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November 7, 2019

Majestic Realty Co
Attn: Linda Casey
13191 Crossroads Parkway North, 6th Floor
City of Industry, California 91746

Re: Phase I Environmental Site Assessment Report
La Media Property
NEC of La Media Road and Airway Road
San Diego, California 92154
Nova Project No.: V19-7627

In accordance with our agreement, Nova Group, GBC (Nova) has performed a Phase I Environmental Site Assessment (ESA) of the above referenced property in accordance with ASTM E 1527-13 and Majestic Realty Co ESA scope of work. Please find a copy of the report enclosed.

We declare that to the best of our knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 of 40 CFR and, we have the specific qualifications based on education, training, and experience to assess the Property, as described herein. We have developed and performed all the appropriate inquiries in conformance with the standards and practices set forth in 40 CFR, Part 312.

We certify that we have no undisclosed interest in the Property, and that our employment and compensation are not contingent upon our findings and opinions. The scope of this assessment, methodology, limiting conditions, and reliance language are outlined within this report.

Respectfully submitted,
Nova Group, GBC
Reviewed by:

A handwritten signature in black ink, appearing to read "Bernard Y. Zangeneh".

Bernard Zangeneh
Field Associate
Environmental Professional

A handwritten signature in black ink, appearing to read "Lindy Breedon".

Lindy Breedon, CES
Senior Project Manager

A handwritten signature in black ink, appearing to read "Vanessa Chambers".

Vanessa Chambers
SVP - Southern Regional Manager

PHASE I ENVIRONMENTAL SITE ASSESSMENT

LA MEDIA PROPERTY NEC OF LA MEDIA ROAD AND AIRWAY ROAD SAN DIEGO, CALIFORNIA 92154

REPORT DATE: NOVEMBER 7, 2019

NOVA PROJECT NO. V19-7627

PREPARED FOR

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Project Summary

Nova was authorized by Majestic Realty Co to conduct a Phase I Environmental Site Assessment (ESA) of La Media Property located at NEC of La Media Road and Airway Road, San Diego, California ("the Property"). Nova has conducted this ESA in general accordance with the scope and limitations of ASTM E1527-13, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process." There are no exceptions to, or deletions from the ASTM E1527-13 standard practice and authorized Scope of Services, unless otherwise stated herein.

REPORT SECTION		NO FURTHER ACTION	REC	CREC	HREC	OTHER ENVIRONMENTAL CONSIDERATIONS	RECOMMENDED ACTION
2.4	Current Property Use	✓					
2.6	Current Use of Adjoining Property	✓					
3.1.1	State and Federal Regulatory Review	✓					
3.1.2	Vapor Migration	✓					
3.3	Historical Use Information	✓					
4.1	Hazardous Substances / Petroleum Products	✓					
4.4	Storage Tanks	✓					
4.7	PCBs	✓					
4.10	Evidence of a Release	✓					
5.1	Asbestos Containing Materials (ACMs)	✓					
5.2	Lead-Based Paint (LBP)	✓					
5.3	Radon	✓					
5.4	Evidence of Mold	✓					
5.5	Lead in Drinking Water / Overall Drinking Water Quality	✓					

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EXECUTIVE SUMMARY

Nova Group, GBC (Nova) was authorized by Majestic Realty Co to conduct a Phase I Environmental Site Assessment (ESA) of the La Media Property property located at NEC of La Media Road and Airway Road, San Diego, California ("the Property"). Nova has conducted this ESA in general accordance with the scope and limitations of ASTM E1527-13, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process."

The Property is comprised of a single tract of rectangular-shaped land that is approximately 30 acres in size. Based on current assessment efforts, the Property is currently undeveloped land. Current use, treatment, storage, disposal and/or generation of hazardous substances or petroleum products were not found in connection with the Property.

Findings and Opinions

Evidence of recognized environmental conditions (RECs), historical recognized environmental conditions (HRECs), controlled recognized environmental conditions (CRECs) or other environmental issues in connection with the Property or off-Property facilities, if any, are detailed within the table below.

FINDING(S)	OPINION(S)
Property - RECs	
None	None
Property - CRECs	
None	None
Property - HRECs	
None	None
Off-Property - RECs/CRECs/HRECs	
None	None
De Minimis Environmental Conditions	
None	None

Non-Scope Considerations (NSCs)/Business Environmental Risks (BERs)

Environmental issues with regard to NSCs and/or BERs, if any, identified in connection with the Property at the time of the Property assessment are detailed below.

FINDING	RECOMMENDATION
None	None

1.0 INTRODUCTION

Nova was authorized by Majestic Realty Co, to conduct a Phase I Environmental Site Assessment (ESA) of La Media Property located at NEC of La Media Road and Airway Road, San Diego, California ("the Property"). Nova has conducted this ESA in general accordance with the scope and limitations of American Society for Testing and Materials (ASTM) Designation E1527-13, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process." There are no exceptions to, or deletions from the ASTM E1527-13 or the Majestic Realty Co ("User") authorized Scope of Services, unless otherwise stated herein.

On October 29, 2019, Bernard Zangeneh, representing Nova, conducted a Property reconnaissance to assess the possible presence of recognized environmental conditions (RECs) and non-ASTM environmental issues, as prescribed by the scope of work, at the Property. Nova's assessment included review of ASTM-defined sources of historical information, reconnaissance of adjoining properties, background research, and review of available local, state, and federal regulatory records.

Nova contracted Environmental Risk Information Services (ERIS), to perform a computer database search for local, state, and federal regulatory records pertaining to environmental concerns for the Property and facilities in the vicinity of the Property.

1.1 Purpose

The purpose of this Phase I ESA is to identify RECs in connection with the Property. As defined by ASTM E1527-13, a REC is the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment, and includes Controlled Recognized Environmental Conditions (CRECs). A CREC is a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a No Further Action (NFA) letter or equivalent, or meeting risk-based criteria established by the regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, Activity and Use Limitations [AULs], Institutional Controls [ICs], or Engineering Controls [ECs]). This Phase I ESA may also identify Historical Recognized Environmental Conditions (HRECs). A HREC is a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls.

De minimis conditions, which are not considered RECs, generally do not present a threat to human health or the environment and generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

1.2 Scope of Services

Nova's Scope of Services for this Phase I ESA conforms with the due diligence standards detailed in ASTM E1527-13 and Majestic Realty Co requirements. Services provided for this project included:

- A records review of standard federal, state, tribal and local record sources, as well as physical setting sources;
- A review of standard historical resources regarding historical land use activities at the Property;
- Interviews with people that have knowledge regarding the past or present uses of the Property, including present and past owners, operators, and occupants of the Property, as well as with local government officials, where feasible;
- A reconnaissance of the Property to visually and physically observe the Property for evidence of RECs; and
- Review of previous environmental reports, if available.

