ICIS will completely replace PCS and will integrate that information with Federal actions already in the system. ICIS also has the capability to track other activities that support compliance and enforcement programs, including incident tracking, compliance assistance, and compliance monitoring.

Government Publication Date: Jan 21, 2023

Drycleaner Facilities:

FED DRYCLEANERS

A list of drycleaner facilities from Enforcement and Compliance History Online (ECHO) data as made available by the U.S. Environmental Protection Agency (EPA), sourced from the ECHO Exporter file. The EPA tracks facilities that possess NAIC and SIC codes that classify businesses as drycleaner establishments.

Government Publication Date: Apr 15, 2023

Delisted Drycleaner Facilities:

DELISTED FED DRY

List of sites removed from the list of Drycleaner Facilities (sites in the EPA's Integrated Compliance Information System (ICIS) with NAIC or SIC codes identifying the business as a drycleaner establishment).

Government Publication Date: Apr 15, 2023

Formerly Used Defense Sites:

FUDS

Formerly Used Defense Sites (FUDS) are properties that were formerly owned by, leased to, or otherwise possessed by and under the jurisdiction of the Secretary of Defense prior to October 1986, where the Department of Defense (DOD) is responsible for an environmental restoration. The FUDS Annual Report to Congress (ARC) is published by the U.S. Army Corps of Engineers (USACE). This data is compiled from the USACE's Geospatial FUDS data layers and Homeland Infrastructure Foundation-Level Data (HIFLD) FUDS dataset.

Government Publication Date: Jul 12, 2022

FUDS Munitions Response Sites:

FUDS MRS

Boundaries of Munitions Response Sites (MRS), published with the Formerly Used Defense Sites (FUDS) Annual Report to Congress (ARC) by the U.S. Army Corps of Engineers (USACE). An MRS is a discrete location within a Munitions response area (MRA) that is known to require a munitions response. An MRA means any area on a defense site that is known or suspected to contain unexploded ordnance (UXO), discarded military munitions (DMM), or munitions constituents (MC). This data is compiled from the USACE's Geospatial MRS data layers and Homeland Infrastructure Foundation-Level Data (HIFLD) MRS dataset.

Government Publication Date: Jul 12, 2022

Former Military Nike Missile Sites:

FORMER NIKE

This information was taken from report DRXTH-AS-IA-83A016 (Historical Overview of the Nike Missile System, 12/1984) which was performed by Environmental Science and Engineering, Inc. for the U.S. Army Toxic and Hazardous Materials Agency Assessment Division. The Nike system was deployed between 1954 and the mid-1970's. Among the substances used or stored on Nike sites were liquid missile fuel (JP-4); starter fluids (UDKH, aniline, and furfuryl alcohol); oxidizer (IRFNA); hydrocarbons (motor oil, hydraulic fluid, diesel fuel, gasoline, heating oil); solvents (carbon tetrachloride, trichloroethylene, trichloroethane, stoddard solvent); and battery electrolyte. The quantities of material a disposed of and procedures for disposal are not documented in published reports. Virtually all information concerning the potential for contamination at Nike sites is confined to personnel who were assigned to Nike sites. During deactivation most hardware was shipped to depot-level supply points. There were reportedly instances where excess materials were disposed of on or near the site itself at closure. There was reportedly no routine site decontamination.

Government Publication Date: Dec 2, 1984

PHMSA Pipeline Safety Flagged Incidents:

PIPELINE INCIDENT

A list of flagged pipeline incidents made available by the U.S. Department of Transportation (US DOT) Pipeline and Hazardous Materials Safety Administration (PHMSA). PHMSA regulations require incident and accident reports for five different pipeline system types.

Government Publication Date: Dec 30, 2022

Material Licensing Tracking System (MLTS):

MLTS

A list of sites that store radioactive material subject to the Nuclear Regulatory Commission (NRC) licensing requirements. This list is maintained by the NRC. As of September 2016, the NRC no longer releases location information for sites. Site locations were last received in July 2016.

Government Publication Date: May 11, 2021

Historic Material Licensing Tracking System (MLTS) sites:

HIST MLTS

A historic list of sites that have inactive licenses and/or removed from the Material Licensing Tracking System (MLTS). In some cases, a site is removed from the MLTS when the state becomes an "Agreement State". An Agreement State is a State that has signed an agreement with the Nuclear Regulatory Commission (NRC) authorizing the State to regulate certain uses of radioactive materials within the State.

Government Publication Date: Jan 31, 2010

Mines Master Index File:

MINES

The Master Index File (MIF) is provided by the United State Department of Labor, Mine Safety and Health Administration (MSHA). This file, which was originally created in the 1970's, contained many Mine-IDs that were invalid. MSHA removes invalid IDs from the MIF upon discovery. MSHA applicable data includes the following: all Coal and Metal/Non-Metal mines under MSHA's jurisdiction since 1/1/1970; mine addresses for all mines in the database except for Abandoned mines prior to 1998 from MSHA's legacy system (addresses may or may not correspond with the physical location of the mine itself); violations that have been assessed penalties as a result of MSHA inspections beginning on 1/1/2000; and violations issued as a result of MSHA inspections conducted beginning on 1/1/2000.

Government Publication Date: Nov 7, 2022

Surface Mining Control and Reclamation Act Sites:

SMCRA

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by the Office of Surface Mining Reclamation and Enforcement (OSMRE) to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). This inventory contains information on the type and extent of Abandoned Mine Land (AML) impacts, as well as information on the cost associated with the reclamation of those problems. The data is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed. Disclaimer: Per the OSMRE, States and tribes who enter their data into eAMLIS (AML Inventory System) may truncate their latitude and longitude so the precise location of usually dangerous AMLs is not revealed in an effort to protect the public from searching for these AMLs, most of which are on private property. If more precise location information is needed, please contact the applicable state/tribe of interest.

Government Publication Date: Jun 13, 2023

Mineral Resource Data System:

MRDS

The Mineral Resource Data System (MRDS) is a collection of reports describing metallic and nonmetallic mineral resources throughout the world. Included are deposit name, location, commodity, deposit description, geologic characteristics, production, reserves, resources, and references. This database contains the records previously provided in the Mineral Resource Data System (MRDS) of USGS and the Mineral Availability System/Mineral Industry Locator System (MAS/MILS) originated in the U.S. Bureau of Mines, which is now part of USGS. The USGS has ceased systematic updates of the MRDS database with their focus more recently on deposits of critical minerals while providing a well-documented baseline of historical mine locations from USGS topographic maps.

Government Publication Date: Mar 15, 2016

DOE Legacy Management Sites:

LM SITES

The U.S. Department of Energy (DOE) Office of Legacy Management (LM) currently manages radioactive and chemical waste, environmental contamination, and hazardous material at over 100 sites across the U.S. The LM manages sites with diverse regulatory drivers (statutes or programs that direct cleanup and management requirements at DOE sites) or as part of internal DOE or congressionally-recognized programs, such as but not limited to: Formerly Utilized Sites Remedial Action Program (FUSRAP), Uranium Mill Tailings Radiation Control Act (UMTRCA Title I, Title II), Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), Resource Conservation and Recovery Act (RCRA), Decommissioning and Decommissioning (D&D), Nuclear Waste Policy Act (NWPA). This site listing includes data exported from the DOE Office of LM's Geospatial Environmental Mapping System (GEMS). GEMS Data disclaimer: The DOE Office of LM makes no representation or warranty, expressed or implied, regarding the use, accuracy, availability, or completeness of the data presented herein.

Government Publication Date: May 25, 2023

Alternative Fueling Stations:

ALT FUELS

This list of alternative fueling stations is sourced from the Alternative Fuels Data Center (AFDC). The U.S. Department of Energy's Office of Energy Efficiency & Renewable Energy launched the AFDC in 1991 as a repository for alternative fuel vehicle performance data, which provides a wealth of information and data on alternative and renewable fuels, advanced vehicles, fuel-saving strategies, and emerging transportation technologies. The data includes Biodiesel (B20 and above), Compressed Natural Gas (CNG), Electric, Ethanol (E85), Hydrogen, Liquefied Natural Gas (LNG), Propane (LPG), and Renewable Diesel (R20 and above) fuel type locations.

Government Publication Date: Jun 5, 2023

Superfunds Consent Decrees:

CONSENT DECREES

This list of Superfund consent decrees is provided by the Department of Justice, Environment & Natural Resources Division (ENRD) through a Freedom of Information Act (FOIA) applicable file. This listing includes Consent Decrees for CERCLA or Superfund Sites filed and/or as proposed within the ENRD's Case Management System (CMS) since 2010. CMS may not reflect the latest developments in a case nor can the agency guarantee the accuracy of the data. ENRD Disclaimer: Congress excluded three discrete categories of law enforcement and national security records from the requirements of the FOIA; response is limited to those records that are subject to the requirements of the FOIA; however, this should not be taken as an indication that excluded records do, or do not, exist.

Air Facility System:

AFS

This EPA retired Air Facility System (AFS) dataset contains emissions, compliance, and enforcement data on stationary sources of air pollution. Regulated sources cover a wide spectrum; from large industrial facilities to relatively small operations such as dry cleaners. AFS does not contain data on facilities that are solely asbestos demolition and/or renovation contractors, or landfills. ECHO Clean Air Act data from AFS are frozen and reflect data as of October 17, 2014; the EPA retired this system for Clean Air Act stationary sources and transitioned to ICIS-Air.

Government Publication Date: Oct 17, 2014

Registered Pesticide Establishments:

SSTS

This national list of active EPA-registered foreign and domestic pesticide and/or device-producing establishments is based on data from the Section Seven Tracking System (SSTS). The Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) Section 7 requires that each producing establishment must place its EPA establishment number on the label or immediate container of each pesticide, active ingredient or device produced. An EPA establishment number on a pesticide product label identifies the EPA registered location where the product was produced. The list of establishments is made available by the U.S. Environmental Protection Agency (EPA).

Government Publication Date: Mar 1, 2023

Polychlorinated Biphenyl (PCB) Transformers:

PCBT

Locations of Transformers Containing Polychlorinated Biphenyls (PCBs) registered with the United States Environmental Protection Agency. PCB transformer owners must register their transformer(s) with EPA. Although not required, PCB transformer owners who have removed and properly disposed of a registered PCB transformer may notify EPA to have their PCB transformer de-registered. Data made available by EPA.

Government Publication Date: Oct 15, 2019

Polychlorinated Biphenyl (PCB) Notifiers:

PCB

Facilities included in the national list of facilities that have notified the United States Environmental Protection Agency (EPA) of Polychlorinated Biphenyl (PCB) activities. Any company or person storing, transporting or disposing of PCBs or conducting PCB research and development must notify the EPA and receive an identification number.

