

EXHIBIT O

PHASE I ENVIROMENTAL SITE ASSESMENT

FOR

SAN BERNARDINO COUNTY

303 W. 5TH STREET DESIGN-BUILD PROJECT

PROJECT NUMBER 10.10.1699



**SAN BERNARDINO
COUNTY**

Phase I Environmental Site Assessment

303 West 5th Street Acquisition

303 West 5th Street

San Bernardino, San Bernardino County, California

September 8, 2023 | Terracon Project No. LA237387

Prepared for:

County of San Bernardino California
San Bernardino, California



Prepared by:

Terracon Consultants, Inc.
Colton, California



Nationwide
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- Facilities
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- Geotechnical
- Materials



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September 8, 2023

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Attn: Brenton Rankin
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Re: Phase I Environmental Site Assessment
303 West 5th Street Acquisition
303 West 5th Street
San Bernardino, San Bernardino County, California 92401
Terracon Project No. LA237387

Dear Mr. Rankin:

Terracon Consultants, Inc. (Terracon) is pleased to submit the enclosed Phase I Environmental Site Assessment (ESA) report for the above-referenced subject property (hereinafter known as the "site"). This assessment was performed in accordance with the Purchase Order 4100311335, dated August 9, 2023, associated with the Terracon Proposal No. PLA237387, dated July 25, 2023:

We appreciate the opportunity to be of service to you on this project. In addition to Phase I services, our professionals provide geotechnical, environmental, construction materials, and facilities services on a wide variety of projects locally, regionally, and nationally. For more detailed information on all of Terracon's services please visit our website at www.terracon.com. If there are any questions regarding this report or if we may be of further assistance, please do not hesitate to contact us.

Sincerely,

Terracon Consultants, Inc.

DRAFT

Laura S. Hedman
Staff Geologist

DRAFT

Carl A. Parten
Senior Principal/Office Manager III

DRAFT

Tony P. Mikacich, P.G.
Senior Geologist

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NOT FOR BUILD

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EXECUTIVE SUMMARY

This Phase I Environmental Site Assessment (ESA) was performed in accordance with the Purchase Order 4100311335, dated August 9, 2023, associated with the Terracon Proposal No. PLA237387, dated July 25, 2023, and was conducted consistent with the procedures included in ASTM E1527-21, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. The ESA was conducted under the supervision or responsible charge of Carl A. Parten, Environmental Professional. Laura S. Hedman performed the site reconnaissance on August 23, 2023.

Findings and Opinions

A summary of findings is provided below. It should be recognized that details were not included or fully developed in this section, and the report must be read in its entirety for a comprehensive understanding of the items contained herein.

Site Description and Use

The site is located at 303 West 5th Street in San Bernardino, San Bernardino County, California 92401, and consists of three contiguous parcels of land, totaling approximately 1.24-acres, identified by San Bernardino County Assessor Parcel Numbers (APNs): 0135-101-27-0000, 0135-101-28-0000, and 0135-101-08-0000. The site is improved with one approximately 27,200 square-foot, two-story office building (former Department of Corrections facility, and currently unoccupied) built in 1977 and further improved with associated asphalt-paved parking, and utilities. The western portion of the site is an undeveloped dirt lot. During the site reconnaissance, the site was observed to be unoccupied.

Historical Information

Based on review of the historical information the site appeared developed with residential dwellings and associated garages/outbuildings from as early as 1885. By 1949, the dwelling on the northeastern portion of the site appeared to have been removed and redeveloped with Federal Recreation building/Y.W.C.A. Club Room, and a dwelling on the north-central portion of the site was depicted as office space on the 1950 through 1969 Sanborn maps. By 1974, the dwellings/office space appeared to have been removed. By 1985, the site appeared redeveloped with existing Department of Corrections building and associated parking lot, with vacant dirt lot on the western portion of the site, and has remained consistent through the present.

The surrounding properties appeared developed with residential dwellings and associated garages/outbuildings, a church to the northwest, 5th Street abutting the site to the north, and C Street (formerly Grafton Street) abutting the site to the east, from as early

as 1885. By 1938, the church appeared to have been removed, and the existing Post Office building was visible to the northwest; residential apartment buildings were depicted on the adjacent north and north-northwest; a gasoline and oil facility was depicted on the adjacent north-northeast (across 5th Street, on the 1950 through 1963 Sanborn maps); a gasoline and oil facility was depicted on the adjacent east-northeast (across C Street); an automobile sales facility and associated automotive service department, body repair, and paint shop, appeared developed further south and south-southwest; and the residential dwellings and associated outbuildings appeared to have been removed from the properties to the west.