Copies of resumes of Nova's Environmental Professionals who prepared this report are included in the Appendix.

Nova investigated the Property for certain Non-Scope Considerations (NSCs) and/or Business Environmental Risks (BERs) that are not considered in the CERCLA definition of hazardous substances (42 USC § 9601.14) nor specifically required per ASTM E1527-13. A summary of NSC assessment is found within the NSCs/BERs section of this report. This assessment did not include sampling or testing of materials (i.e., building, radon, soil, water, or air quality). This assessment included an evaluation for a potential vapor intrusion or encroachment condition to exist at the Property in accordance with ASTM E2600-15.

1.3 Significant Assumptions

There is a possibility that even with the proper application of these methodologies there may exist on the Property conditions that could not be identified within the scope of the assessment or which were not reasonably identifiable from the available information. Nova believes that the information obtained from the record review and the interviews concerning the Property is reliable. However, Nova cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete.

1.4 Limitations and Exceptions

The findings and conclusions contain all of the limitations inherent in these methodologies that are referred to in the ASTM E1527-13. Nova was not requested to limit or deviate from the ASTM E1527-13 during the conduct of this assessment. The following limiting condition(s), deletion(s), deviation(s), and/or data failure(s)/data gap(s) as listed, if any, are not critical and do not alter the conclusions or recommendations of this assessment unless otherwise stated.

1.4.1 Limiting Conditions

Limiting Conditions include physical obstructions such as adjacent buildings, bodies of water, asphalt/concrete, or other paved surface areas, as well as other physical constraints including rain or snow, observed at the time of the assessment.

- No significant inaccessible areas, limitations or physical obstructions/constraints were encountered during the Property reconnaissance.

1.4.2 Data Gaps

A data gap, as defined in ASTM E1527-13, is the *“lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information.”*

- Data gaps in excess of the recommended five-year interval were encountered. However, based on the available information reviewed, this data failure is not considered to be a significant data gap and is not expected to alter the conclusions or recommendations of this assessment.
- Nova was not able to document the historical use of the Property prior to 1943 back to 1940 since historical data for that period was not reasonably ascertainable from local agencies and other historical sources. This data failure is not critical and does not alter the conclusions or recommendations of this assessment.
- Nova encountered data limitations by not interviewing current or past Property owners, or adjoining property owners, as none were available for comment, did not respond to requests to information, or did not exist. However, based on our review of the available municipal, regulatory, and historical information, the absence of information obtained from interviews with these individuals is not considered significant to the findings, conclusions, or recommendations of this assessment.

1.5 Special Terms and Conditions

Authorization to perform this work was given by a directive from Majestic Realty Co.

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 subsurface exploratory drilling or sampling was done under the scope of this work. Unless specifically stated otherwise in the report, no chemical analyses have been performed during the course of this ESA.

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 is subject to the limitations of historical documentation, availability, and accuracy of pertinent records, and the personal recollections of those persons contacted.

The content and conclusions provided by Nova in this report are based solely on the information collected during our investigation and activities at the Property, our present understanding of the Property conditions, and our professional judgment in light of such information at the time this report was prepared. Part of the findings in this investigation is based on data provided by others. This report presents Nova's professional opinion, and no warranty, expressed or implied, is made.

1.6 User Reliance

Nova acknowledges and agrees that the report may be relied upon by Majestic Realty Co. This report has no other purpose and may not be relied upon by any other person or entity without the written consent of Nova. 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 Nova granting such rights, no third parties shall have rights of recourse or recovery whatsoever under any course of action against Nova, its officers, employees, vendors, successors or assigns. Reliance is provided in accordance with Nova's Proposal and General Conditions executed by Majestic Realty Co on October 24, 2019.

2.0 PROPERTY DESCRIPTION

2.1 User Provided Information

Pursuant to ASTM E1527-13, Nova requested the following Property information from the User of this report and from the Key Site Manager (KSM). Information provided by the User (if any) or the KSM is included in various sections of this report.

USER PROVIDED INFORMATION		
ITEM	NOT PROVIDED BY USER	PROVIDED BY USER
Environmental Pre-survey Questionnaire	✓	
Title Records	✓	
Environmental Cleanup Liens or AULs (40 CFR 312.25 and 40 CFR 312.26(a)(1)(v) and vi))	✓	
Specialized Knowledge (40 CFR 312.28)	✓	
Valuation Reduction for Environmental Issues (40 CFR 312.29)	✓	
Identification of Key Site Manager	✓	
Reason for Performing Phase I ESA		✓
Prior Environmental Reports		✓
Other		✓

2.2 Location and Legal Description

According to the San Diego County Assessor/Tax information, the Property is comprised of a single tract of rectangular-shaped land. A topographic map, as well as figures are included in the Appendices. A summary of Property details is provided below.

LOCATION AND LEGAL DESCRIPTION	
Property Location	NEC of La Media Road and Airway Road, San Diego, San Diego County, California 92154
APN(s)	6461213500
Historical/Listed Property Address(es)	N/A
Acreage	30
Abbreviated Legal Description	Not available via publicly ascertainable resources.
Current Owner / Date of Acquisition	Nova was unable to ascertain the ownership of the Property via publicly ascertainable information.
Survey Map / Alta Survey	A survey/plat map depicting current and/or future Property features/development was not provided.

2.3 Property and Vicinity General Characteristics

Nearby land use in the vicinity of the Property as well as the general setting of the Property is described below.

PROPERTY AND VICINITY GENERAL CHARACTERISTICS	
General Surrounding Area Use	Combined mixed-use commercial/industrial and vacant lands.
Zoning Information	IL-3-1 (light industrial, office, and commercial)
On-Property Parking Facilities	Neither surface parking or parking facilities are currently present within the limits of the Property.
Public Thoroughfares/Roads	Property: N/A North: I-905 East: N/A South: Airway Road West: La Media Road
Landscaping	The Property is undeveloped land covered by natural vegetation.
Geologic and Hydrogeologic Conditions	No apparent routes of direct discharge that have the potential of facilitating the migration of hazardous substances or petroleum products that are likely to migrate to or from the Property, or from nearby/adjoining property were observed. Water bodies were not observed within the limits of the Property and/or in close proximity.

2.4 Current Property Use

Based on current assessment efforts, the Property is currently undeveloped land. Current use, treatment, storage, disposal and/or generation of hazardous substances or petroleum products were not found in connection with the Property.

2.5 Description of Property Improvements

The following table summarizes Property improvements based on interview information and review of publicly ascertainable sources, as well as observations made during the reconnaissance of the Property. Interior finishes of the Property building(s), if any, and information regarding extensive renovations, as applicable, are detailed within the Property Reconnaissance section.