Government Publication Date: Mar 20, 2023

State

PFAS Sampling Locations:

PFAS SAMPLING

This data is sourced from the State Water Board's GeoTracker Per- and Polyfluoroalkyl Substances (PFAS) Map tool which contains individual sampling points (i.e., soil boring, groundwater monitoring well, drinking water well for municipal drinking water systems, etc.) or a site location with PFAS analytical data. Includes analytical results that are finalized and submitted electronically by the Responsible Parties via GeoTracker's Electronic Submittal of Information Portal, and after it's accepted by a Regional Water Quality Control Board.

Government Publication Date: Mar 14, 2023

Dry Cleaning Facilities:

DRYCLEANERS

A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial, linen supply, commercial laundry, dry cleaning and pressing machines - Coin Operated Laundry and Dry Cleaning. This is provided by the Department of Toxic Substance Control.

Government Publication Date: Dec 20, 2021

Delisted Drycleaners:

DELISTED DRYCLEANERS

Sites removed from the list of drycleaner related facilities that have EPA ID numbers, made available by the California Department of Toxic Substance Control.

Government Publication Date: Jan 31, 2022

Non-Toxic Dry Cleaning Incentive Program:

DRYC GRANT

A list of grant recipients of the Non-Toxic Dry Cleaning Incentive Program made available by the California Air Resources Board (CARB). The program provides grants to eligible dry cleaning businesses to assist them in transitioning away from PERC machines to alternative non-toxic and non-smog forming technologies.

Government Publication Date: Jan 31, 2022

PFAS GeoTracker Cleanup Sites:

PFAS GT CLEANUPS

A list of applicable cleanup sites from the State Water Resources Control Board's (SWRCB) GeoTracker data management system where one or more of the potential contaminants of concern are identified in the PFAS Master List of PFAS Substances made available by the Environmental Protection Agency (US EPA).

Government Publication Date: Jul 13, 2023

PFOA/PFOS Groundwater:

PFAS GW

A list of water wells from the Groundwater Ambient Monitoring and Assessment Program (GAMA) Groundwater Information System with the groundwater chemical perfluorooctanoic acid (PFOA) (NL = 0.014 UG/L) or perfluorooctanoic sulfonate (PFOS) (NL = 0.013 UG/L). The GAMA Groundwater Information System search is made available by California Water Boards.

Government Publication Date: Apr 30, 2023

PFAS Investigations:

PFAS INVEST

This list of potential Per- and Polyfluoroalkyl Substance (PFAS) sites is compiled from the California State Water Resources Control Board's (SWRCB) PFAS Investigations Map tool. The SWRCB issued investigative orders, per California Water Code (CWC) Section 13267 and/or 13383, to these sites. This does not mean that PFAS has been produced, used, or discharged at these sites. Orders were also issued to the public water systems to sample wells in the vicinity of these locations. The data includes locations for airports, landfills, suspected chrome plating facilities, publicly owned treatment works (aka wastewater treatment plants), bulk fuel terminals, refineries, and military facilities that have potential sources of PFAS.

Government Publication Date: Nov 28, 2022

Hazardous Waste and Substances Site List - Site Cleanup:

HWSS CLEANUP

The Hazardous Waste and Substances Sites (Cortese) List is a planning document used by the State, local agencies and developers to comply with the California Environmental Quality Act requirements in providing information about the location of hazardous materials release sites. This list is published by California Department of Toxic Substance Control.

Government Publication Date: Mar 15, 2023

Toxic Pit Cleanup Act Sites:

TOXIC PITS

The Toxic Pits Cleanup Act (TPCA) list identifies sites suspected of containing hazardous substances where cleanup has not yet been completed. This list was maintained by the State Water Resources Control Board (SWRCB), is no longer maintained, and updates are not planned.

Government Publication Date: Jul 1, 1995

List of Hazardous Waste Facilities Subject to Corrective Action:

DTSC HWF

This is a list of hazardous waste facilities identified in Health and Safety Code (HSC) § 25187.5. These facilities are those where Department of Toxic Substances Control (DTSC) has taken or contracted for corrective action because a facility owner/operator has failed to comply with a date for taking corrective action in an order issued under HSC § 25187, or because DTSC determined that immediate corrective action was necessary to abate an imminent or substantial endangerment.

Government Publication Date: Jul 18, 2016

EnviroStor Inspection, Compliance, and Enforcement:

INSP COMP ENF

A list of permitted facilities with inspections and enforcements tracked by the California Department of Toxic Substance Control's (DTSC) EnviroStor data management system.

Government Publication Date: Mar 16, 2023

School Property Evaluation Program Sites:

SCH

A list of sites registered with The Department of Toxic Substances Control (DTSC) School Property Evaluation and Cleanup (SPEC) Division. SPEC is responsible for assessing, investigating and cleaning up proposed school sites. The Division ensures that selected properties are free of contamination or, if the properties were previously contaminated, that they have been cleaned up to a level that protects the students and staff who will occupy the new school.

Government Publication Date: Jun 1, 2023

California Hazardous Material Incident Report System (CHMIRS):

CHMIRS

A list of reported hazardous material incidents, spills, and releases from the California Hazardous Material Incident Report System (CHMIRS). This list has been made available by the California Office of Emergency Services (OES).

Government Publication Date: Apr 20, 2023

Historical California Hazardous Material Incident Report System (CHMIRS):

HIST CHMIRS

A list of reported hazardous material incidents, spills, and releases from the California Hazardous Material Incident Report System (CHMIRS) prior to 1993. This list has been made available by the California Office of Emergency Services (OES).

Government Publication Date: Jan 1, 1993

Handlers from Hazardous Waste Manifest Data:

HAZNET

A list of handlers not otherwise classified as Treatment, Storage, Disposal facilities (TSDF) or generators from the facilities and manifests data made available by the California Department of Toxic Substances Control (DTSC) in their Hazardous Waste Tracking System (HWTS).

Government Publication Date: Oct 24, 2016

Generators from Hazardous Waste Manifest Data:

HAZ GEN

List of handlers listed as having generated waste from the facilities and manifests data made available by the California Department of Toxic Substances Control (DTSC) in their Hazardous Waste Tracking System (HWTS).

Government Publication Date: Dec 31, 2017

TSDF from Hazardous Waste Manifest Data:

HAZ TSD

List of Treatment, Storage, and Disposal Facilities (TSDFs) from the facilities and manifests data made available by the California Department of Toxic Substances Control (DTSC) in their Hazardous Waste Tracking System (HWTS).

Government Publication Date: Dec 31, 2017

Historical Hazardous Waste Manifest Data:

HIST MANIFEST

A list of historic hazardous waste manifests received by the Department of Toxic Substances Control (DTSC) from year the 1980 to 1992. The volume of manifests is typically 900,000 - 1,000,000 annually, representing approximately 450,000 - 500,000 shipments.

Government Publication Date: Dec 31, 1992

DTSC Registered Hazardous Waste Transporters:

HW TRANSPORT

The California Department of Toxic Substances Control (DTSC) maintains this list of Registered Hazardous Waste Transporters.

Government Publication Date: Jun 27, 2023

Registered Waste Tire Haulers:

WASTE TIRE

This list of registered waste tire haulers is maintained by the California Department of Resources Recycling and Recovery.

Government Publication Date: Jun 2, 2023

California Medical Waste Management Program Facility List:

MEDICAL WASTE

This list of Medical Waste Management Program Facilities is maintained by the California Department of Public Health. The Medical Waste Management Program (MWMP) regulates the generation, handling, storage, treatment, and disposal of medical waste by providing oversight for the implementation of the Medical Waste Management Act (MWMA). The MWMP permits and inspects all medical waste off-site treatment facilities, medical waste transporters, and medical waste transfer stations. This list contains transporters, treatment, and transfer facilities.

Government Publication Date: Jul 13, 2023

Historical Cortese List:

HIST CORTESE

List of sites which were once included on the Cortese list. The Hazardous Waste and Substances Sites (Cortese) List is a planning document used by the State, local agencies and developers to comply with the California Environmental Quality Act requirements for providing information about the location of hazardous sites.

Government Publication Date: Nov 13, 2008

Cease and Desist Orders and Cleanup and Abatement Orders:

CDO/CAO

The California Environment Protection Agency "Cortese List" of active Cease and Desist Orders (CDO) and Cleanup and Abatement Orders (CAO). This list contains many CDOs and CAOs that do NOT concern the discharge of wastes that are hazardous materials. Many of the listed orders concern, as examples, discharges of domestic sewage, food processing wastes, or sediment that do not contain hazardous materials, but the Water Boards' database does not distinguish between these types of orders.

Government Publication Date: Dec 6, 2021

California Environmental Reporting System (CERS) Hazardous Waste Sites:

CERS HAZ

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the following regulatory programs: Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, RCRA LQ HW Generator. The CalEPA oversees the statewide implementation of the Unified Program which applies regulatory standards to protect Californians from hazardous waste and materials.

Government Publication Date: Jul 10, 2023

Delisted Environmental Reporting System (CERS) Hazardous Waste Sites:

DELISTED HAZ

This database contains a list of sites that were removed from the California Environmental Protection Agency (CalEPA) in the following regulatory programs: Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, RCRA LQ HW Generator.

Government Publication Date: Nov 29, 2018

Sites in GeoTracker:

GEOTRACKER

GeoTracker is the State Water Resource Control Boards' data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater. This is a list of sites in GeoTracker that aren't otherwise categorized as LUST, Land Disposal Sites (LDS), Cleanup Sites, or sites having Waste Discharge Requirements (WDR). This listing includes program types such as Underground Injection Control (UIC), Confined Animal Facilities (CAF), Irrigated Lands Regulatory Program, plans, and non-case information.

Government Publication Date: Jul 13, 2023

Mines Listing:

MINE

This list includes mine site locations extracted from the Mines Online database, maintained by the California Department of Conservation. Mines Online (MOL) is an interactive web map designed with GIS features that provide information such as the mine name, mine status, commodity sold, location, and other mine specific data. Please note: Mine location information is provided to assist experts in determining the location of mine operators in accordance with California Civil Code section 1103.4 and reflects information reported by mine operators in annual reports provided under Public Resources Code section 2207. While the Division of Mine Reclamation (DMR) attempts to populate MOL with accurate location information, the DMR cannot guarantee the accuracy of operator reported location information.

Government Publication Date: Jun 16, 2023

Recorded Environmental Cleanup Liens:

LIEN

The California Department of Toxic Substance Control (DTSC) maintains this list of liens placed upon real properties. A lien is utilized by the DTSC to obtain reimbursement from responsible parties for costs associated with the remediation of contaminated properties.

Government Publication Date: Jun 7, 2023

Waste Discharge Requirements:

WASTE DISCHG

List of sites in California State Water Resources Control Board (SWRCB) Waste Discharge Requirements (WDRs) Program in California, made available by the SWRCB via GeoTracker. The WDR program regulates point discharges that are exempt pursuant to Subsection 20090 of Title 27 and not subject to the Federal Water Pollution Control Act. The scope of the WDRs Program also includes the discharge of wastes classified as inert, pursuant to section 20230 of Title 27.