By 1943, C Street appeared to have been renamed Arrowhead Avenue, and subsequently renamed North Arrowhead Avenue. By 1949/1950, an automobile sales facility, associated automotive service department and car wash, and an office building were depicted on the adjacent east-southeast and west, and the San Bernardino City Hall of Justice was depicted further southwest of the site. By 1963, the automotive service department and car wash areas to the west appeared to have been removed, and the automobile sales/car storage lot appeared to have been expanded. By 1966, the gasoline and oil facility to the north appeared to have been removed, and the property appeared as a vacant dirt lot; the dwelling to the northeast appeared to have been removed and redeveloped with a multi-tenant commercial office building; the gasoline and oil facility to the east appeared to have been removed, and the property appeared redeveloped with parking lot. By 1968, the apartment buildings to the north appeared to have been removed, and the property appeared redeveloped with a multi-tenant commercial office building. By 1974, the automobile sales facility and associated automotive service department, body repair, and paint shop to the south appeared to have been removed, and the property appeared redeveloped with parking lots and a multi-tenant commercial office building, by 1985. Also by 1985, the automotive sales/car storage lot to the west appeared to have been removed, and the property appeared redeveloped with the existing Jack in the Box Restaurant, and the surrounding properties have remained consistent through the present. Based on review of historical documentation, indication of recognized environmental conditions (RECs) were not identified in connection with the site.

Records Review

Selected federal and state environmental regulatory databases as well as responses from state and local regulatory agencies were reviewed. The Department of Justice facility, identified as the site, was listed in the Facility and Manifest Data (HAZNET) and Hazardous Waste Tracking System (HWTS) regulatory databases. Based on review of the databases, the Department of Justice was identified with EPA ID No. CAC002609919, dated from 2006 through 2007, as a facility generating "Unspecified Oil-containing Waste", with waste transporter services conducted by Starlite Reclamation Environmental Services, Inc. No indication of chlorinated solvent usage or chemical releases were indicated in the database records. Based on review of the regulatory

databases, general office-type operations at the site, and the absence of reported chlorinated solvent usage or chemical release listings, the Department of Justice database listings do not represent a REC.

The remaining facilities listed in the database report do not appear to represent RECs to the site at this time, based upon regulatory status, apparent topographic gradient, and/or distance from the site.

Site Reconnaissance

During the site reconnaissance, Terracon observed two hydraulic elevators and associated elevation equipment (one of the equipment rooms was locked and inaccessible); heating, ventilation, and air/conditioning (HVAC) systems; interior floor drains; two solid waste disposal bins, one pad-mounted transformer, miscellaneous household trash (paper cups, plastic bottles, and plastic bags), and a pile of dirt/cut dried grass pile (approximately 12-cubic yards). RECs were not identified.

Adjoining Properties

West 5th Street abuts the site to the north, followed the United States Postal Service Office (390 West 5th Street) to the northwest; Multi-tenant commercial office building (Shattered Dispensary & Lounge; 350 West 5th Street), converted single-family house (Shy's Child Care and Learning Center; 314 West 5th Street), and two vacant dirt lots to the north; and multi-tenant commercial office building (paralegal services, Triple H Constructions; 505 North Arrowhead Avenue) to the northeast. The eastern adjoining property consists of a parking lot associated with the San Bernardino County Probation Office. The western adjoining property consists of a vacant commercial office building (472 North Arrowhead Avenue) and public parking lots. The western adjoining property consists of Jack in the Box (495 North D Street). RECs were not identified observed with the adjoining properties.

Significant Data Gaps

No significant data gaps were identified.

Conclusions

We have performed a Phase I ESA consistent with the procedures included in ASTM Practice E1527-21 on the 303 West 5th Street Acquisition, located at 303 West 5th Street in San Bernardino, San Bernardino County, California 92401, the site. Recognized Environmental Conditions (RECs), Controlled RECs (CRECs) and/or Significant Data Gaps (SDGs) were not identified in connection with the site.

Recommendations

Based on the scope of services, limitations, and conclusions of this assessment, Terracon did not identify RECs, CRECs, or SDGs in connection with the site. As such, no additional investigation is warranted at this time.

1.0 INTRODUCTION

1.1 Site Description

Site Name	303 West 5 th Street Acquisition
Site Location/Address	303 West 5 th Street, San Bernardino, San Bernardino County, California 92401; San Bernardino County APNs: 0135-101-27-0000, 0135-101-28-0000, and 0135-101-08-0000
Land Area	The site consists of three contiguous parcels of land totaling approximately 1.24-acres.
Site Improvements	The site is improved with a 27,200 square-foot, two-story office building built in 1977, associated asphalt-paved parking, and utilities.
Anticipated Future Site Use	Continued commercial office use
Reason for the ESA	Assist the client with site acquisition

The location of the site is depicted on Exhibit 1 of Appendix A, which was reproduced from a portion of the San Bernardino South and San Bernardino North, California, USGS 7.5-minute series topographic maps (2018). The site and adjoining properties are depicted on the Site Diagram, which is included as Exhibit 2 of Appendix A. Acronyms and terms used in this report are described in Appendix F.