SUMMARY OF PROPERTY IMPROVEMENTS							
BUILDING NAME	NO. OF STORIES	SUB-LEVELS	APPRX.	CONSTRUCTION		EXTERIOR	ROOF
			SQUARE FEET	DATE	FOUNDATION		
N/A	N/A	N/A	N/A	N/A	NA	N/A	N/A

2.5.1 Services and Utilities

The following municipal services and utilities are provided to the Property and/or the surrounding area.

UTILITIES	
ITEM	DESCRIPTION
Potable Water Supply	Provided and maintained by the Otay Mesa Water District in the vicinity of the Property.
Sewage Disposal System	Provided and maintained by the San Diego municipal service district in the vicinity of the Property. Indication of a Property septic system or cesspool was not observed at the Property during the reconnaissance and/or review of publicly available resources.
Storm Water	Direct percolation to the ground.
Electricity / Natural Gas	Likely San Diego Gas & Electric (SDG&E) / SDG&E, once developed.
Heating/Cooling Systems	N/A

2.6 Current Use of Adjoining Property

During the vicinity reconnaissance, Nova observed the following land use on properties in the immediate vicinity of the Property.

CURRENT USE OF ADJOINING PROPERTIES	
North	Interstate I-905 followed by undeveloped land.
East	A warehouse distribution facility (2020 Piper Ranch Road).
South	Airway Road followed by a truck stop (8490 Avenida de la Fuente) and truck-parking facility (8468 Airway Road).
West	La Media Road, followed by undeveloped land.

Based on investigation of current adjoining land use, the current use and likelihood of use, treatment, storage, disposal or generation of hazardous substances or petroleum products was not found with the exception of a truck stop located on adjoining property to the south. At the time of the assessment, storage of hazardous substances/petroleum product and/or visible staining/evidence of a release were not observed in close proximity to the Property limits. RECs were not identified based on the current uses of above-referenced adjoining property. Surrounding properties are further discussed in Section 3.1.1.3.

3.0 RECORDS REVIEW

3.1 Standard Environmental Record Sources

3.1.1 State and Federal Regulatory Review

Information from standard federal, state and tribal environmental record sources was provided through ERIS. Data from governmental agency lists are updated and integrated into one database, which is updated as data is released. This integrated database also contains postal service data in order to enhance address matching. Records from one government source are compared to records from another to clarify any address ambiguities. The demographic and geographic information available provides assistance in identifying and managing risk. The accuracy of the geocoded locations is approximately +/-300 feet.

In some cases, location information supplied by the regulatory agencies is insufficient to allow the database companies to geocode facility locations. These facilities are listed under the unmappables section within the database report. Any unmappables identified in the regulatory database are discussed below in the appropriate sections.

3.1.1.1 Regulatory Database Report Summary

The following is a summary of facilities identified/present in the standard/additional database sources within the ASTM prescribed Approximate Minimum Search Distance (AMSD). Refer to the Regulatory Records Appendix for a complete listing.

Regulatory Report Summary

DATABASE	SEARCH RADIUS	TARGET PROPERTY	WITHIN 0.12MI	0.12MI TO 0.25MI	0.25MI TO 0.50MI	0.50MI TO 1.00MI	TOTAL
ALT FUELS	0.25	0	0	0	-	-	0
AST	0.25	0	0	0	-	-	0
BULK TERMINAL	0.25	0	0	0	-	-	0
CDL	0.125	0	0	-	-	-	0
CDO/CAO	0.5	0	0	0	0	-	0
CERCLIS	0.5	0	0	0	0	-	0
CERCLIS LIENS	0.02	0	-	-	-	-	0
CERCLIS NFRAP	0.5	0	0	0	0	-	0
CERS HAZ	0.125	0	1	-	-	-	1
CERS TANK	0.25	0	0	1	-	-	1
CHMIRS	0.02	0	-	-	-	-	0
CLEANUP SITES	0.5	0	0	0	0	-	0
DEED	0.5	0	0	0	0	-	0
DELETED NPL	0.5	0	0	0	0	-	0
DELISTED COUNTY	0.25	0	0	0	-	-	0
DELISTED CTNK	0.25	0	0	0	-	-	0
DELISTED DRYCLEANERS	0.25	0	0	0	-	-	0
DELISTED ENVS	1.0	0	0	0	0	0	0

DATABASE	SEARCH RADIUS	TARGET PROPERTY	WITHIN 0.12MI	0.12MI TO 0.25MI	0.25MI TO 0.50MI	0.50MI TO 1.00MI	TOTAL
DELISTED FED DRY	0.25	0	0	0	-	-	0
DELISTED HAZ	0.5	0	1	2	1	-	4
DELISTED ILST	0.5	0	0	0	0	-	0
DELISTED IUST	0.25	0	0	0	-	-	0
DELISTED LST	0.5	0	0	0	0	-	0
DELISTED TNK	0.25	0	1	0	-	-	1
DRYC GRANT	0.25	0	0	0	-	-	0
DRYCLEANERS	0.25	0	0	0	-	-	0
DTSC HWF	0.5	0	0	0	0	-	0
EMISSIONS	0.25	0	2	0	-	-	2
ENVIROSTOR	1.0	0	0	0	0	2	2
ERNS	0.02	0	-	-	-	-	0
ERNS 1982 TO 1986	0.02	0	-	-	-	-	0
ERNS 1987 TO 1989	0.02	0	-	-	-	-	0
FED BROWNFIELDS	0.5	0	0	0	0	-	0
FED DRYCLEANERS	0.25	0	0	0	-	-	0
FED ENG	0.5	0	0	0	0	-	0
FED INST	0.5	0	0	0	0	-	0
FEMA UST	0.25	0	0	0	-	-	0
FINDS/FRS	0.02	0	-	-	-	-	0
FTTS ADMIN	0.02	0	-	-	-	-	0
FTTS INSP	0.02	0	-	-	-	-	0
FUDS	1.0	0	0	0	0	0	0
GEOTRACKER	0.125	0	0	-	-	-	0
HAZNET	0.02	0	1	-	-	-	1
HHSS	0.25	0	0	0	-	-	0
HIST CHMIRS	0.02	0	-	-	-	-	0
HIST CORTESE	0.5	0	0	0	0	-	0
HIST MANIFEST	0.02	0	-	-	-	-	0
HIST MLTS	0.02	0	-	-	-	-	0
HIST TANK	0.25	0	0	0	-	-	0
HIST TSCA	0.125	0	0	-	-	-	0
HLUR	0.5	0	0	0	0	-	0
HMIRS	0.125	0	0	-	-	-	0
HWP	1.0	0	0	0	0	0	0
HWSS CLEANUP	0.5	0	0	0	0	-	0
ICIS	0.02	0	-	-	-	-	0
INDIAN LUST	0.5	0	0	0	0	-	0
INDIAN UST	0.25	0	0	0	-	-	0
INSP COMP ENF	1.0	0	0	0	0	0	0
IODI	0.5	0	0	0	0	-	0
LDS	0.5	0	0	0	0	-	0
LUR	0.5	0	0	0	0	-	0
LUST	0.5	0	0	0	0	-	0
MINES	0.25	0	0	0	-	-	0
MLTS	0.02	0	-	-	-	-	0
NCDL	0.125	0	0	-	-	-	0
NPL	1.0	0	0	0	0	0	0