Government Publication Date: Jul 13, 2023

Toxic Pollutant Emissions Facilities:

EMISSIONS

A list of criteria and toxic pollutant emissions data for facilities in California made available by the California Environmental Protection Agency - Air Resources Board (ARB). Risk data may be based on previous inventory submittals. The toxics data are submitted to the ARB by the local air districts as requirement of the Air Toxics "Hot Spots" Program. This program requires emission inventory updates every four years.

Government Publication Date: Dec 31, 2020

Clandestine Drug Lab Sites:

CDL

The Department of Toxic Substances Control (DTSC) maintains a listing of drug lab sites. DTSC is responsible for removal and disposal of hazardous substances discovered by law enforcement officials while investigating illegal/ clandestine drug laboratories.

Government Publication Date: Jan 19, 2021

Tribal

No Tribal additional environmental record sources available for this State.

County

Riverside County - Hazardous Waste Generator Sites List:

HWG RIVERSIDE

A list of Hazardous Waste Generator Sites in the County of Riverside. This list is made available by Riverside County Department of Environmental Health which has been designated as the CUPA for the County.

Government Publication Date: Jan 31, 2023

Riverside County - Disclosure Facility List:

HZH RIVERSIDE

A list of facilities disclosed to Riverside County Department of Environmental Health (DEH). This list is made available by Riverside County DEH which has been designated as the CUPA for the County. A business is required to establish and submit a Business Plan if the facility handles hazardous material equal to or greater than 55 gallons, 500 pounds or 200 cubic feet at any time during the year.

Government Publication Date: Jan 31, 2023

Riverside County - Medical Waste Facilities:

[MED WST RIVERSIDE](#)

This list of active and inactive medical waste facilities is maintained by the County of Riverside Department of Environmental Health.

Government Publication Date: Jan 12, 2023

Riverside County - California Accidental Release Prevention Program Sites:

[RMP RIVERSIDE](#)

This list of Riverside County California Accidental Release Prevention Program sites is maintained by the County of Riverside Department of Environmental Health. AB 3777 was enacted in 1986 to minimize potential emergencies involving acutely hazardous materials by requiring facilities which handle these materials to submit Risk Management Prevention Plans. The Riverside County Department of Environmental Health Hazardous Materials Branch began implementation of this Program County-wide in January 1991. All cities within Riverside County are included in this list.

Government Publication Date: Jan 31, 2023

Definitions

Database Descriptions: This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

Detail Report: This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

Distance: The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries. All values are an approximation.

Direction: The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

Elevation: The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

Executive Summary: This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

Map Key: The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

Unplottables: These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and are included as reference.



Property Information

Order Number: 23090100548p
Date Completed: September 5, 2023
Project Number: 23-421032.1
Project Property: Inn at Palm Springs
2525 North Palm Canyon Road PALM SPRINGS CA 92262
Coordinates:
Latitude: 33.8525125
Longitude: -116.5524182
UTM Northing: 3745891.40151 Meters
UTM Easting: 541417.819943 Meters
UTM Zone: UTM Zone 11S
Elevation: 632.36 ft
Slope Direction: E

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Liability Notice.....	25

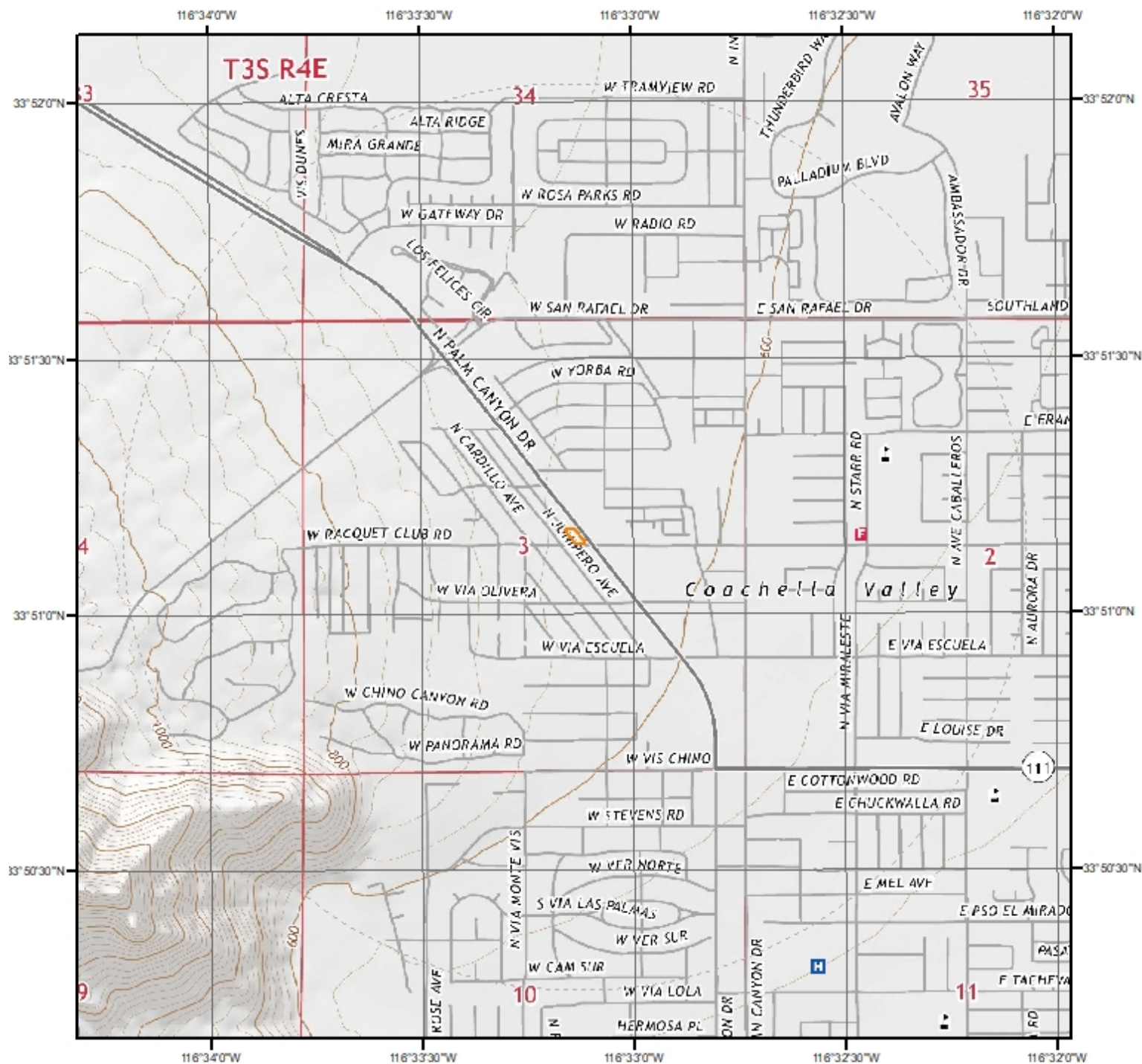
The ERIS **Physical Setting Report - PSR** provides comprehensive information about the physical setting around a site and includes a complete overview of topography and surface topology, in addition to hydrologic, geologic and soil characteristics. The location and detailed attributes of oil and gas wells, water wells, public water systems and radon are also included for review.

The compilation of both physical characteristics of a site and additional attribute data is useful in assessing the impact of migration of contaminants and subsequent impact on soils and groundwater.

Disclaimer

This Report does not provide a full environmental evaluation for the site or adjacent properties. Please see the terms and disclaimer at the end of the Report for greater detail.

Topographic Information



Current USGS Topo (2021)

Quadrangle(s): Palm Springs, CA

Source: USGS 7.5 Minute Topographic Map

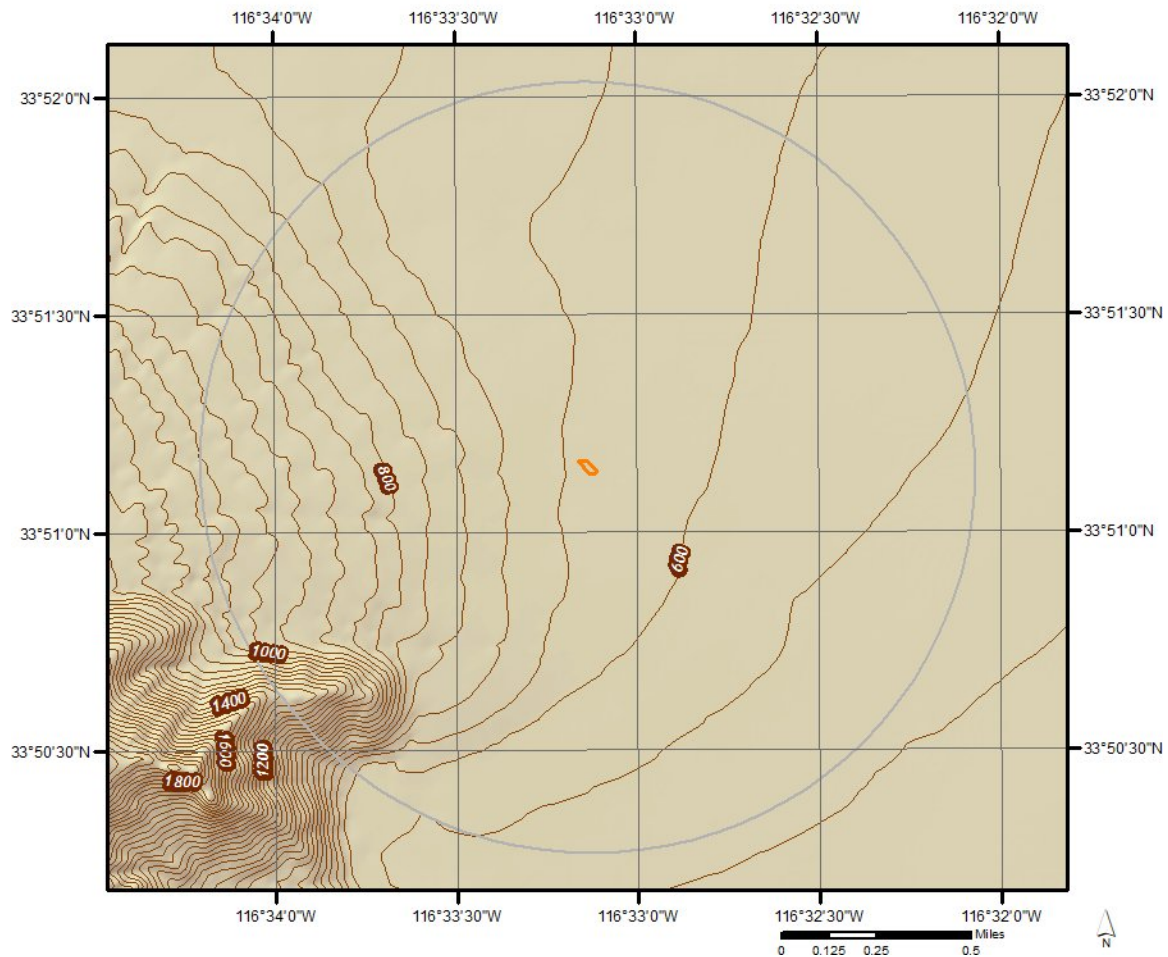


Topographic Information

The previous topographic map(s) are created by seamlessly merging and cutting current USGS topographic data. Below are shaded relief map(s), derived from USGS elevation data to show surrounding topography in further detail.