1.2 Scope of Services

This Phase I ESA was performed in accordance with the Purchase Order 4100311335, dated August 9, 2023, associated with the Terracon Proposal No. PLA237387, dated July 25, 2023, and was conducted consistent with the procedures included in ASTM E1527-21, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. The purpose of this ESA was to assist the client in developing information to identify RECs in connection with the site as reflected by the scope of this report. Recognized environmental conditions are defined by ASTM E1527-21 as "(1) the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment." A *de minimis* condition is not a recognized environmental condition.

This purpose was undertaken through user-provided information, a regulatory database review, historical and physical records review, interviews (including local government inquiries, as applicable), and a visual noninvasive reconnaissance of the site and adjoining properties. Limitations, ASTM deviations, and significant data gaps (if identified) are noted in the applicable sections of the report.

1.3 Standard of Care

This ESA was performed in accordance with generally accepted practices of this profession, undertaken in similar studies at the same time and in the same geographical area. We have endeavored to meet this standard of care, but may be limited by conditions encountered during performance, a client-driven scope of work, or inability to review information not received by the report date. Where appropriate, these limitations are discussed in the text of the report, and an evaluation of their significance with respect to our findings has been conducted.

Phase I ESAs, such as the one performed at this site, are of limited scope, are noninvasive, and cannot eliminate the potential that hazardous, toxic, or petroleum substances are present or have been released at the site beyond what is identified by the limited scope of this ESA. In conducting the limited scope of services described herein, certain sources of information and public records were not reviewed. It should be recognized that environmental concerns may be documented in public records that were not reviewed. No ESA can wholly eliminate uncertainty regarding the potential for RECs in connection with a property. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs. No warranties, express or implied, are intended or made. The limitations herein must be considered when the user of this report formulates opinions as to risks associated with the site or otherwise uses the report for any other purpose. These risks may be further evaluated – but not eliminated – through additional research or assessment. We will, upon request, advise you of additional research or assessment options that may be available and associated costs.

1.4 Additional Scope Limitations, ASTM Deviations, and Data Gaps

Based upon the agreed-on scope of services, this ESA did not include subsurface or other invasive assessments, vapor intrusion assessments or indoor air quality assessments (i.e., evaluation of the presence of vapors within a building structure), business environmental risk evaluations, or other services not particularly identified and discussed herein. Credentials of the company (Statement of Qualifications) have not been included in this report but are available upon request. Pertinent documents are referred to in the text of this report, and a separate reference section has not been included. Reasonable attempts were made to obtain information within the scope and time constraints set forth by the client; however, in some instances, information

requested is not, or was not, received by the issuance date of the report. Information obtained for this ESA was received from several sources that we believe to be reliable; nonetheless, the authenticity or reliability of these sources cannot and is not warranted hereunder.

An evaluation of the significance of limitations and missing information with respect to our findings has been conducted, and where appropriate, significant data gaps are identified and discussed in the text of the report. However, it should be recognized that an evaluation of significant data gaps is based on the information available at the time of report issuance, and an evaluation of information received after the report issuance date may result in an alteration of our conclusions, recommendations, or opinions. We have no obligation to provide information obtained or discovered by us after the issuance date of the report, or to perform any additional services, regardless of whether the information would affect any conclusions, recommendations, or opinions in the report. This disclaimer specifically applies to any information that has not been provided by the client.

This report represents our service to you as of the report date and constitutes our final document; its text may not be altered after final issuance. Findings in this report are based upon the site's current utilization, information derived from the most recent reconnaissance and from other activities described herein; such information is subject to change. Certain indicators of the presence of hazardous substances, petroleum products or PFAS compounds may have been latent, inaccessible, unobservable, or not present during the most recent reconnaissance and may subsequently become observable (such as after site renovation or development). Further, these services are not to be construed as legal interpretation or advice.

1.5 Reliance

This ESA report is prepared for the exclusive use and reliance of County of San Bernardino California. Use or reliance by any other party is prohibited without the written authorization of County of San Bernardino California and Terracon Consultants, Inc. (Terracon).

Reliance on the ESA by the client and all authorized parties will be subject to the terms, conditions and limitations stated in the proposal, ESA report, and Terracon's Agreement. The limitation of liability defined in the Agreement is the aggregate limit of Terracon's liability to the client and all relying parties.