DATABASE	SEARCH RADIUS	TARGET PROPERTY	WITHIN 0.12MI	0.12MI TO 0.25MI	0.25MI TO 0.50MI	0.50MI TO 1.00MI	TOTAL
ODI	0.5	0	0	0	0	-	0
PCB	0.5	0	0	0	0	-	0
PFAS	0.5	0	0	0	0	-	0
PFAS GW	0.5	0	0	0	0	-	0
PFAS NPL	0.5	0	0	0	0	-	0
PFAS TRI	0.5	0	0	0	0	-	0
PROPOSED NPL	1.0	0	0	0	0	0	0
PRP	0.02	0	-	-	-	-	0
RCRA CESQG	0.25	0	0	0	-	-	0
RCRA CORRACTS	1.0	0	0	0	0	0	0
RCRA LQG	0.25	0	0	1	-	-	1
RCRA NON GEN	0.25	0	1	6	-	-	7
RCRA SQG	0.25	0	1	0	-	-	1
RCRA TSD	0.5	0	1	0	4	-	5
REFN	0.25	0	0	0	-	-	0
RESPONSE	1.0	0	0	0	0	0	0
SAN DIEGO LOP	0.5	0	0	0	0	-	0
SANDIEGO HAZ	0.25	0	4	17	-	-	21
SANDIEGO SAM	0.5	0	0	0	0	-	0
SANDIEGO SWF	0.5	0	0	0	1	-	1
SANDIEGO UST	0.25	0	0	1	-	-	1
SCH	1.0	0	0	0	0	0	0
SCRD DRYCLEANER	0.5	0	0	0	0	-	0
SEMS	0.5	0	0	0	0	-	0
SEMS ARCHIVE	0.5	0	0	0	0	-	0
SEMS LIEN	0.02	0	-	-	-	-	0
SWAT	0.5	0	0	0	0	-	0
SWF/LF	0.5	0	0	0	0	-	0
SWRCB SWF	0.5	0	0	0	0	-	0
TRIS	0.02	0	-	-	-	-	0
TSCA	0.125	0	0	-	-	-	0
UST	0.25	0	0	1	-	-	1
UST CLOSURE	0.5	0	0	0	0	-	0
VCP	0.5	0	0	0	0	-	0
WASTE DISCHG	0.25	0	0	0	-	-	0
SSTS	0.25	0	0	0	-	-	0
SUPERFUND ROD	1.0	0	0	0	0	0	0

3.1.1.2 Property Regulatory Database Summary

Following review of standard/additional database sources, the following facilities (if any) have been identified for the Property.

DATABASE(S)	FACILITY NAME (ADDRESS)	DISCUSSION
None	N/A	N/A

The Property was not identified on any of the regulatory databases reviewed for this ESA.

3.1.1.3 Off-Property Regulatory Listings With a Potential to Impact the Property

The following table summarizes facilities located on adjoining property or facilities that have been determined to have the potential to impact the Property. Additional facilities listed within the prescribed AMSD that have been determined not to be pertinent (i.e. regulatory status, distance or topographic considerations) to this assessment are detailed within the regulatory database report included in the Appendix.

DATABASE	FACILITY NAME (ADDRESS)	DISTANCE/ LOCATION	TOPO. POSITION	DISCUSSION
SANDIEGO HAZ	NATIONAL STORES, INC. (2020 PIPER RANCH ROAD)	Adjoining east	Up-gradient	No violations are listed, and the facility is not listed on any database in the database report which reports spills, releases or regulatory/remedial actions. Therefore, based on the lack of a documented release, this adjacent listing is not considered a REC for the Property.

DATABASE	FACILITY NAME (ADDRESS)	DISTANCE/ LOCATION	TOPO. POSITION	DISCUSSION
SANDIEGO HAZ, RCRA NON GEN, SANDIEGO UST, UST, CERS TANK	TRUCK NET, LLC (8490 AVENIDA DE LA FUENTE) (2248 AVENIDA COSTA DEL SOL)	Adjoining south	Cross-gradient	<p>Wastes: red dyed ultra low sulfur diesel #2, waste motor oil, waste transmission oils, gasoline, grease, propane, truck wash detergents</p> <p>Violations: From August 2012 to August 2018, a total of 27 violations related to USTs, hazardous materials release response plans, aboveground petroleum storage act, and hazardous waste generation</p> <p>Date of Compliance: August 2012 to August 2018</p> <p>USTs: one 1,000-gallon used oil, one 10,000-gallon gasoline, one 12,000-gallon gasoline, one 10,000-gallon other petroleum, one 10,000-gallon diesel, two 15,000-gallon diesel, two 20,000-gallon diesel, and two 30,000-gallon diesel</p> <p>Installation Date: Not reported; however, the facility was initially developed in the early 1990s.</p> <p>Status: Active</p> <p>Based on a review of aerial photographs and observations made during the area reconnaissance, the closest USTs and associated dispenser islands are located approximately 850 south of the Property. In addition, the facility is not listed on any database in the database report which reports spills, releases or regulatory/remedial actions. Therefore, based on the lack of a documented release, this adjacent listing is not considered a REC for the Property.</p>

DATABASE	FACILITY NAME (ADDRESS)	DISTANCE/ LOCATION	TOPO. POSITION	DISCUSSION
DELISTED TNK	OTAY TRUCK STOP (2248 AVENIDA COSTA DEL SOL)	Adjoining south	Cross-gradient	No violations are listed, and the facility is not listed on any database in the database report which reports spills, releases or regulatory/remedial actions. Therefore, based on the lack of a documented release, this adjacent property listing is not considered a REC for the Property. The delisted USTs identified in this listing are discussed above.
SANDIEGO HAZ	BAJA TRUCK CENTER (8490 AVENIDA DE LA FUENTE)	Adjoining south	Cross-gradient	No violations are listed, and the facility is not listed on any database in the database report which reports spills, releases or regulatory/remedial actions. Therefore, based on the lack of a documented release, this adjacent listing is not considered a REC for the Property.
SANDIEGO HAZ	TEMO DIESEL REPAIR (8490 AVENIDA DE LA FUENTE)	Adjoining south	Cross-gradient	No violations are listed, and the facility is not listed on any database in the database report which reports spills, releases or regulatory/remedial actions. Therefore, based on the lack of a documented release, this adjacent listing is not considered a REC for the Property.
HAZNET	NG TRUCKING (8490 AIRWAY RD)	Adjoining south	Cross-gradient	This facility is identified with an inactive hazardous material inventory since 2010. Based on the regulatory status, this listing is not a REC.
SANDIEGO HAZ, DELISTED HAZ	FRG TRANSPORT (8580 AVENIDA COSTA NORTE)	Adjoining south	Cross-gradient	One violation regarding employee training was reported. The facility is not listed on any database in the database report which reports spills, releases or regulatory/remedial actions. Therefore, based on the lack of a documented release, this adjacent listing is not considered a REC for the Property.