Topographic information at project property:

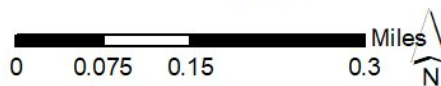
Elevation: 632.36 ft
Slope Direction: E



Hydrologic Information



Wetland



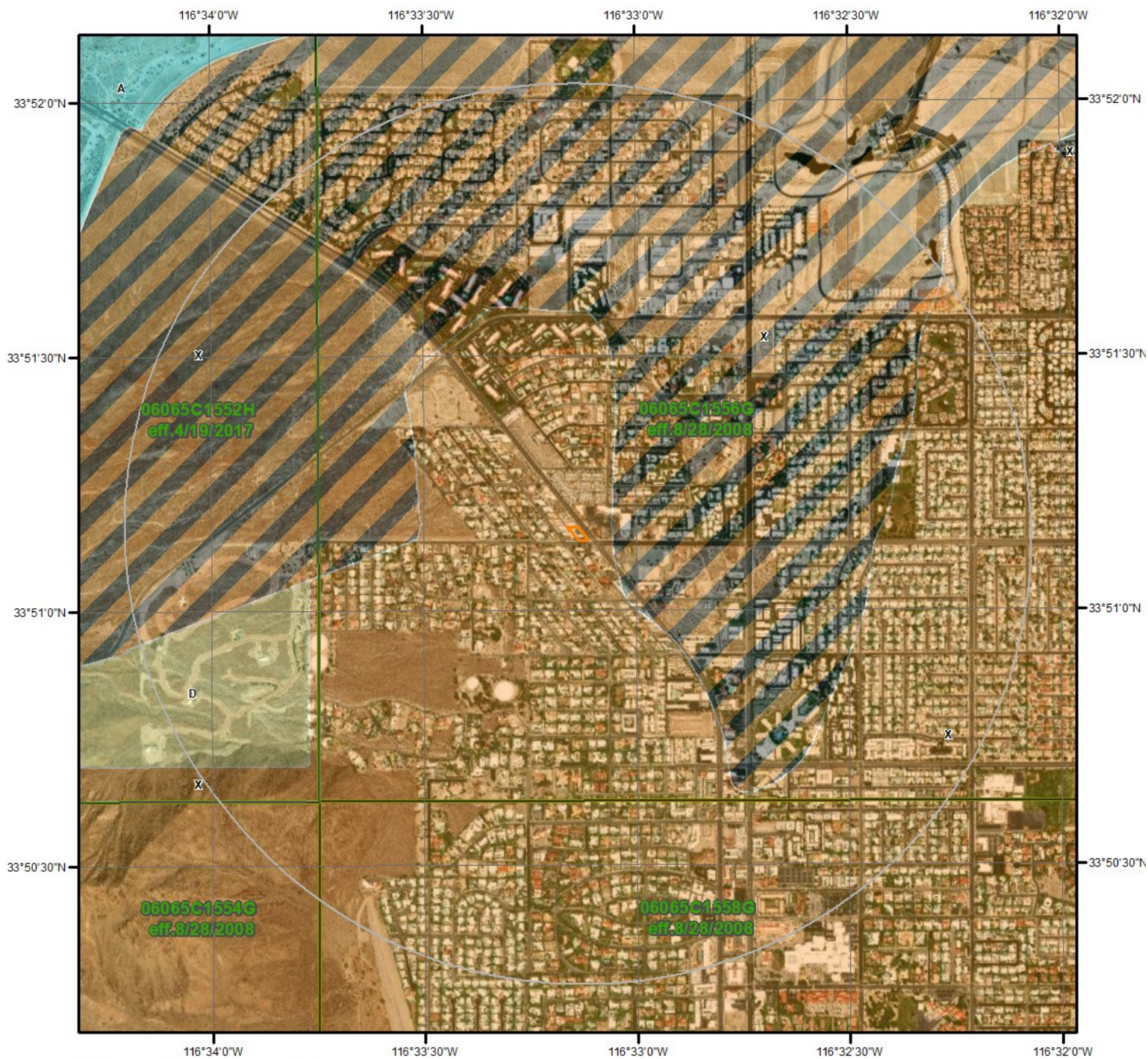
This map shows wetland existence using data from US Fish & Wildlife. Data coverage is shown to the right. Gray indicates no data available in the area.

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland

- Freshwater Pond
- Lake
- Other
- Riverine












Hydrologic Information



Flood Hazard Zones

This map shows FEMA flood hazard zones based on FEMA's National Flood Hazard Layer. FIRM Panels are overlayed. An absent FIRM panel represents no data available.

-  1% Annual Chance Flood Hazard
-  Regulatory Floodway
-  Special Floodway
-  Area of Undetermined Flood Hazard

-  0.2% Annual Chance Flood Hazard
-  Future Conditions 1% Annual Chance Flood Hazard
-  Area with Reduced Risk Due to Levee
-  Area with Risk Due to Levee
-  Open Water

Quadrangle(s): Palm Springs, CA

0 0.2 0.4 Miles



Hydrologic Information

The Wetland Type map shows wetland existence overlaid on an aerial imagery. The Flood Hazard Zones map shows FEMA flood hazard zones overlaid on an aerial imagery. Relevant FIRM panels and detailed zone information is provided below. For detailed Zone descriptions please click the link: <https://floodadvocate.com/fema-zone-definitions>

Available FIRM Panels in area:

06065C1552H(effective:2017-04-19) 06065C1554G(effective:2008-08-28)
06065C1558G(effective:2008-08-28) 06065C1556G(effective:2008-08-28)

Flood Zone D-01

Zone: D

Zone subtype:

Flood Zone X-12

Zone: X

Zone subtype: AREA OF MINIMAL FLOOD HAZARD

Flood Zone X-14

Zone: X

Zone subtype: AREA WITH REDUCED FLOOD RISK DUE TO LEVEE

FEMA Flood Zone Definitions

Special Flood Hazard Areas – High Risk

Special Flood Hazard Areas represent the area subject to inundation by 1-percent-annual chance flood. Structures located within the SFHA have a 26-percent chance of flooding during the life of a standard 30-year mortgage. Federal floodplain management regulations and mandatory flood insurance purchase requirements apply in these zones.

ZONE	DESCRIPTION
A	Areas subject to inundation by the 1-percent-annual-chance flood event. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown.
AE, A1-A30	Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. BFEs are shown within these zones. (Zone AE is used on new and revised maps in place of Zones A1–A30.)
AH	Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually areas of ponding) where average depths are 1–3 feet. BFEs derived from detailed hydraulic analyses are shown in this zone.
AO	Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually sheet flow on sloping terrain) where average depths are 1–3 feet. Average flood depths derived from detailed hydraulic analyses are shown within this zone.
AR	Areas that result from the decertification of a previously accredited flood protection system that is determined to be in the process of being restored to provide base flood protection.
A99	Areas subject to inundation by the 1-percent-annual-chance flood event, but which will ultimately be protected upon completion of an under-construction Federal flood protection system. These are areas of special flood hazard where enough progress has been made on the construction of a protection system, such as dikes, dams, and levees, to consider it complete for insurance rating purposes. Zone A99 may be used only when the flood protection system has reached specified statutory progress toward completion. No BFEs or flood depths are shown.

Coastal High Hazard Areas – High Risk

Coastal High Hazard Areas (CHHA) represent the area subject to inundation by 1-percent-annual chance flood, extending from offshore to the inland limit of a primary front al dune along an open coast and any other area subject to high velocity wave action from storms or seismic sources. Structures located within the CHHA have a 26-percent chance of flooding during the life of a standard 30-year mortgage. Federal floodplain management regulations and mandatory purchase requirements apply in these zones.

ZONE	DESCRIPTION
V	Areas along coasts subject to inundation by the 1-percent-annual-chance flood event with additional hazards associated with storm-induced waves. Because detailed coastal analyses have not been performed, no BFEs or flood depths are shown.
VE, V1-V30	Areas along coasts subject to inundation by the 1-percent-annual-chance flood event with additional hazards due to storm-induced velocity wave action. BFEs derived from detailed hydraulic coastal analyses are shown within these zones. (Zone VE is used on new and revised maps in place of Zones V1–V30.)