Continued viability of this report is subject to ASTM E1527-21 Section 4.6. If the ESA will be used by a different user (third party) than the user for whom the ESA was originally prepared, the third party must also satisfy the user's responsibilities in Section 6 of ASTM E1527-21.

1.6 Client Provided Information

Prior to the site visit, Brenton Rankin, client's representative, was asked to provide the following user questionnaire information as described in ASTM E1527-21 Section 6.

Client Questionnaire Responses

Client Questionnaire Item	Client Did Not Respond	Client's Response	
		Yes	No
Specialized Knowledge or Experience that is material to a REC in connection with the site.	X		
Actual Knowledge of Environmental Liens or Activity Use Limitations (AULs) that may encumber the site.	X		
Actual Knowledge of a Lower Purchase Price because contamination is known or believed to be present at the site.	X		
Commonly Known or Reasonably Ascertainable Information that is material to a REC in connection with the site.	X		
Obvious Indicators of Releases at the site.	X		

The client did not provide the requested User's information as of the issuance date of the report, Terracon assumes the client is evaluating the questionnaire information outside the context of the Terracon's Phase I ESA scope of work and report.

2.0 PHYSICAL SETTING

Physical Setting Information		Source
Topography		
Site Elevation	Approximately 1,050 feet above mean sea level (MSL).	San Bernardino South, and San Bernardino North, California Quadrangles, 2018 (Appendix A)
Topographic Gradient	Sloping toward the southeast.	
Closest Surface Water	Secombe Lake (man-made) is located approximately 1,925 feet east-northeast of the site.	
Soil Characteristics		

Physical Setting Information		Source
Soil Type	Grangeville (Gr) fine sandy loam, warm MAAT, MLRA 19	Soil Survey of San Bernardino County Southwestern Part, California (CA677); United States Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS); Issued 2022. https://websoilsurvey.sc.egov.usda.gov
Description	Palmview soils are well drained with 0 to 5 percent slopes. Soil profile consists of 0-79 inches below ground surface (bgs) fine sandy loam. Tujunga soils are somewhat excessively drained with 0 to 5 percent slopes. Soil profile consist of 0 to 6 inches bgs sandy loam and 6 to 72 inches bgs loamy sand. Parent material consists of discontinuous human-transported material over alluvium derived from granite.	
Geology/Hydrogeology		
Formation	Quaternary alluvial deposits (Qa)	Geologic map of the San Bernardino North/north ½ of San Bernardino South quadrangles, San Bernardino and Riverside County (Dibblee, T.W., and Minch, J.A., Dibblee Geologic Foundation, 2004); https://ngmdb.usgs.gov/mapview
Description	Alluvial fan gravel and sand of valley areas, derived from rocks of San Bernardino Mountains, composed of unsorted boulders and cobbles in mountain area, down slope into finer cobble-gravel and sand outward southwest in valley area (Holocene).	
Estimated Depth to First Occurrence of Groundwater	Approximately 21 feet bgs, measured in monitoring wells approximately 305 feet west of the site.	State Water Resources Control Board, GeoTracker website; Global ID: T0607100080; LUST Cleanup Site (Closed June 14, 2001); La Mancha (Former Mobil Service Station); 415 West 5 th Street, San Bernardino, San Bernardino County, California 92401;

Physical Setting Information		Source
		RWQCB, No Further Action Letter; dated June 14, 2001; GeoTracker (ca.gov)
*Hydrogeologic Gradient	Not known - may be inferred to be parallel to topographic gradient (primarily to the southeast).	

* The groundwater flow direction and the depth to shallow, unconfined groundwater, if present, would likely vary depending upon seasonal variations in rainfall and other hydrogeological features. Without the benefit of on-site groundwater monitoring wells surveyed to a datum, groundwater depth and flow direction beneath the site cannot be directly ascertained.

3.0 HISTORICAL USE INFORMATION

Terracon reviewed the following historical sources to develop a history of the previous uses of the site and surrounding area, in order to help identify RECs associated with past uses. Copies of selected historical documents are included in Appendix C.

3.1 Historical Topographic Maps, Aerial Photographs, and Sanborn Maps

Readily available historical USGS topographic maps, selected historical aerial photographs (at approximately 10-to-15-year intervals) and historical fire insurance maps produced by the Sanborn Map Company were reviewed to evaluate land development and obtain information concerning the history of development on and near the site. Reviewed historical topographic maps, aerial photographs, and Sanborn maps are summarized below.

Historical fire insurance maps produced by the Sanborn Map Company were requested from Environmental Data Resources, Inc. (EDR) to evaluate past uses and relevant characteristics of the site and surrounding properties. Based upon inquiries to the above-listed Sanborn provider, Sanborn maps were available for the site. EDR provided Sanborn maps as summarized below.