DATABASE	FACILITY NAME (ADDRESS)	DISTANCE/ LOCATION	TOPO. POSITION	DISCUSSION
SANDIEGO HAZ	CLARKLIFT OF SAN DIEGO (6330 AVENIDA COSTA NORTE)	375 feet south	Cross-gradient	No violations are listed, and the facility is not listed on any database in the database report which reports spills, releases or regulatory/remedial actions. Therefore, based on the lack of a documented release, this adjacent listing is not considered a REC for the Property.
RCRA SQG, SANDIEGO HAZ	CLARKLIFT OF SAN DIEGO (8530 AVENIDA COSTA NORTE)	375 feet south	Cross-gradient	Wastes: Not reported Violations: None No violations are listed, and the facility is not listed on any database in the database report which reports spills, releases or regulatory/remedial actions. Therefore, based on the lack of a documented release, this adjacent listing is not considered a REC for the Property.

Based on regulatory status, relative distance from the Property or topographic considerations, above-referenced facilities are not considered RECs in connection with the Property.

3.1.2 Vapor Migration

During Nova's Property observations, review of historical sources, and review of regulatory databases, no current or historical usage of chemicals of concern at the Property or reported release or other indication of subsurface contamination from a Property source was evident. Additionally, no release or material threat of a release to the subsurface from an off-Property source was identified. As such, a vapor migration concern was not identified for the Property during the course of this assessment.

3.1.3 Regulatory Agency File and Records Review

Regulatory agency files obtained for purposes of this assessment and if deemed necessary to determine RECs, HRECs, CRECs or a *de minimis* condition in connection with the Property, are summarized in the State and Federal Regulatory Review section. Given that the Property, as well as adjoining or nearby property, were not listed with an active/open release in the regulatory database report reviewed for this assessment, no additional file reviews were warranted at the time of this assessment.

3.1.4 Activity Use Limitations (AULs) and Environmental Liens (ELs)

Inquiry related to AULs and ELs were included on the Pre-Survey Questionnaire provided to the KSM during the preparation of this ESA.

No reference to AUL or EL were included in the written or verbal responses to Nova during the preparation of this ESA. In addition, ELs, deed restrictions or AULs were not reported/indicated within San Diego County Assessor/Tax information.

3.1.5 Interviews with State/Local Government Officials

The following agencies, as indicated, were contacted to obtain information regarding the presence of USTs, the use or storage of hazardous materials/petroleum products, current violations, emergency response actions or any documentation relative to environmental matters at the Property. Correspondence records, if any, are provided in the Appendix and specific information regarding individuals/agencies contacted is summarized in the interview section of this report. Should information be received from agencies that were unresponsive to information requests within the time frame of this report, if any, that alters the conclusions of this report an addendum will be forwarded to the Client.

LOCAL/REGIONAL AGENCY	CONTACTED	COMMENT
Fire Department	No	The local fire department is not the lead agency for records of underground storage tanks and hazardous materials in San Diego; all records are maintained under the jurisdiction of the San Diego County Department of Environmental Health.
Health or Environmental Department	Yes	No records were found for the Property address.
Building or Planning Department	Yes	Response not received within the time frame of this report.
Local/Regional Water Quality Agency	Yes	No records were found for the Property address.
Other - California Department of Toxic Substances Control (DTSC)	Yes	No records were found for the Property address.

3.2 Physical Setting Sources

3.2.1 Topography

The United States Geological Survey (USGS), Otay Mesa, California Quadrangle 7.5-minute series topographic map was reviewed for this ESA and is summarized below.

PHYSIOGRAPHY	
Topographic Property Elevation	480 feet above mean sea level.
Topographic Considerations	Flat / Slopes downward toward the west-southwest.
Other Significant Surface Features	Surface waters/water bodies, production wells or other significant surface features are not depicted.

3.2.2 Soils / Geology

Soil and geologic information was obtained based on review of published information as detailed within the Reference section of this report.

SOILS / GEOLOGY	
Surface Soils	
Soil Name	Stockpen gravelly clay loam, 0 to 2 and 2 to 5 percent slopes
Description	The Stockpen series consists of moderately well-drained, moderately deep gravelly clay loams. These soils are on marine terraces and have slopes of 0 to 5 percent. Stockpen soils are typically used for truck crops, tomatoes, and flowers.
Geologic Formation	
Formation Name	Peninsular Ranges Geomorphic Province of Southern California
Description	This province is typified by northwest to southeast trending mountain ridges approximately parallel to the San Andreas and related regional fault systems. The Peninsular Ranges are generally characterized by granitic rocks of the Peninsular Ranges batholith, and associated metamorphic rocks. Sedimentary rocks ranging in age from Cretaceous to Pleistocene form the San Diego embayment and coastal terraces west of the batholith.

3.2.3 Hydrology

The following information was obtained based on review of published information as detailed within the Reference section of this report.

HYDROLOGY	
Primary Aquifer	Coastal Basins
Aquifer Description	Groundwater in the basins is under unconfined to confined conditions, and two or more vertically sequential aquifers can be present in a basin, separated by confining units that consist of fine-grained sediments. In nearly all basins that contain more than one aquifer, however, the aquifers are hydraulically connected to some degree.
Depth to Groundwater	Greater than 180 feet below the ground surface
On-Property Water Bodies	Settling ponds, lagoons, surface impoundments, or natural catch basins were not observed at the Property during this investigation.
Closest off-Property Water Body	A tributary of the Tijuana River is located to the west approximately 500-750 feet of the Property.

HYDROLOGY	
Shallow Groundwater Flow Direction	Nova considered the topographic gradient of the general Property area and inferred that the most likely hydrogeologic gradient would be to the west-southwest.
Sole Source Aquifer	The Property does not overlie a sole source aquifer.