Hydrologic Information

Moderate and Minimal Risk Areas

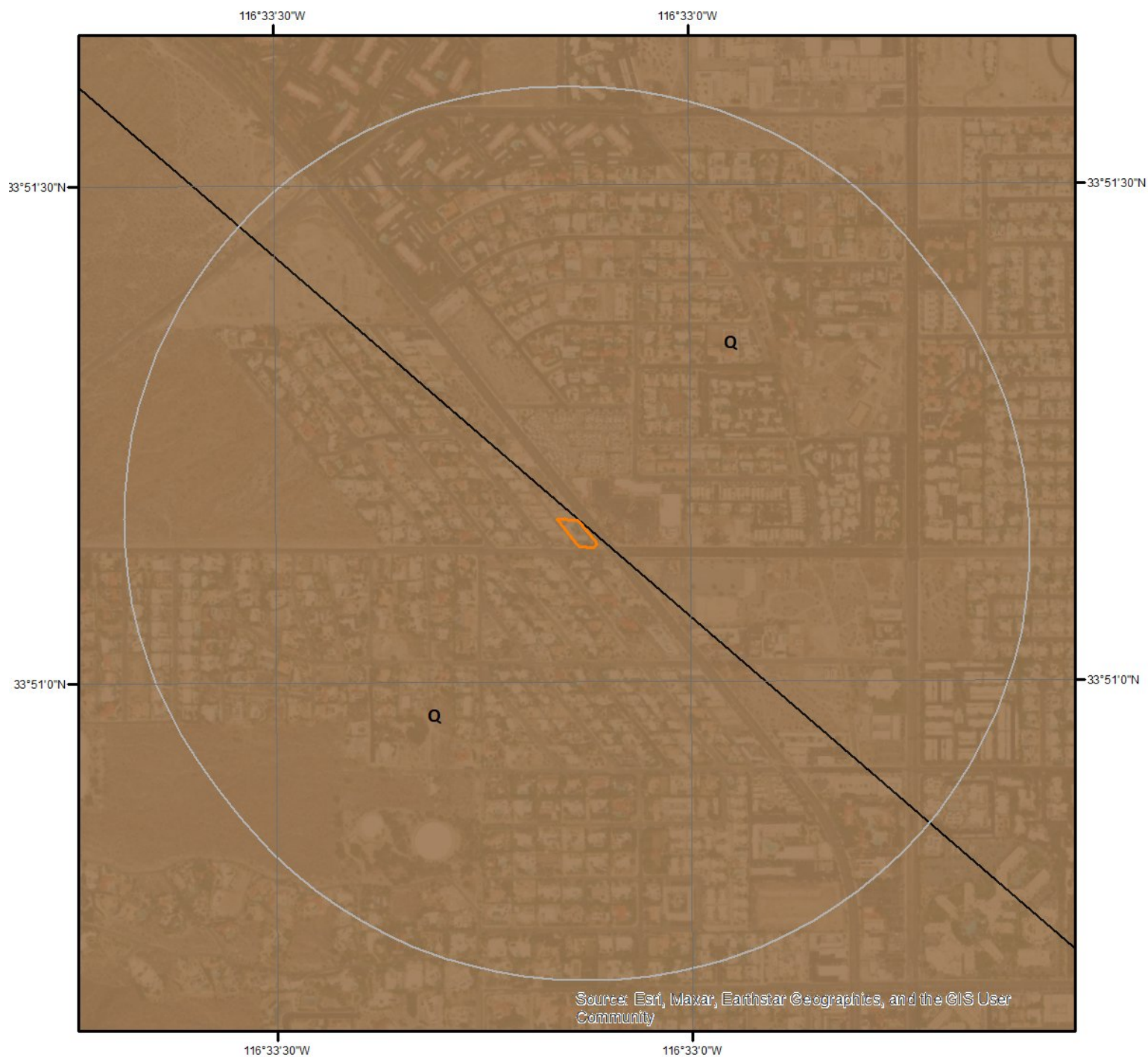
Areas of moderate or minimal hazard are studied based upon the principal source of flood in the area. However, buildings in these zones could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. Local stormwater drainage systems are not normally considered in a community's flood insurance study. The failure of a local drainage system can create areas of high flood risk within these zones. Flood insurance is available in participating communities, but is not required by regulation in these zones. Nearly 25-percent of all flood claims filed are for structures located within these zones.

ZONE	DESCRIPTION
B, X (shaded)	Moderate risk areas within the 0.2-percent-annual-chance floodplain, areas of 1-percent-annual-chance flooding where average depths are less than 1 foot, areas of 1-percent-annual-chance flooding where the contributing drainage area is less than 1 square mile, and areas protected from the 1-percent-annual-chance flood by a levee. No BFEs or base flood depths are shown within these zones. (Zone X (shaded) is used on new and revised maps in place of Zone B.)
C, X (unshaded)	Minimal risk areas outside the 1-percent and .2-percent-annual-chance floodplains. No BFEs or base flood depths are shown within these zones. (Zone X (unshaded) is used on new and revised maps in place of Zone C.)

Undetermined Risk Areas

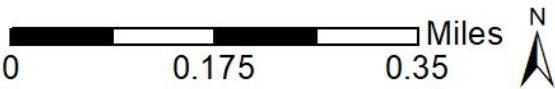
ZONE	DESCRIPTION
D	Unstudied areas where flood hazards are undetermined, but flooding is possible. No mandatory flood insurance purchase requirements apply, but coverage is available in participating communities.

Geologic Information



Geologic Units

This maps shows geologic units in the area. Please refer to the report for detailed descriptions.



Geologic Information

The previous page shows USGS geology information. Detailed information about each unit is provided below.

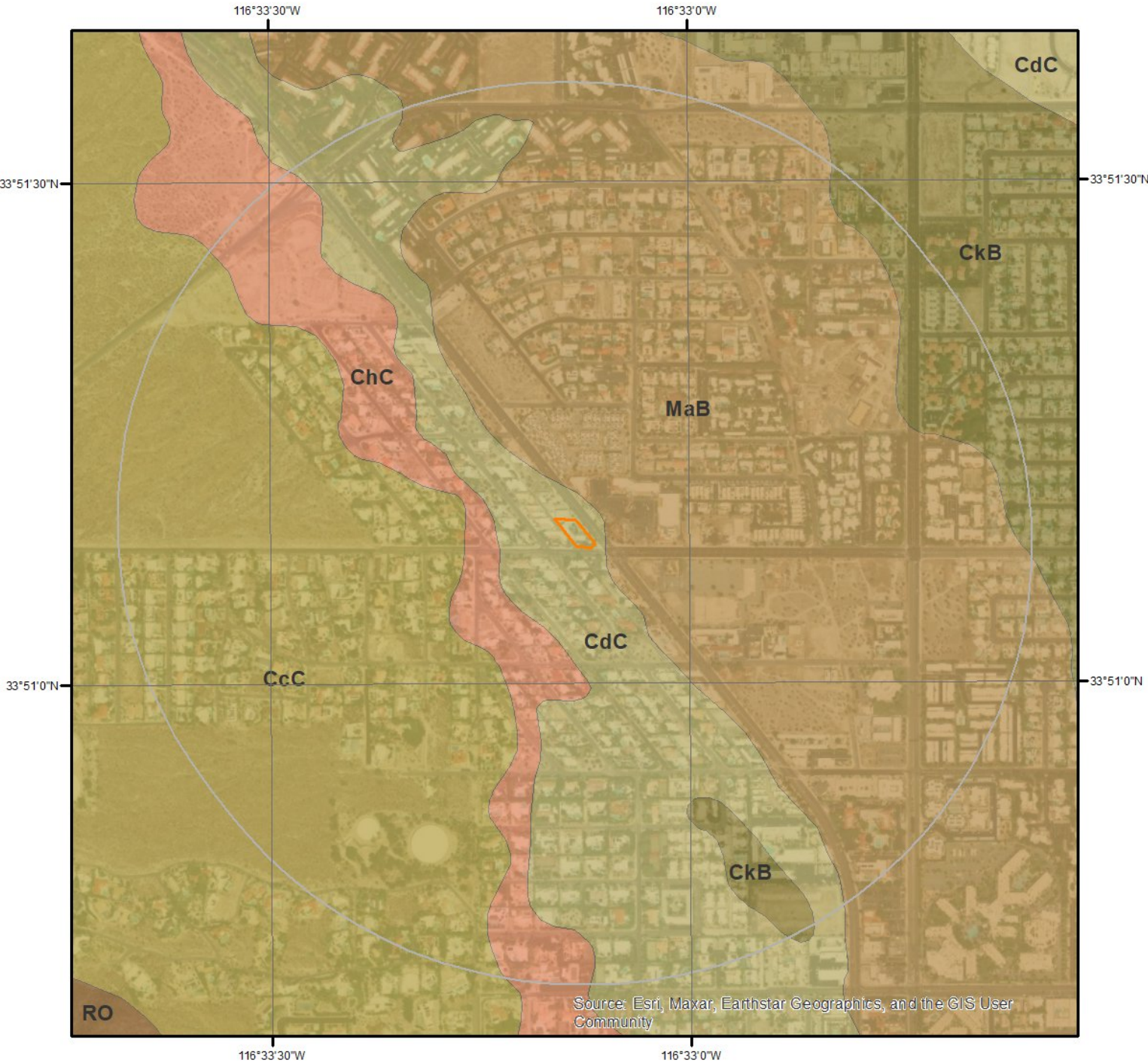
Geologic Unit Q

Unit Name:	Quaternary alluvium and marine deposits
Unit Age:	Pliocene to Holocene
Primary Rock Type:	alluvium
Secondary Rock Type:	terrace
Unit Description:	Alluvium, lake, playa, and terrace deposits; unconsolidated and semi-consolidated. Mostly nonmarine, but includes marine deposits near the coast.

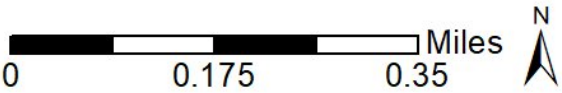
Geologic Unit Q

Unit Name:	Quaternary alluvium and marine deposits
Unit Age:	Pliocene to Holocene
Primary Rock Type:	alluvium
Secondary Rock Type:	terrace
Unit Description:	Alluvium, lake, playa, and terrace deposits; unconsolidated and semi-consolidated. Mostly nonmarine, but includes marine deposits near the coast.

Soil Information



SSURGO Soils



This maps shows SSURGO soil units around the target property. Please refer to the report for detailed soil descriptions.



Soil Information

The previous page shows a soil map using SSURGO data from USDA Natural Resources Conservation Service. Detailed information about each unit is provided below.

Map Unit CcC (17.09%)

Map Unit Name:	Carrizo stony sand, 2 to 9 percent slopes
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	null
Drainage Class - Dominant:	Excessively drained
Hydrologic Group - Dominant:	A - Soils in this group have low runoff potential when thoroughly wet. Water is transmitted freely through the soil.

Major components are printed below

Carrizo(85%)

horizon H1(0cm to 25cm)	Stony sand
horizon H2(25cm to 99cm)	Very gravelly coarse sand
horizon H3(99cm to 152cm)	Stony coarse sand

Component Description:

Minor map unit components are excluded from this report.

Map Unit: CcC - Carrizo stony sand, 2 to 9 percent slopes

Component: Carrizo (85%)

The Carrizo component makes up 85 percent of the map unit. Slopes are 2 to 9 percent. This component is on alluvial fans. The parent material consists of alluvium derived from granite. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is excessively drained. Water movement in the most restrictive layer is very high. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is low. This soil is rarely flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 0 percent. Nonirrigated land capability classification is 7s. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 3 percent. There are no saline horizons within 30 inches of the soil surface.

Component: Carsitas (10%)

Generated brief soil descriptions are created for major soil components. The Carsitas soil is a minor component.

Component: Chuckawalla (2%)

Generated brief soil descriptions are created for major soil components. The Chuckawalla soil is a minor component.

Component: Myoma (2%)

Generated brief soil descriptions are created for major soil components. The Myoma soil is a minor component.

Component: Unnamed (1%)

Generated brief soil descriptions are created for major soil components. The Unnamed, cobbly or gravelly soil is a minor component.

Map Unit CdC (8.95%)

Map Unit Name:	Carsitas gravelly sand, 0 to 9 percent slopes
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	null
Drainage Class - Dominant:	Excessively drained
Hydrologic Group - Dominant:	A - Soils in this group have low runoff potential when thoroughly wet. Water is transmitted freely through the soil.

Major components are printed below

Carsitas(85%)

horizon H1(0cm to 25cm)	Gravelly sand
-------------------------	---------------

Soil Information

horizon H2(25cm to 152cm)

Gravelly sand

Component Description:

Minor map unit components are excluded from this report.