- Topographic maps:
 - San Bernardino, California; published in **1896**, **1898**, and **1901** (1:62,500)
 - Arrowhead, California; published in **1936** (1:31,680)
 - Colton, California; published in **1938** and **1943** (1:31,680)
 - San Bernardino, California; published in **1942** (1:50,000)
 - San Bernardino South, California; photo revised in 1954 from **1952** aerial photographs; photo revised in 1967 from **1966** aerial photographs; photo revised in 1973 from **1973** aerial photographs;

photo revised in 1975 from **1975** aerial photographs; photo revised in 1980 from **1978** aerial photographs; published in **2012, 2015, 2018** (1:24,000)

- San Bernardino North, California; photo revised in 1954 from **1952** aerial photographs; photo revised in 1967 from **1966** aerial photographs; photo revised in 1973 from **1966** aerial photographs; photo revised in 1975 from **1975** aerial photographs; photo revised in 1980 from **1979** aerial photographs; published in **2012, 2015, 2018** (1:24,000)

■ Aerial photographs:

- FAIR, **1930**, 1" = 500'
- USDA, **1938, 1949, 1953, 1959, 1968, 1985**, and **1989**, 1" = 500'
- USGS, **1974**, 1" = 500'
- USGS/DOQQ, **1994** and **2002**, 1" = 500'
- USDA/NAIP, **2006, 2009, 2012, 2016**, and **2020**, 1" = 500'

■ Sanborn Fire Insurance Map(s):

1885, 1887, 1888, 1891, 1894, 1906, 1950, 1951, 1953, 1954, 1956, 1957, 1958, 1959, 1961, 1963, and 1969

Historical Maps and Aerial Photographs

Direction	Description
Site	Developed with residential dwellings and associated garages/outbuildings (1885-1938); the dwelling on the northeastern portion of the site appeared to have been removed and redeveloped with Federal Recreation building/Y.W.C.A. Club Room, and a dwelling on the north-central portion of the site was depicted as office space on the 1950 through 1969 Sanborn maps (1949-1969); the dwellings/office space appeared to have been removed (1974); the site appeared redeveloped with existing Department of Corrections building and associated parking lot, with vacant dirt lot on the western portion of the site (1985-2020).
North	5 th Street abuts the site, followed by residential dwellings to the north and northeast, and a church to the northwest (1885-1930); the church appeared to have been removed, and the existing Post Office building was visible to the northwest; residential apartment buildings were depicted on the adjacent north and north-northwest; and a gasoline and oil facility was depicted on the adjacent north-northeast (across 5 th Street) on the 1950 through 1963 Sanborn maps (1938-1963); the gasoline and oil facility appeared to have been removed, and the

Direction	Description
	property appeared as a vacant dirt lot; the dwelling to the northeast appeared to have been removed and redeveloped with a multi-tenant commercial office building (1966); the apartment buildings appeared to have been removed, and the property appeared redeveloped with a multi-tenant commercial office building (1968-2020).
East	C Street (formerly Grafton Street) abuts the site, followed by residential dwellings and associated garages/outbuildings to the east-southeast (1885); dwellings and associated outbuildings developed to the east (1887-1906); a gasoline and oil facility was depicted on the adjacent east-northeast (across C Street) (1938); C Street appeared to have been renamed Arrowhead Avenue (1943); an office building was depicted on the adjacent east-southeast, and the San Bernardino City Hall of Justice was depicted further southwest of the site (1950); the gasoline and oil facility appeared to have been removed, and the property appeared redeveloped with parking lot (1966-2012); Arrowhead Avenue appeared depicted as North Arrowhead Avenue (2015-2020).
South	Developed with residential dwellings and associated outbuildings (1885); and arbor is depicted (1887-1930); developed with automobile sales facility and associated automotive service department, body repair, and paint shop, further south and south-southwest (1938-1969); the automobile sales facility and associated automotive service department, body repair, and paint shop appeared to have been removed (1974); the property appeared redeveloped with parking lots and a multi-tenant commercial office building (1985-2020).
West	Developed with residential dwellings and associated outbuildings (1885-1930); the residential dwellings and associated outbuildings appeared to have been removed (1938); depicted with automobile sales facility and associated automotive service department and car wash (1949-1961); the automotive service department and car wash areas appeared to have been removed, and the automobile sales/car storage lot appeared to have been expanded (1963-1974); the automotive sales/car storage lot appeared to have been removed, and the property appeared redeveloped with the existing Jack in the Box Restaurant (1985-2020).