3.2.4 Other Physical Settings Sources

OTHER PHYSICAL SETTING SOURCES	
Flood Information	
Flood Zone, Panel Number and Date	Zone X (unshaded) according to Panel Number 06073C2179G and 06073C2200G, dated May 16, 2012.
Flood Zone Description	X (unshaded): Minimal risk areas outside the 1-percent and .2-percent-annual-chance floodplains. Base Flood Elevations (BFEs) are not shown within this zone.
Distance to Closest Flood Hazard	Not depicted on this map
Oil and Gas Exploration (current or historical)	
Oil or Gas Wells	Historical/current oil or gas exploration was not identified within the Property limits or within immediately surrounding properties.
Pipelines	Pipelines were not identified within the Property limits or within immediately surrounding properties.
Wetlands	
Wetland Areas	According to the US Fish and Wildlife Service Wetlands Mapper website, a Freshwater Emergent Wetland is located along the west and northwest portion of the Property and a Riverine is located along the north portion of the Property. These portions of the Property are covered with vegetation. The Wetlands Mapper is based on aerial photograph interpretation and is not field verified. Prior to any future redevelopment and/or land disturbance of the Property, a preliminary wetlands assessment is suggested to determine whether there are actually any wetlands present within the limits of the Property.
Well Records	
Well Log Records / Well Mapping Program	No water wells and/or groundwater monitor wells were recorded on file for the Property and/or adjoining/nearby land.

3.3 Historical Use Information

The purposes of obtaining and reviewing *"historical sources is to develop a history of the previous uses of the [Property] and surrounding area, in order to help identify the likelihood of past uses having led to RECs in connection with the [Property]."* Nova attempted to research all obvious Property use from the present, back to the Property's first developed use; or back to 1940, whichever is earlier. Copies of below pertinent sources reviewed, such that establish Property uses or changes in use, are included in the Appendix of this report.

HISTORICAL SOURCES		
HISTORICAL RESOURCE	CHECKED IF REVIEWED	YEARS REVIEWED
Aerials	✓	1953, 1958, 1964, 1971, 1976, 1981, 1985, 1994, 1996, 2002, 2009, 2010, 2012, 2014, 2016
Fire Insurance Maps		Not available.
Topographic Maps	✓	1943, 1955, 1971, 1975, 1996, 2015
Local City Directories	✓	1926, 1931, 1937, 1943, 1949, 1954, 1960, 1965, 1970, 1975, 1980, 1985, 1991, 1996, 2001, 2006, 2010, 2014, 2018
Tax Files	✓	2019
Recorded Land Title Records		Not reasonably ascertainable or considered to be useful.
Building Department Records	✓	2019
Zoning/Land Use Records	✓	2019
Other Historical Sources		Not reasonably ascertainable or considered to be useful.

3.3.1 Summary of Historical Property Uses

The following is a summary of historical Property use based on review of available historical resources.

PROPERTY	
TIME PERIOD	HISTORICAL SUMMARY
1943-present	Undeveloped land or vacant land utilized for agricultural purposes.

Based on review of the information discussed above, the historical research has not identified prior uses that are expected to have resulted in a REC in connection with the Property.

3.3.2 Summary of Historical Adjoining/Adjacent Property Uses

The following are summaries of each adjoining property based on review of available historical resources.

ADJOINING/ADJACENT PROPERTY	
TIME PERIOD	HISTORICAL SUMMARY
North	
1943-2008	Undeveloped land or vacant land utilized for agricultural purposes.
2009-present	Interstate I-905 followed by undeveloped land or vacant land.
East	
1943-2004	Undeveloped land or vacant land utilized for agricultural purposes.
2005-present	Developed with current warehouse distribution property.

ADJOINING/ADJACENT PROPERTY	
TIME PERIOD	HISTORICAL SUMMARY
South	
1943-2002/03	Undeveloped land or vacant land utilized for agricultural purposes.
2005-present	Developed with current truck stop and parking facility.
West	
1943-present	Undeveloped land or vacant land utilized for agricultural purposes.

Based on the information discussed above, the historical research has not identified prior adjacent/adjoining property uses such that are expected to have resulted in REC in connection with the Property. Facilities to the east and south of the Property are further discussed in Section 3.1.1.3.

3.3.3 Additional Environmental Record Sources

Nova was provided the following reports for review:

- A Summary of Import Soil Environmental Screening Services report for the Property, prepared by PIC Environmental Services (PIC) and dated October 14, 2019, was provided by the Client for Nova's review. According to PIC, approximately 80,000 cubic yards of inert soil have been imported to the property from for different locations. Approximately 33,800 cubic yards was imported from Hotel del Coronado and Hampton Inn, Imperial Beach; 19,500 cubic yards was imported from Pascha, 28th Street, National City; 15,100 cubic yards was imported from Manchester Gateway, San Diego; and 10,900 cubic yards was imported from Bay Front, Chula Vista (SDG&E Substation). Soil testing prior to import to the Property included analyzing for total petroleum hydrocarbons (TPH), volatile organic compounds (VOCs), semi-VOCs (SVOCS), CAM 17 Metals, and polychlorinated biphenyls (PCBs). Samples from each location were sent to Alpha Scientific Corporation for analysis on September 27, 2016, September 5, 2018, December 6, 21018, December 20, 2018, and January 31, 2019. According to Alpha Scientific Corporation, the lab results for VOCS, SVOCS, TPH, PCBs, and metals analysis were within an acceptable level.
- In addition, laboratory results dated October 9, 2019 for soil being currently imported to the Property (at the time of Nova's property reconnaissance), were provided by PIC for Nova's review. According to Mr. Jonathan Kruer with J.T. Kruer & Company, Property representative, approximately 11,000 cubic yards of inert soil has been imported from 2308 E Sixth Street, National City. Soil testing prior to import to the Property included analyzing for VOCS, SVOCS, TPH, PCBs, and metals. According to Alpha Scientific Corporation, the lab results for VOCS, SVOCS, TPH, PCBs, and metals analysis were within an acceptable level.

Based on a review of the information provided by PIC, the imported fill material does not represent a REC to the Property.

No other previously prepared environmental reports geotechnical reports or other documents pertaining to the Property were provided for Nova's review.

4.0 PROPERTY RECONNAISSANCE

Nova conducted a reconnaissance visit to the Property on October 29, 2019. The Property visit was performed by Bernard Zangeneh, Nova Field Manager. Nova did not require special access to the Property and was not accompanied at the time of the Property visit.

The following table summarizes current Property operations observed at the time of the assessment. Specific information/details regarding such features (if any) are discussed in detail below.

	CHECKED IF PRESENT/OBSERVED
Interior and Exterior Observations	
Hazardous Substances and Petroleum Products	
Hazardous Substance and Petroleum Products Containers (Not Necessarily in Connection With Identified Uses)	
Drums	
Unidentified Substance Containers	
Storage Tanks	✓
Odors	
Pools of Liquid	
PCBs (electrical or hydraulic equipment)	
Past Use(s) of the Property	
Additional Observations	
Exterior Observations	
Evidence of a Release (i.e. stained soil/pavement or stressed vegetation)	
Solid Waste	
Pits, Ponds, or Lagoons	
Wastewater	
Wells	
Septic Systems (current or historical)	
Landfills / Fill of Unknown Origin	
Interior Observations	
Stains or Corrosion	
Drains, Sumps and/or Catch Basins	

4.1 Hazardous Substances / Petroleum Products

Current use and likelihood of use, treatment, storage, disposal or generation of hazardous substances or petroleum products found in connection with the Property, if any, is discussed in the following sections.