Map Unit: CdC - Carsitas gravelly sand, 0 to 9 percent slopes

Component: Carsitas (85%)

The Carsitas component makes up 85 percent of the map unit. Slopes are 0 to 9 percent. This component is on alluvial fans. The parent material consists of gravelly alluvium derived from granite. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is excessively drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 7e. Irrigated land capability classification is 4s. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 1 percent. There are no saline horizons within 30 inches of the soil surface.

Component: Riverwash (4%)

Generated brief soil descriptions are created for major soil components. The Riverwash soil is a minor component.

Component: Carsitas (4%)

Generated brief soil descriptions are created for major soil components. The Carsitas soil is a minor component.

Component: Myoma (4%)

Generated brief soil descriptions are created for major soil components. The Myoma soil is a minor component.

Component: Unnamed (3%)

Generated brief soil descriptions are created for major soil components. The Unnamed, stony or gravelly soil is a minor component.

Map Unit ChC (0.82%)

Map Unit Name:

Carsitas cobbly sand, 2 to 9 percent slopes

Bedrock Depth - Min:

null

Watertable Depth - Annual Min:

null

Drainage Class - Dominant:

Excessively drained

Hydrologic Group - Dominant:

A - Soils in this group have low runoff potential when thoroughly wet. Water is transmitted freely through the soil.

Major components are printed below

Carsitas(85%)

horizon H1(0cm to 25cm)

Cobbly sand

horizon H2(25cm to 152cm)

Gravelly sand

Component Description:

Minor map unit components are excluded from this report.

Map Unit: ChC - Carsitas cobbly sand, 2 to 9 percent slopes

Component: Carsitas (85%)

The Carsitas component makes up 85 percent of the map unit. Slopes are 2 to 9 percent. This component is on alluvial fans. The parent material consists of gravelly alluvium derived from granite. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is excessively drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 7e. Irrigated land capability classification is 6s. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 1 percent. There are no saline horizons within 30 inches of the soil surface.

Component: Riverwash (4%)

Generated brief soil descriptions are created for major soil components. The Riverwash soil is a minor component.

Component: Chuckawalla (4%)

Generated brief soil descriptions are created for major soil components. The Chuckawalla soil is a minor component.

Soil Information

Component: Carrizo (4%)

Generated brief soil descriptions are created for major soil components. The Carrizo soil is a minor component.

Component: Unnamed (3%)

Generated brief soil descriptions are created for major soil components. The Unnamed soil is a minor component.

Map Unit CkB (22.16%)

Map Unit Name:	Carsitas fine sand, 0 to 5 percent slopes
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	null
Drainage Class - Dominant:	Excessively drained
Hydrologic Group - Dominant:	A - Soils in this group have low runoff potential when thoroughly wet. Water is transmitted freely through the soil.

Major components are printed below

Carsitas(85%)

horizon H1(0cm to 25cm)	Fine sand
horizon H2(25cm to 152cm)	Gravelly sand

Component Description:

Minor map unit components are excluded from this report.

Map Unit: CkB - Carsitas fine sand, 0 to 5 percent slopes

Component: Carsitas (85%)

The Carsitas component makes up 85 percent of the map unit. Slopes are 0 to 5 percent. This component is on alluvial fans. The parent material consists of sandy alluvium derived from granite. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is excessively drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 7e. Irrigated land capability classification is 4e. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 1 percent. There are no saline horizons within 30 inches of the soil surface.

Component: Myoma (10%)

Generated brief soil descriptions are created for major soil components. The Myoma soil is a minor component.

Component: Coachella (3%)

Generated brief soil descriptions are created for major soil components. The Coachella soil is a minor component.

Component: Unnamed (2%)

Generated brief soil descriptions are created for major soil components. The Unnamed, gravel surface soil is a minor component.

Map Unit MaB (50.97%)

Map Unit Name:	Myoma fine sand, 0 to 5 percent slopes
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	null
Drainage Class - Dominant:	Somewhat excessively drained
Hydrologic Group - Dominant:	A - Soils in this group have low runoff potential when thoroughly wet. Water is transmitted freely through the soil.

Major components are printed below

Myoma(85%)

horizon H1(0cm to 46cm)	Fine sand
horizon H2(46cm to 152cm)	Sand

Component Description:

Soil Information

Minor map unit components are excluded from this report.

Map Unit: MaB - Myoma fine sand, 0 to 5 percent slopes

Component: Myoma (85%)

The Myoma component makes up 85 percent of the map unit. Slopes are 0 to 5 percent. This component is on alluvial fans. The parent material consists of wind blown sandy alluvium. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is somewhat excessively drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 7e. Irrigated land capability classification is 3e. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 3 percent. There are no saline horizons within 30 inches of the soil surface.

Component: Unnamed (4%)

Generated brief soil descriptions are created for major soil components. The Unnamed, noncalcareous soils soil is a minor component.

Component: Carsitas (4%)

Generated brief soil descriptions are created for major soil components. The Carsitas soil is a minor component.

Component: Coachella (4%)

Generated brief soil descriptions are created for major soil components. The Coachella soil is a minor component.

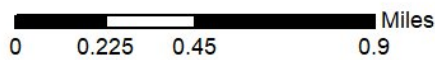
Component: Riverwash (3%)

Generated brief soil descriptions are created for major soil components. The Riverwash soil is a minor component.

Wells and Additional Sources



Wells & Additional Sources



- | | |
|--------------------------------|------------------------------------|
| ▲ Sites with Higher Elevation | ▲ OGW Sites with Higher Elevation |
| ■ Sites with Same Elevation | ■ OGW Sites with Same Elevation |
| ▼ Sites with Lower Elevation | ▼ OGW Sites with Lower Elevation |
| ○ Sites with Unknown Elevation | ● OGW Sites with Unknown Elevation |



Wells and Additional Sources Summary

Federal Sources

Public Water Systems Violations and Enforcement Data

Map Key	ID	Distance (ft)	Direction
	No records found		

Safe Drinking Water Information System (SDWIS)

Map Key	ID	Distance (ft)	Direction
	No records found		

USGS National Water Information System

Map Key	Site Number	Distance (ft)	Direction
1	USGS-335140116324801	3382.17	NNE
3	USGS-335122116320801	4905.46	ENE

Wells from NWIS

Map Key	ID	Distance (ft)	Direction
	No records found		

State Sources

Oil and Gas Wells

Map Key	ID	Distance (ft)	Direction
	No records found		

Periodic Groundwater Level Measurement Locations

Map Key	Site Code	Distance (ft)	Direction
2	338612N1165483W001	3409.49	NNE

Well Completion Reports

Map Key	WCR No	Distance (ft)	Direction
4	WCR2002-013052	5152.62	N
4	WCR1984-008267	5152.62	N
4	WCR1984-008447	5152.62	N
4	WCR2002-013051	5152.62	N
4	WCR1948-001203	5152.62	N
4	WCR1997-011760	5152.62	N

Wells and Additional Sources Detail Report

USGS National Water Information System

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
1	NNE	0.64	3,382.17	612.40	FED USGS

Reporting Agency: USGS California Water Science Center
Site Number: USGS-335140116324801
Station Name: 003S004E34R001S
Site Type: Well
Latitude: 33.86112819000000
Longitude: -116.5475139000000
Date Drilled:
Well Depth: 830
Well Depth Unit: ft
Well Hole Depth: 830
W Hole Depth Unit: ft
Formation Type:

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
3	ENE	0.93	4,905.46	566.47	FED USGS

Reporting Agency: USGS California Water Science Center
Site Number: USGS-335122116320801
Station Name: 004S004E02B001S
Site Type: Well
Latitude: 33.85612840000000
Longitude: -116.5364027000000
Date Drilled:
Well Depth: 1003
Well Depth Unit: ft
Well Hole Depth: 1003
W Hole Depth Unit: ft
Formation Type:

Periodic Groundwater Level Measurement Locations

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
2	NNE	0.65	3,409.49	611.90	MONITOR WELLS

Station ID:	56735	Basin Region Desc:	Tulare Lake
Site Code:	338612N1165483W001	Basin Region Actv:	Y
WCR No:	Unknown	Basin Region Order:	7
State Well No:	03S04E34R001S	WLM Method:	
Well Depth:	830.00000	WLM Accuracy:	
Well Use:	Residential	Ground Surf Elevtn:	611.45700

Wells and Additional Sources Detail Report

Monitoring Program:	SGMA	GSE Method:	Unknown
RPE:	611.45700	GSE Accuracy:	0.1 ft.
Basin ID:		County Name:	Riverside
Basin Code:	7-021.01	Latitude:	33.86119
Basin Name:	Indio	Longitude:	-116.54746
Basin Region Code:	7		
Continuous Data Station No:			
Well Name:	KW_003		
Well Type:	Single Well		

Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
4	N	0.98	5,152.62	649.90	WATER WELLS

WCR No:	WCR2002-013052	Decimal Lat(OSWCR):	33.86684
Decimal Latitude:	33.86684	Decim Long(OSWCR):	-116.55412
Decimal Longitude:	-116.55412		
Location:	Granada Ave, Las Vegas Rd		
City:	Palm Springs		
County:	Riverside		
Location(OSWCR):	Granada Ave, Las Vegas Rd		
City(OSWCR):	Palm Springs		
County(OSWCR):	Riverside		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
4	N	0.98	5,152.62	649.90	WATER WELLS

WCR No:	WCR1984-008267	Decimal Lat(OSWCR):	33.86684
Decimal Latitude:	33.86684	Decim Long(OSWCR):	-116.55412
Decimal Longitude:	-116.55412		
Location:	INDIAN AVE, FLOOD CONTROL DYKE		
City:			
County:	Riverside		
Location(OSWCR):	INDIAN AVE, FLOOD CONTROL DYKE		
City(OSWCR):			
County(OSWCR):	Riverside		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
4	N	0.98	5,152.62	649.90	WATER WELLS

WCR No:	WCR1984-008447	Decimal Lat(OSWCR):	33.86684
Decimal Latitude:	33.86684	Decim Long(OSWCR):	-116.55412

Wells and Additional Sources Detail Report

Decimal Longitude: -116.55412
 Location: INDIAN AVE, FLOOD CONTROL DYKE
 City:
 County: Riverside
 Location(OSWCR): INDIAN AVE, FLOOD CONTROL DYKE
 City(OSWCR):
 County(OSWCR): Riverside
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
4	N	0.98	5,152.62	649.90	WATER WELLS

WCR No: WCR2002-013051 Decimal Lat(OSWCR): 33.86684
 Decimal Latitude: 33.86684 Decim Long(OSWCR): -116.55412
 Decimal Longitude: -116.55412
 Location: Indian Canyon Dr, Las Vegas Rd
 City: Palm Springs
 County: Riverside
 Location(OSWCR): Indian Canyon Dr, Las Vegas Rd
 City(OSWCR): Palm Springs
 County(OSWCR): Riverside
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
4	N	0.98	5,152.62	649.90	WATER WELLS

WCR No: WCR1948-001203 Decimal Lat(OSWCR): 33.86684
 Decimal Latitude: 33.86684 Decim Long(OSWCR): -116.55412
 Decimal Longitude: -116.55412
 Location:
 City:
 County: Riverside
 Location(OSWCR):
 City(OSWCR):
 County(OSWCR): Riverside
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
4	N	0.98	5,152.62	649.90	WATER WELLS

WCR No: WCR1997-011760 Decimal Lat(OSWCR): 33.86684
 Decimal Latitude: 33.86684 Decim Long(OSWCR): -116.55412
 Decimal Longitude: -116.55412
 Location: TEAMWAY RD, INDIAN AVE

Wells and Additional Sources Detail Report

City:
County: Riverside
Location(OSWCR): TEAMWAY RD, INDIAN AVE
City(OSWCR):
County(OSWCR): Riverside
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Radon Information

This section lists any relevant radon information found for the target property.