3.2 Historical City Directories

EDR Digital Archive, Cole Information, Haines & Company, Inc., GTE California Incorporated, Pacific Telephone Co., Luskey Brothers & Co Publishers, The Pacific Telephone and Telegraphs Co., San Bernardino Directory Co., Los Angeles Directory, Southern California Telephone Company, and Associated Telephone Company Limited

city directories used in this study were made available through EDR (selected years reviewed: 1922-2017) and were reviewed at approximate five-year intervals, if readily available. 5th Street listings were not available prior to 1922. The current street address for the site was identified as 303 5th Street.

Historical City Directories

Direction	Description
Site	303 West 5th Street: No listings (1922-1980); American Title Co., Safeco Title Insurance, United Title Co., (1981); No listings (1985-1992); Various state and county court listings: <u>Department of Justice</u> , Court of Appeals, County Courts, California Corrections Department, San Bernardino Drug Rehab (1995-2020).
	305 West 5th Street: No listings (1922-1946); <u>Bradley's Used Cars</u> (1949); Bradley's Used Cars, State Vocational & Rehabilitation Office (1955); No listings (1956-2020).
	307 West 5th Street: No listings (1922-1946); Residential listings (1949); No listings (1950-2020).
	309 West 5th Street: No listings (1922-1941); Residential listings (1942-1955); No listings (1956-2020).
	313 West 5th Street: No listings (1922-1951); Colonial Beauty Salon (1955); No listings (1956-2020).
	315 West 5th Street: No listings (1922-1941); Residential listings (1942-1955); No listings (1956-2020).
	323 West 5th Street: No listings (1922-1923); Residential listings (1926-1955); No listings (1956-2020).
	329 West 5th Street: No listings (1922-1941); Residential listings (1942-1949); No listings (1950-2020).
	331 West 5th Street: Residential listings (1922-1949); No listings (1950-2020).
	335 West 5th Street: Residential listings (1922-1942); No listings (1945-1946); Benedict Adv Agency, Benedict HR, Pacific Mutual Life Insurance Co. (1949); German Jas A Co Accounts, German JA Geni Contractors, Pacific Mutual Life Insurance Co. (1955); No listings (1956-2020).
	331 West 5th Street: Residential listings (1922); No listings (1923-2020).
	343 West 5th Street: No listings (1922-1926); Residential listings (1930-1955); No listings (1956-2020).
	345 West 5th Street: Residential listings (1922-1955); No listings (1956-2002); Residential listings (2003); No listings (2005-2020).

Direction	Description
	<p>347 West 5th Street: Residential listings (1922-1942); No listings (1945-2020).</p> <p>349 West 5th Street: Residential listings (1922-1965); No listings (1970-2020).</p>
North	<p>300 West 5th Street: No listings (1922-1946); <i>Standard Station</i> (1949); No listings (1950-2020).</p> <p>302 West 5th Street: Residential listings (1922-1955); No listings (1956-2020).</p> <p>306 West 5th Street: No listings (1922-1951); (Residential listings (1955); No listings (1956-2020).</p> <p>308 West 5th Street: No listings (1922-1951); Residential listings (1955); No listings (1956-2020).</p> <p>310 West 5th Street: Residential listings (1922-1955); No listings (1956-2020).</p> <p>312 West 5th Street: No listings (1922-1951); (Residential listings (1955); No listings (1956-2020).</p> <p>314 West 5th Street: No listings (1922-1941); Residential apartment listings (1942-1975); Residential apartment listings, ACLU American Civil, Ellies Secretarial (1981); Residential listings, M&M Accounting Consultants (1991); Residential apartment listings, ABC Secretarial service (1996); Residential listings (2003-2020);</p> <p>316 West 5th Street: No listings (1922-1941); Residential listings (1942-1955);</p> <p>318 West 5th Street: No listings (1922 ; Residential listings (1942-1955); No listings (1956-2020).</p> <p>320 West 5th Street: Residential listings (1922-1955); No listings (1956-1961); San Bernardino County Heart Association (1964-1965); No listings (1970-2020).</p> <p>330 West 5th Street: Residential listings (1922); No listings (1923-2020).</p> <p>338 West 5th Street: Residential listings (1922-1965); No listings (1970-2020).</p> <p>348 West 5th Street: Residential listings (1922-1965); No listings (1970-2020).</p> <p>350 West 5th Street: No listings (1922-1926); Residential listings (1930); Quinn WJ Dental Technician/Laboratory (1936-1942); Purkey JT, Lashlee CH Physician (1949); Thomas ER (1955); Powell JN (1965); Barnes DE CPA, Bastyr Robert C Sunset Travel, District Governor Rotary, Holt C Ross Optometrist, Powell Jon Optometrist, Grigsby Edw G</p>