4.1.1 Storage

Evidence of hazardous substances and/or petroleum products, within containers of five-gallons or more (if any), associated with current Property operations (use, treat, storage, disposal or generation) observed at the time of the assessment, if any, are detailed within the table below. Evidence of a release, if any, observed at the time of the assessment is discussed in the Evidence of a Release section.

SUMMARY OF HAZARDOUS SUBSTANCES / PETROLEUM PRODUCTS				
SUBSTANCE	QUANTITY / CONTAINER DESCRIPTION	IDENTIFIED USE	LOCATION ON PROPERTY	EVIDENCE OF A RELEASE
None	N/A	N/A	N/A	N/A

4.1.2 Management and Disposal

Information regarding management and disposal of hazardous substances and/or petroleum products is discussed in detail within the following table.

TYPE OF WASTE GENERATED	MANAGEMENT/DISPOSAL PRACTICES
None	N/A

4.1.3 Equipment

Operations or equipment/materials involving the use of hazardous substances or petroleum products, if any, are detailed within the following table.

EQUIPMENT TYPE	DESCRIPTION
None	N/A

4.2 Drums

Drums were not observed at the time of the assessment within the limits of the Property.

4.3 Unidentified Substance Containers

Unidentified substance containers suspected of containing hazardous substances or petroleum products were not observed during the Property reconnaissance.

4.4 Storage Tanks

Aboveground storage tanks (ASTs) or underground storage tanks (USTs), if any, including evidence of fill pipes, fill ports, or vent pipes, observed during the Property reconnaissance or reported during interviews are summarized below.

QUANTITY AND CAPACITY OF ASTS/USTS	INSTALLATION/REMOVAL DATE	CONTENTS	LOCATION	USE	SECONDARY CONTAINMENT	EVIDENCE OF A RELEASE
Current/Active Storage Tanks						
One approximate 4,000-gallon AST, temporary	N/A	Water	Easter Property border	Grading	N/A	N/A
Historical Storage Tanks						
None	N/A	N/A	N/A	N/A	N/A	N/A

4.5 Odors

Strong, pungent, or noxious odors were not noted at the time of the assessment or reported by Property sources.

4.6 Catch Basins, Sumps and Pools of Liquid

No evidence of on-Property sumps or catch basins was observed or reported during the Property reconnaissance. Additionally, pools of liquids/standing surface water containing liquid likely to be a hazardous substance or petroleum product were not observed at the time of the Property assessment or identified during interviews.

4.7 PCBs

Transformers and other electrical/hydraulic equipment (i.e., oil-filled switches, balers, hoists, vehicle lifts, dock levelers, hydraulic elevators, etc.) manufactured prior to 1979 could contain PCBs at a level that subjects them to regulation by the USEPA. In 1979, the USEPA issued a final rule, banning the manufacturing, processing, distribution of PCBs in commerce and use (44 Federal Register 31514). PCBs in electrical equipment are controlled by USEPA regulations 40 CFR, Part 761. The following table summarizes electrical or hydraulic equipment located within the limits of the Property (if any) that has the potential to contain PCBs.

QUANTITY / TYPE OF EQUIPMENT	INSTALLATION DATE	NON-PCB LABELS PRESENT	POTENTIALLY CONTAINS PCBs	RESPONSIBLE PARTY/THIRD PARTY CONTRACTOR	EVIDENCE OF A RELEASE/PHYSICAL DAMAGE
N/A	N/A	N/A	N/A	N/A	N/A

4.8 Past Use(s) of the Property

Past uses of the Property were not observed during the Property reconnaissance that was likely to have involved the use, treatment, storage, disposal, or generation of hazardous substances or petroleum products.

4.9 Additional Observations

No additional relevant general Property characteristics were observed.

4.10 Evidence of a Release

No obvious indication of hazardous material or petroleum product or hazardous waste releases, such as stained areas or stressed vegetation, was observed during the Property reconnaissance or reported to Nova during interviews.

4.11 Solid Waste

To the extent visually and/or physically observed or identified from interviews or records review, the following is a summary of solid waste observed at the time of the assessment, if any.

SOLID WASTE DISPOSAL	
None observed.	None observed.

4.12 Pits, Ponds or Lagoons

No evidence of on-Property pits, ponds, or lagoons, was observed or reported during the Property reconnaissance.

4.13 Wastewater

No indication of industrial wastewater disposal or treatment systems were observed during the Property reconnaissance or reported to Nova.

WASTEWATER SOURCE / TYPE	DESCRIPTION AND MANAGEMENT/DISPOSAL PRACTICES
None	N/A

4.14 Wells

Wells (i.e. dry wells, irrigation wells, injection wells, abandoned wells or other wells), if any, observed during the Property reconnaissance or reported during interviews are summarized below.

WELL TYPE/USE	STATUS	INSTALLATION DATE	DEPTH	SCREEN INTERVAL	LOCATION
None	N/A	N/A	N/A	N/A	N/A

4.15 Septic Systems (Current or Historical)

Indication of a Property septic system or cesspool was not observed at the Property during the reconnaissance and/or review of publicly available resources.

4.16 Landfills / Fill of Unknown Origin

Imported fill from known sources was observed throughout the Property during the property reconnaissance. This fill material is discussed further in Section 3.3.3.

No evidence of on-Property landfilling was observed or reported during the Property reconnaissance. In addition, areas that appeared to have been filled/graded by non-natural causes and/or the presence of fill of unknown origin that would suggest the presence/disposal of hazardous substances and/or petroleum product was not observed and/or reported at the time of the assessment.

5.0 NON-SCOPE CONSIDERATIONS (NSCS)/BUSINESS ENVIRONMENTAL RISKS (BERS)

5.1 Asbestos Containing Materials (ACMs)

The Property is not improved with permanent structures; therefore, ACMs are not an issue of concern.

5.2 Lead-Based Paint (LBP)

The Property is not improved with permanent structures; therefore, LBP is not an issue of concern.

5.3 Radon

The USEPA 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, with Zone 1 being those areas with the average predicted indoor radon concentration in residential dwellings exceeding the USEPA Action limit of 4.0 picoCuries per liter of air (pCi/L). It is important to note that the USEPA has found homes with elevated levels of radon in all three zones, and the USEPA recommends Property-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.

A review of the EPA Map of Radon Zones places the Property in Zone 3, where average predicted radon levels are less than 2.0 pCi/L.

Based on the non-residential use of the Property, radon is not considered to be a significant concern and no sampling was performed or warranted.

5.4 Evidence of Mold

The Property is not improved with permanent structures; therefore, mold is not an issue of concern.

5.5 Lead in Drinking Water / Overall Drinking Water Quality

Once developed, the Property will likely be connected to the municipal potable water supply provided by the Otay Mesa Water District. According to the 2018 Annual Drinking Water Quality Report, the drinking water supplied to the Property is compliant with state and federal standards, including those for lead and copper.