Federal EPA Radon Zone for *RIVERSIDE* County: **2**

Zone 1: Counties with predicted average indoor radon screening levels greater than 4 pCi/L

Zone 2: Counties with predicted average indoor radon screening levels from 2 to 4 pCi/L

Zone 3: Counties with predicted average indoor radon screening levels less than 2 pCi/L

Federal Area Radon Information for *RIVERSIDE* County

No Measures/Homes:	24
Geometric Mean:	0.3
Arithmetic Mean:	0.3
Median:	0.5
Standard Deviation:	0.8
Maximum:	1.7
% >4 pCi/L:	0
% >20 pCi/L:	0
Notes on Data Table:	TABLE 1. Screening indoor radon data from the EPA/State Residential Radon Survey of California conducted during 1989-90. Data represent 2-7 day charcoal canister measurements from the lowest level of each home tested.

Federal Sources

FEMA National Flood Hazard Layer

FEMA FLOOD

The National Flood Hazard Layer (NFHL) data incorporates Flood Insurance Rate Map (FIRM) databases published by the Federal Emergency Management Agency (FEMA), and any Letters Of Map Revision (LOMRs) that have been issued against those databases since their publication date. The FIRM Database is the digital, geospatial version of the flood hazard information shown on the published paper FIRMs. The FIRM Database depicts flood risk information and supporting data used to develop the risk data. The FIRM Database is derived from Flood Insurance Studies (FISs), previously published FIRMs, flood hazard analyses performed in support of the FISs and FIRMs, and new mapping data, where available.

Indoor Radon Data

INDOOR RADON

Indoor radon measurements tracked by the Environmental Protection Agency(EPA) and the State Residential Radon Survey.

Public Water Systems Violations and Enforcement Data

PWSV

List of drinking water violations and enforcement actions from the Safe Drinking Water Information System (SDWIS) made available by the Drinking Water Protection Division of the US EPA's Office of Groundwater and Drinking Water. Enforcement sensitive actions are not included in the data released by the EPA. Address information provided in SWDIS may correspond either with the physical location of the water system, or with a contact address.

Radon Zone Level

RADON ZONE

Areas showing the level of Radon Zones (level 1, 2 or 3) by county. This data is maintained by the Environmental Protection Agency (EPA).

Safe Drinking Water Information System (SDWIS)

SDWIS

The Safe Drinking Water Information System (SDWIS) contains information about public water systems as reported to US Environmental Protection Agency (EPA) by the states. Addresses may correspond with the location of the water system, or with a contact address.

Soil Survey Geographic database

SSURGO

The Soil Survey Geographic database (SSURGO) contains information about soil as collected by the National Cooperative Soil Survey at the Natural Resources Conservation Service (NRCS). Soil maps outline areas called map units. The map units are linked to soil properties in a database. Each map unit may contain one to three major components and some minor components.

USGS Current Topo

US TOPO

US Topo topographic maps are produced by the National Geospatial Program of the U.S. Geological Survey (USGS). The project was launched in late 2009, and the term "US Topo" refers specifically to quadrangle topographic maps published in 2009 and later.

USGS Geology

US GEOLOGY

Seamless maps depicting geological information provided by the United States Geological Survey (USGS).

USGS National Water Information System

FED USGS

The U.S. Geological Survey (USGS)'s National Water Information System (NWIS) is the nation's principal repository of water resources data. This database includes comprehensive information of well-construction details, time-series data for gage height, streamflow, groundwater level, and precipitation and water use data.

Wells from NWIS

FED USGS

The U.S. Geological Survey's National Water Information System (NWIS) is the nation's principal repository of water resources data. The NWIS includes comprehensive information of well-construction details, time-series data for gage height, streamflow, groundwater level, and precipitation and water use data. This NWIW dataset contains select Site Types from the overall NWIS Sites data, limited to the following Group Site Types only: Groundwater Group Site Types: Well, Collector or Ranney type well, Hyporheic-zone well, Interconnected Wells, Multiple wells; Spring Group Site Type: Spring; and Other Group Site Types: Aggregate groundwater use, Cistern.

Appendix

State Sources

Oil and Gas Wells

OGW

A list of Oil and Gas well locations. This is provided by California's Department of Conservation Division of Oil, Gas and Geothermal Resources.

Periodic Groundwater Level Measurement Locations

MONITOR WELLS

Locations of groundwater level monitoring wells in the Department of Water Resources (DWR)'s Periodic Groundwater Levels dataset. The DWR Periodic Groundwater Levels dataset contains seasonal and long-term groundwater level measurements collected by the Department of Water Resources and cooperating agencies.

Well Completion Reports

WATER WELLS

List of wells from the Well Completion Reports data made available by the California Department of Water Resources' (DWR) Online System for Well Completion Reports (OSWCR). Please note that the majority of well completion reports have been spatially registered to the center of the 1x1 mile Public Land Survey System section that the well is located in.

Liability Notice

Reliance on information in Report: The Physical Setting Report (PSR) DOES NOT replace a full Phase I Environmental Site Assessment but is solely intended to be used as a review of environmental databases and physical characteristics for the site or adjacent properties.

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APPENDIX D: QUALIFICATIONS



Education

Bachelor of Arts, History and Political Science, University of California, Irvine

Registrations

AHERA Asbestos Building Inspector/Management Planner

Highlights

17+ years of experience conducting Phase I Environmental Site Assessments (ESAs) and Transaction Screen Assessments (TSAs)

Experience Summary

Mr. Donohue has more than 17 years of experience in the environmental consulting industry. He has significant experience in due diligence assessments for a variety of property types and understands the requirements of various reporting standards, including ASTM standards, EPA's All Appropriate Inquiry (AAI), and customized client formats. Specifically, Mr. Donohue has performed Phase I ESAs, TSAs, asbestos surveys, and lead-based paint surveys.

Mr. Donohue's previous experience focused on environmental site assessments for telecommunication clients. Mr. Donohue has performed Phase I ESAs and NEPA assessments, which included on-site visual inspections, public record searches, aerial photograph reviews, various map reviews, personal interviews, and preparation of technical reports. Mr. Donohue has also conducted asbestos-containing materials (ACM) surveys, which include collecting bulk samples, and conducted lead-based paint (LBP) surveys, which include using an x-ray fluorescence (XRF) analyzer and collecting both dust wipe and paint chip samples.

Mr. Donohue has conducted hundreds of Phase I ESAs for various client types on properties such as multi-family residential, retail, hospitality, and industrial.

Project Experience

Radian Services, 651 West Knox Street, Gardena, California – Phase I ESA of a property consisting of industrial and conventional laundering using detergents and chlorine bleach as well as dry cleaning using a hydrocarbon-based dry cleaning solvent. The subject property operated a laundry water recycling system consisting of a network of floor drains, wash waster sumps, wastewater and recycled water tanks, an in-ground brine water clarifier; a Soil Vapor Extraction System (SVE) and groundwater monitoring well network as a part of ongoing remediation and monitoring of volatile organic compound (VOC) contamination related to former subject property operations.

Skylock Industries, 1290 West Optical Drive, Azusa California – Phase I ESA of a metal parts machining facility. The subject property and vicinity was located within the San Gabriel Valley (Area 2) Superfund Site. Groundwater underlying approximately 30 square miles of the San Gabriel Valley was determined to be contaminated with VOCs and other chemicals due to historic releases and poor practices. The location of the subject property within a Superfund site was considered a recognized environmental condition (REC).

NuWay/LBC and Swift Trucking, 605 Arrow Highway, Irwindale California – Phase I ESA for rock quarry activities and semi-truck trailer storage. The site was developed with a rock quarry between the late 1950s to late 1980s; silt slurry waste disposal site between 1985 and 1990; inert debris landfill between 1990 and 2005; clean fill “cap” placed in 2005; and utilized for truck storage and rock quarry purposes beginning in 2005. The subject property then became a landfill site, initially for silt slurry waste disposal between 1985 and 1990 and as an inert debris landfill beginning in 1990 through 2005. Since 2005, the subject property has been used for truck storage and rock quarry purposes and accepted concrete, asphalt and inert wastes from onsite recycling for offsite use since 2005. Based on the results of a 2008 sampling event, the uses of the subject property were considered a REC.

Torre Nissan, 79125 Highway 111, La Quinta California – Phase I ESA for an auto sales, detailing, and maintenance shop that was developed with the auto dealership building and improvements in 1999. Developed with 15 aboveground hydraulic auto lifts and an interior floor drain system within the auto repair bays. The drains entered a three-stage inground wastewater clarifier on the south side of the subject property building.

Arco Gas Station, 605 North H Street, San Bernardino California – Phase I ESA for a gas station and convenience store. The fueling system consisted of two 12,000-gallon double-walled fiberglass underground storage tanks (USTs) and associated piping and dispensers. The USTs were reportedly installed on July 1, 1985. In 1985, two 4,000-gallon gasoline USTs and two 6,000-gallon gasoline USTs were removed from the southeast side of the subject property building and were replaced with the two 12,000-gallon USTs. Additionally, in January of 2001, three 10,000-gallon gasoline USTs were discovered. The two southern USTs were left in place for monitoring and sump upgrades, while the northern UST was removed from the property. Furthermore, in December of 1998, the dispensers and product piping were removed and replaced. Site investigations conducted between 1989 and 2012 indicted elevated levels of petroleum hydrocarbons and fuel oxygenates in subsurface soils and groundwater beneath the subject property. Groundwater monitoring began at the subject property in September of 1989 and soil vapor extraction (SVE) events were conducted between 1999 and 2012. Following further sampling events, the site obtained regulatory closure in January 2016.