North

Appraiser, Rotary Club of San Bernardino (1970); Holt C Ross Optometrist, Powell Jon Optometrist, Neste Brudin & Stone, Inc., Engineers, *Shell Oil Company*, Sunset Travel, Inc. (1975); Great American Sec; Neste Brudin / Stone, Sunset Travel World (1981); JW Applegate Civil Engineer, Boyce Judith L. Gorian Thomes, Inc., CPU Congress For United Communities, Gary W. Miller Architect & Associates, Hendrix WR Engineering, Institute for Social Justice, Richard Pope & Associates, Armando Navarro, PhD (1991); Sunset Travel World (1996); Various attorney, legal consultant, secretarial services, and investment business listings (2003-2010); Ellies Legal Secretarial Services, Gebbie & Freidman, Inc., John D Pepe Attorney, Genus Home Care of San Bernardino, Sassy Gurlz Catering, and various other attorney listings (2014-2017); Gorian Investment Group, Inc., Anita Lozano Home Care; Robert Friedman (2020).

358 West 5th Street: No listings (1922-1941); Residential listings (1942-1955); No listings (1956-2020).

360 West 5th Street: Residential listings (1922-1949); No listings (1950-1964); Moto Mart (1965); No listings (1970-2020).

362 West 5th Street: Neild MD bill poster (1922); No listings (1923-2020).

368 West 5th Street: Residential listings (1922-1926); Isaias Robert, D Intersect V, Cor D Cowen O L Autos (1930); Residential listings (1936-1942); No listings (1945-2020).

380 West 5th Street: Rev Mowbray HB E Church (1922); Rev Mowbray HB, St Paul's M E Church, Cowen O L Autos (1926); No listings (1930-1941); Residential listings (1942); No listings (1945-2020).

390 West 5th Street: No listings (1922-1934); Federal Building, Post Office Co Farm Advisor (1936-1949); Federal Building, US Post Office, US Navy Recruiting, PO Inspector, US Civil Service Exam, US Dept of Agriculture/Forest, US Immigration & Naturalization Service, US Geological Survey (1955); Federal Telecommunications Systems Operator, US Army Reserve San Bernardino Subsector Command XV US Army Corps, PTS Operator, United States Government Postal Service (1970); United States Government Department of Interior, Department of Contd Mines Bureau of Metals & Non Metal Mine Safety, United States Government Postal Service, Bureau of Alcohol, Tobacco, & Firearms (1975); US Postal Service, US Postal Inspectors (1981-2017); Brother's Keeper Mission Project, Garcon Manque' LLC, US Post Office, Aspire Hope, Inc. (2020).

503 North Arrowhead Avenue: No listings (1922-1995); Wong Wilson Attorney (1996); No listings (2000-2020).

Direction	Description
North	505 North Arrowhead Avenue: No listings (1922-1965); Various attorney, realty, insurance company, FBI, and investigators business listings (1970-1996); Various attorney and assault/trauma services listings (2003-2008); Amalgamated Transit Union, Assault Trauma Center/Sexual Assault Services, Centurion Managed Care, J Spencer Wagstaff Law Offices (2010-2020).
East	477 North Arrowhead Avenue: No listings (1922-2020). 479 North Arrowhead Avenue: No listings (1922-2020). <u>499 North Arrowhead Avenue:</u> No listings (1922-2020).
South	462 North Arrowhead Avenue: No listings (1922-2020). 470 North Arrowhead Avenue: No listings (1922-2020).
West	351 West 5th Street: No listings (1922); Residential listings (1926); No listings (1930); Turner BH Restaurant, Landon R Dr (1942); Antrim JL, Arrowhead U Drive, Mrs Coen MB Restaurant (1949); Arrowhead U Drive Corp, Speedy Del Parcels, Hertz Rent A Car System Licensee, Jose Mendoza (1955); No listings (1956-2020). 373 West 5th Street: No listings (1922-1954); Pentecostal Holiness Church (1955); No listings (1956-2020). 379 West 5th Street: No listings (1922-1941); residential listings (1942); No listings (1945-2020). 395 West 5th Street: No listings (1922-1934); <u>Holly's Super Service</u> (1936); Holly's Super Service, Arrowhead U Drive Auto Rental (1942); No listings (1945-2020). 495 North D Street: No listings (1922-1991); Jack in the Box Restaurant (1992-2020).

The above underlined and italicized addresses and facilities were listed in the regulatory databases.

3.3 Site Ownership

Based on a review of information obtained from the San Bernardino County Assessor's Office online database at www.sbcounty.gov/ARC/Main/Assor/PropertyInformation, the site consists of APNs: 0135-101-27-0000, 0135-101-28-0000, and 0135-101-08-0000, and is currently owned by ICB Inc. No indication of on-site industrial usage were reported. RECs were not identified.