Nova did not conduct sampling of drinking water at the Property for the presence of total lead content.

6.0 INTERVIEWS

Pursuant to ASTM E1527-13, the following interviews were conducted during this assessment in order to obtain information indicating RECs in connection with the Property. Findings from these interviews are discussed in the appropriate sections in this report.

6.1 Present Owner, Occupants and Key Site Manager

Nova made reasonable attempts to interview occupants of the Property who possessed knowledge of its current and past use history. Individuals with good knowledge of the uses and physical characteristics of the Property that were interviewed during the course of this assessment are summarized below. Interview content is included in various sections of this report.

INTERVIEWS				
NAME	AFFILIATION	CONTACT INFORMATION	DATE CONTACTED / INTERVIEWED	DURATION OF OCCUPANCY
Jonathan Kruer	Property Representative, J.T. Kruer & Company	858-550-0044, jonathank@jtkruerco.com	October 29, 2019	N/A

6.2 Past Owners, Operators and Occupants

Interviews with past owners, operators, and occupants that are likely to have material information regarding the potential for contamination at the Property were not considered reasonably ascertainable during the course of this assessment.

6.3 State and/or Local Government Officials

The following State or Local agencies that serve the area in which the Property is located were contacted in an effort to obtain information indicating RECs in connection with the Property. Interview content is discussed in detail within the Records Review section.

INTERVIEWS			
NAME	AFFILIATION	CONTACT INFORMATION	DATE CONTACTED / INTERVIEWED
Edwin C. Andrus /Office Support Specialist	County of San Diego Department of Environmental Health	PublicRecords.DEH@sdcounty.ca.gov	November 1, 2019
Online search	Regional Water Quality Control Board (RWQCB)	GeoTracker online database	November 1, 2019
Online search	Department of Toxic Substances Control (DTSC)	EnviroStor online database	November 1, 2019

6.4 Others

Information obtained during interviews with other local government officials is incorporated into the appropriate segments of this section.

7.0 FINDINGS, OPINIONS AND CONCLUSIONS

7.1 Findings and Opinions

Evidence of RECs, CRECs, HRECs or other environmental issues in connection with the Property or off-Property facilities, if any, are detailed within the table below.

FINDING(S)	OPINION(S)
Property - RECs	
None	None
Property - CRECs	
None	None
Property - HRECs	
None	None
Off-Property - RECs/CRECs/HRECs	
None	None
De Minimis Environmental Conditions	
None	None

7.2 Conclusions and Recommendations

Nova has performed a Phase I ESA in conformance with the scope and limitations of ASTM E1527-13 of La Media Property at NEC of La Media Road and Airway Road, San Diego, California. Any exceptions to or deletions from this practice are described in the Introduction Section of this report.

This assessment has revealed no evidence of RECs (including CRECs) in connection with the Property. Based on the information available during the course of this assessment, Nova does not recommend further assessment of the Property at this time.

CONCLUSION(S)	RECOMMENDATION(S)
None	None

7.2.1 *Non-Scope Considerations (NSCs)/Business Environmental Risks (BERs)*

Environmental issues with regard to NSCs or BERs, if any, identified in connection with the Property at the time of the Property assessment are detailed below.

FINDING	RECOMMENDATION
None	None

7.3 Deletions and Deviations

Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs in connection with the Property based on reasonably ascertainable information, as well as reasonable constraints with regard to time and cost. All limiting conditions, deletions, and deviations from the ASTM E1527-13 (if any) is listed individually and in detail, including Client imposed constraints, and all additions, within the Introduction section of this report.

8.0 REFERENCES

TYPE	SOURCE
Aerial Photographs	ERIS; Google Earth
City Directories	San Diego Public Library, San Diego, California
Fire Insurance Map	ERIS
Flood Insurance Map	Federal Emergency Management Agency, Federal Insurance Administration, National Flood Insurance Program (online source), https://msc.fema.gov/portal/search
Geology	United States Geological Survey (USGS) https://www.usgs.gov/
Hydrology	Regional Water Quality Control Board GeoTracker http://geotracker.waterboards.ca.gov/ and USGS Ground Water Atlas https://water.usgs.gov/ogw/aquifer/atlas.html
Oil/Gas Exploration	California Department of Conservation Division of Oil, Gas & Geothermal Resources (online resource), http://www.conservation.ca.gov/dog/maps/Pages/GISMapping2.aspx .
Radon	United States Environmental Protection Agency (EPA) Map of Radon Zones (online resource), http://www.epa.gov/radon/pdfs/zonemapcolor.pdf
Regulatory Database Information	ERIS, NEC of La Media Road and Airway Road, San Diego, California, Inquiry No. 20191030110, November 1, 2019
Soils	United States Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS), Web Soil Survey (online resource), http://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx
Topographic Map	United States Geological Survey – 7.5 Minute Topographic Quadrangle of Otay Mesa, California, 1996.
Water Wells	California Water Resources Control Board GeoTracker (online resource), http://geotracker.waterboards.ca.gov/gama/ .
Water Quality Report	Otay Mesa Water District Drinking Water Quality Report/Consumer Confidence Report, 2018
Wetlands	U.S. Fish & Wildlife Service (online resource), http://www.fws.gov/wetlands/Data/Mapper.html .

ACRONYMS/ABBREVIATIONS

ACM	Asbestos Containing Material
AMSD	Approximate Minimum Search Distance
APN	Assessor Parcel Number
ASTM	American Society of Testing and Materials
AULs	Activity and Use Limitations
BFE	Base Flood Elevation
BER	Business Environmental Risk
COC	Chemical of Concern
CERCLA	Comprehensive Environmental Response, Compensation & Liability Act
CREC	Controlled Recognized Environmental Condition
ERIS	Environmental Risk Information Services
ERNS	Emergency Response Notification System
ESA	Environmental Site Assessment
FBG	Feet Below Grade
FINDS	Facility Index System
FOIA	Freedom of Information Act
HREC	Historical Recognized Environmental Condition
HVAC	Heating, Ventilation and Air Conditioning
IC	Institutional Controls
LBP	Lead Based Paint
LQG	Large Quantity Generator
LUST	Leaking Underground Storage Tank
NFA	No Further Action
Non-Gen	Non-Generator
Nova	Nova Group, GBC
NPL	National Priorities Listing
RCRA	Resource Conservation and Recovery Act
REC	Recognized Environmental Condition
ROC	Records of Communication
SHWS	State Hazardous Waste Sites
SQG	Small Quantity Generator
TSDF	Hazardous Waste Treatment, Storage or Disposal Facility
USEPA	United States Environmental Protection Agency
USGS	United States Geological Survey
UST	Underground Storage Tank
VCP	Voluntary Cleanup Program