Affiliations

AHERA Certified Asbestos Building Inspector and Management Planner

Contact

colinjamesdonohue@gmail.com



Education

Bachelor of Arts, Political Science, University of South Carolina

Training

Asbestos Hazard and Emergency Response Act (AHERA) Building Inspection for Asbestos

Mine Safety and Health Administration (MSHA) – Part 46 and Part 48 Certified

Hazardous Waste Operations and Emergency Response (HAZWOPER), 40-hour (with First Aid, CPR)

Highlights

Over 13 years of experience conducting Phase I and Phase II Environmental Site Assessments (ESAs)

Over 13 years conducting industrial hygiene assessments such as asbestos, lead, radon, and mold surveys

Experience Summary

Mr. Boyce serves as a Project Manager for Partner Engineering and Science, Inc. (Partner), overseeing and managing all aspects of multi-scope projects including Phase I ESAs in accordance with EPA's All Appropriate Inquiry (AAI), Property Condition Assessments (PCAs), Zoning Reports, Seismic Assessments, and Industrial Hygiene-related projects. Mr. Boyce also serves as a senior technical reviewer on environmental due diligence assessments, including Phase I and II ESAs, for a variety of Clients.

Mr. Boyce has significant experience in due diligence assessments for a variety of property types and the needs and requirements of varied number of reporting standards, including ASTM standards, EPA's All Appropriate Inquiry (AAI), and customized client formats. Specifically, Mr. Boyce has performed Phase I Environmental Site Assessments (ESAs), Geotechnical Evaluations, Environmental Transaction Screens, Phase II and III Subsurface Investigations, Regulatory Compliance Assessments, Asbestos Surveys, Lead-based Paint Surveys, Radon Studies, and Mold Assessments.

Environmental Assessments

Duties included performing site visits; gathering zoning, ownership, building permits, fire records, and groundwater well information; geology research; UST and leaking underground storage tank (LUST) file review; aerial photograph interpretation; Resource Conservation Recovery Act (RCRA), Water Quality Assurance Revolving Fund (WQARF), Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) database and city directory review; personal interviews; and preparation of technical reports.

Subsurface Investigations

Mr. Boyce has extensive experience in conducting Phase II Subsurface Investigations on industrial manufacturing facilities, gas stations, auto repair facilities, multi-family residential properties, shopping centers, and undeveloped land. Mr. Boyce has conducted soil and soil gas sampling, oversight of underground storage tank (UST) removals, drywell investigations, and soil and groundwater remediation activities (Former Industrial Plating Facilities/Former Military Airport).

Industrial Hygiene Surveys

Mr. Boyce has served as a Project Scientist/Project Manager on numerous Industrial Hygiene related projects. Projects included asbestos, microbial remediation, lead-based paint, and industrial hygiene (plating and paint

David Boyce

mixing facilities) related projects, including sampling, report preparation, and senior review for numerous banking entities, municipalities, law firms, and a variety of commercial businesses throughout the United States. In addition, Mr. Boyce has provided asbestos and microbial abatement oversight activities at private, commercial, and school facilities.

Geotechnical/Forensic

Mr. Boyce's field experience also includes logging and sampling geotechnical borings for civil engineering projects, and conducting floor measurement surveys for forensic-related studies. Duties included placing boring locations via GPS coordinates, logging borings, collection of soil samples, classifying soils in accordance with Unified Soil Classification System (USCS), and supervision and coordination of drilling and utility locating companies.

Project Experience

Various High Profile and Historic Hotel/Resort Properties, Various locations throughout the United States and Caribbean - Mr. Boyce has managed numerous multi-scope equity projects on high profile and historic hotel/resort properties, with scopes of work including Phase I ESAs, PCAs, Zoning Reports, Seismic Assessments, and Industrial Hygiene-related sampling.

Various FDIC Properties, Various locations throughout the United States - Mr. Boyce has managed numerous FDIC projects on various properties, with scopes of work including Phase I ESAs and Industrial Hygiene-related sampling.

Various High-Rise Commercial Properties, Various locations throughout the United States - Mr. Boyce has managed numerous multi-scope equity projects on high-rise properties, with scopes of work including Phase I ESAs, PCAs, Zoning Reports, Seismic Assessments, and Industrial Hygiene-related sampling.

Various Large-Scale Mining Operations, Various locations throughout the Western United States - Mr. Boyce has managed and conducted numerous multi-scope projects on large-scale coal, copper, and surface mining operations located throughout the western United States, with scopes of work including Phase I and Phase II ESAs, aboveground storage tank (AST) compliance, and asbestos (transite pipe) removal.

Department of Defense Cleanup, Mesa, Arizona - Mr. Boyce was subcontracted to provide general technical operation assistance and routine compliance sampling at a Thermally-Enhanced Soil Vapor Extraction pilot test for a former Air Force jet fueling compound and active Superfund Site.

Former Semi-Conductor Facility, Phoenix, Arizona - Mr. Boyce conducted numerous subsurface investigations at a former semiconductor facility and provided technical oversight during remedial activities and post-remedial clearance sampling.

UST Removal Oversight, Throughout Arizona - Mr. Boyce conducted numerous subsurface investigations and UST removals under the oversight of the Arizona Department of Environmental Quality at various locations throughout Arizona. Mr. Boyce provided technical oversight during remedial activities and post-remedial clearance sampling.

Contact

dboyce@partneresi.com



Education

B.S. in Biological Sciences, University of California Santa Barbara, Distinction in Major

Registrations

National Registry of Environmental Professionals: Registered Environmental Property Assessor (REPA)

Training

OSHA 40-Hour Health and Safety Training

Highlights

20 years in the environmental and engineering consulting industry

Founding member of Partner Engineering and Science, Inc.

Executive Board Member of Partner Engineering and Science, Inc.

Experience Summary

Ms. Redlin brings unique expertise and experience as an almost 20-year environmental and engineering consulting industry veteran.

With her strong environmental science background and a deep understanding of the commercial real estate business process, Ms. Redlin has become the leading expert in all things relating to commercial real estate due diligence. She has gained valuable knowledge and know-how from having been personally involved in the details of thousands of real estate transactions for various client types. She understands the specific needs and scopes of work required for all parties involved in a transaction. Ms. Redlin's due diligence resume includes advising lenders and real estate investors on a wide gamut of due diligence. This knowledge allows her to offer the most efficient and cost-effective solutions for a wide array of commercial real estate transactions.

Ms. Redlin has extensive experience managing all aspects of due diligence for nationwide and local clients. Real estate investors, redevelopment agencies, financial institutions, insurance lenders, and real estate equity funds have come to rely on her advice and judgment to help them with their real estate business decisions. Ms. Redlin is a dedicated professional who takes pride and pleasure in meeting her client's needs and spearheading and assembling the team with the expertise to handle any issue that may arise during the transaction.

Outside of providing her clients with support on their transactions, Ms. Redlin is a respected and relied upon industry thought leader. She regularly provides insight by contributing to respected industry publications and speaks at industry events.

As an executive board member at Partner, Ms. Redlin is responsible for helping to shape the direction of Partner. Through her leadership contributions, Partner has achieved substantial growth even in the downturn of the commercial real estate market. Average annual growth has been roughly 20% over recent years stemming from exponential growth in the company's early years. Ms. Redlin has grown her book of

Jenny Redlin, REPA

business at Partner by more than 10% annually. As an executive, she mentors Partner's sales team and operation managers. Additionally, Ms. Redlin works diligently to develop her team into future leaders and provide them with a path for growth. Colleagues look at Ms. Redlin's high-functioning team as a model for their own.

Project Experience

Ms. Redlin has extensive experience in testing soil, soil gas, and groundwater in the context of a real estate transaction and under the supervision of state and federal regulators. Among her specialties is guiding landowners and prospective purchasers through the process of selling or acquiring an environmentally challenged site.

Ms. Redlin has participated in the characterization of groundwater and soil contamination; quarterly groundwater monitoring; implementation of various systems such as soil vapor extraction systems, dual phase extraction systems, ozone sparging, air sparging, pump and treat; and soil excavation projects such as tank removals at several clean-up sites in Los Angeles and Orange County.

Ms. Redlin also has extensive experience in environmental compliance monitoring and biological consulting. She has extensive experience working as an independent contractor for and in conjunction with state and local agencies such as Santa Barbara County Parks, California Department of Fish and Game, California Public Utilities Commission, Los Angeles Water and Sanitation, and others. This included monitoring construction activities near sensitive biological receptors; containing, quantifying, and reporting any hazardous material spills that occurred; working with construction crews to ensure compliance with environmental permit regulations—additionally reporting to interested parties on the progress and compliance of the project.

Distinctions

Real Estate Forum- Woman of Influence 2012

Ms. Redlin was named by the Los Angeles Business Journal for Women Making a Difference in 2010.

Ms. Redlin was designated a 2009 California Mortgage Bankers Association (CMBA) Future Leader.

Ms. Redlin was named Real Estate Southern California Woman of Influence in 2008 for her role in the area's commercial real estate transactions.

Ms. Redlin was one of only two consultants asked to sit on the Risk Managers Association (RMA) Credit Committee roundtable, which discussed the effects of the new Federal All Appropriate Inquiries (AAI) standard on Phase I Environmental Site Assessments.

Ms. Redlin received an Industry Profile of Distinction in Brownfield Renewal.

Affiliations

Member, Environmental Bankers Association

Member, Mortgage Banker's Association

Member, All Star Group, Income Property Lending

Member, International Council of Shopping Centers

Speaking

Income Property Lending Conferences- Regular Presenter
Southern California Chief Appraiser Meetings- Regular Presenter
Environmental Bankers Association- Regular Presenter
Due Diligence 101 Webinar
Getting in Front of Due Diligence Issues Webinar
Bisnow Conference Series Moderator
GlobeStreet Thought Leader
Connect Apartments Conference – Speaker on Fannie, Freddie
Crittenden Conference – Speaker on Economics of Environmental Risk
First annual CLIC Conference Presenter
CLIC Conference – Annual Speaker
Check Out California Podcast

Publications

Amid Coronavirus Crisis, Hoteliers Find a Window for Renovation, *GlobeSt 2020*
What to Do If Your Phase I ESA Has Environmental Concerns: Alternative Approaches, *GlobeSt 2019*
Factoring Risk and Business Objectives to Maximize Your Opportunity Zone Investments, *Connect 2019*
Remedial Cost Estimates as a Critical Component of Securing CMBS Loans, *CRE Finance World 2019*
The Sale & Purchase of Non-Residential Properties
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Update on the new Phase I ESA Standard (ASTM E1527-13)
Distress in the Wall: Troubled Assets and What to Do With Them (Part 2), *GlobeSt 2017*
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I Have a Low-Risk Site; Why Do a Phase 1 Environmental Site Assessment?, *GlobeSt 2012*
The Phase 1's Ugly Stepsister – The Phase 2 Subsurface Investigation, *GlobeSt 2012*
Life After The Phase 1 Environmental, *GlobeSt 2012*
Due Diligence at Foreclosure: What Do Lenders Need to Consider?, *GlobeSt 2011*
Do I Really Need A Phase 1 Environmental Site Assessment?, *GlobeSt, 2011*
Life After The Phase 1 Environmental, *GlobeSt, 2011*
Post-Recession: A New Phase For Environmental Assessments?, *GlobeSt 2011*
Granite Distributor Sponsors Radon Granite Testing Project, *Stone World, December 2008*

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