3.4 Title Search

At the direction of the client, a title search was not included as part of the scope of services. Unless notified otherwise, we assume that the client is evaluating this information outside the scope of this report.

3.5 Environmental Liens and Activity and Use Limitations

The EDR regulatory database report included a review of both Federal and State Engineering Control (EC) and Institutional Control (IC) databases. Based on a review of the database report, the site was not listed on the EC or IC databases. Please note that in addition to these federal and state listings, AULs can be recorded at the county and municipal level that may not be listed in the regulatory database report. Environmental lien and activity and use limitation records recorded against the site were not provided by the client. At the direction of the client, performance of a review of these records was not included as part of the scope of services and unless notified otherwise, we assume that the client is evaluating this information outside the scope of this report.

3.6 Interviews Regarding Current and Historical Site Uses

The following individual was interviewed regarding the current and historical use of the site.

Interviewee

Interviewer	Name / Phone #	Title	Date/Time
Laura S. Hedman	Mr. Davin Lewis / (909) 556-8943	Property Seller / Owner Representative	August 23, 2023 / During the site visit

Terracon interviewed Mr. Davin Lewis, Property Seller/Owner Representative (Eagle Construction), during the site reconnaissance. Mr. Lewis indicated that he has been familiar with the site for approximately four years, and during that time, the site has been used as a corrections facility and office space, and was currently vacant. Mr. Lewis stated that he was not aware of any previous on-site investigations, supply water wells, monitoring wells, USTs, contaminated soil or water, or sub-grade features. Mr. Lewis reported no on-site issues, and further indicated that he was not aware of the following:

- Pending environmental litigation
- Threatened environmental litigation
- Past environmental litigation
- Possible violations of environmental laws
- Possible environmental liability
- Any potential environmental concern

3.7 Prior Report Review

Terracon requested the client and site contact provide any previous environmental reports, permits, registrations, and geotechnical reports they are aware of for the site. Previous reports were not provided by the client nor site contact to Terracon for review.

4.0 RECORDS REVIEW

Regulatory database information was provided by EDR, a contract information services company in a report dated August 4, 2023. The purpose of the records review was to identify RECs in connection with the site. Information in this section is subject to the accuracy of the data provided by the information services company and the date at which the information is updated. The scope herein did not include confirmation of facilities listed as "unmappable" by regulatory databases.

In some of the following subsections, the words up-gradient, cross-gradient, and down-gradient refer to the topographic gradient in relation to the site. As stated previously, the groundwater flow direction and the depth to shallow groundwater, if present, would likely vary depending upon seasonal variations in rainfall and the depth to the soil/bedrock interface. Without the benefit of on-site groundwater monitoring wells surveyed to a datum, groundwater depth and flow direction beneath the site cannot be directly ascertained.

4.1 Federal and State/Tribal Databases

Listed below are the facility listings identified on federal and state/tribal databases within the ASTM-required search distances from the approximate site boundaries. Database definition, descriptions, and the database search report are included in Appendix D.

Federal Databases

Database	Description	Distance (miles)	Listings
CERCLIS	Comprehensive Environmental Response, Compensation, & Liability Information System	0.5	0
CERCLIS / NFRAP	Comprehensive Environmental Response, Compensation, & Liability Information System/No Further Remedial Action Planned	0.5	0
ERNS	Emergency Response Notification System	Site	0

Database	Description	Distance (miles)	Listings
IC / EC	Institutional Control/Engineering Control	Site	0
NPL	National Priorities List	1.0	1
NPL (Delisted)	National Priorities Delisted List	0.5	0
PFAS ECHO	Facilities in Industries that May Be Handling PFAS Listing	0.25	0
RCRA CORRACTS/ TSD	RCRA Corrective Action Activity	1.0	0
RCRA Generators	Resource Conservation and Recovery Act	Site and adjoining properties	3
RCRA NonGen/NLR	Resource Conservation and Recovery Act (RCRA)-Non Generators / No Longer Regulated	Site and adjoining properties	21
RCRA Non-CORRACTS/ TSD	RCRA Non-Corrective Action Activity	0.5	0
ROD	Records of Decision	1.0	1
SEMS	Superfund Enterprise Management System	0.5	0

State/Tribal Databases

Database	Description	Distance (miles)	Listings
AST	Aboveground Storage Tank Facilities	Site and adjoining properties	0
CALSITES	CalSites Database	1.0	0
CALSITES (AWP)	Active Annual Workplan Sites	1.0	0
CERS	California Environmental Reporting System (CERS)	Site	0