

PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

Carlsbad Village

945 and 955 Grand Avenue, 950 and
1006 Carlsbad Village Drive, and
2944 and 2946 Hope Avenue
Carlsbad, California 92008

Report Date: January 19, 2022
Partner Project No. 21-350668.1



Prepared for:

Wermers Properties

5120 Shoreham Place, #150
San Diego, California 92122

January 19, 2022

Mr. Don Gause
Wermers Properties
5120 Shoreham Place, #150
San Diego, California 92122

Subject: Phase I Environmental Site Assessment
Carlsbad Village
945 and 955 Grand Avenue, 950 and 1006 Carlsbad Village Drive, and 2944 and 2946
Hope Avenue
Carlsbad, California 92008
Partner Project No. 21-350668.1

Dear Mr. Gause:

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

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

We appreciate the opportunity to provide environmental services to you. If you have any questions concerning this report, or if we can assist you in any other matter, please contact me at (619) 925-9672.

Sincerely,

DRAFT

Mark Lambson
Principal

EXECUTIVE SUMMARY

Partner Engineering and Science, Inc. (Partner) has performed a Phase I Environmental Site Assessment (ESA) in accordance with the scope of work and limitations of ASTM Standard Practice E1527-13, the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (AAI) (40 CFR Part 312) and set forth by Wermers Properties for the property located at 945 and 955 Grand Avenue, 950 and 1006 Carlsbad Village Drive, and 2944 and 2946 Hope Avenue in Carlsbad, San Diego County, California (the "subject property"). The Phase I Environmental Site Assessment is designed to provide Wermers Properties with an assessment concerning environmental conditions (limited to those issues identified in the report) as they exist at the subject property.

Property Description

The subject property is located on the northwest side of Carlsbad Village Drive, the northeast side of Hope Avenue, and the southeast side of Grand Avenue within a mixed commercial and residential area of Carlsbad. Please refer to the table below for further description of the subject property:

Subject Property Data			
Addresses:			945 and 955 Grand Avenue, 950 and 1006 Carlsbad Village Drive, and 2944 and 2946 Hope Avenue, Carlsbad, California 2940 Hope Avenue
Property Use:			Hospitality, residential, restaurant
Land Acreage (Ac):			Not provided
Number of Buildings:			Eight
Number of Floors:			One and two
Gross Building Area (SF):			Not provided
Date of Construction:			Motel buildings: Between 1980 and 1985 Residences: 945 Grand Avenue: Prior to 1939 955 Grand Avenue: Between 1947 and 1953 Carl's Jr.: Prior to Between 1972 and 1980
Assessor's Parcel Numbers (APNs):			203-320-20-00, 203-320-02-00, 203-320-48-00, 203-320-51-00, 203-320-40-00, 203-320-41-00
Type of Construction:			Wood-Framed
Current Tenants:			Residents, Carlsbad Village Inn, Carl's Jr.
Site Assessment Performed By:			Sarah Vosovic of Partner
Site Assessment Conducted On:			January 4, 2022

The subject property is currently occupied by Carlsbad Village Inn, Carl's Jr., and three residential structures for commercial and residential use. Onsite operations consist of hospitality, residential living, a drive-through restaurant, and property maintenance. In addition to the current structures, the subject property is also improved with asphalt-paved parking areas and limited landscaping. APN 203-320-41-00 (2944 and 2946 Hope Avenue) is currently vacant land; however, an apparent foundation for a former residential structure remains.

According to available historical sources, the subject property was formerly undeveloped from at least 1893 to 1901; developed with multiple residences and commercial businesses between 1939 and 1972; remained developed with residences, commercial businesses, and a Carl's Jr. restaurant added in 1974;

and was developed with the current structures including residences, Carl's Jr., and a motel by 1982. Tenants on the subject property have included residents (1939 to present); Dan W Ffrall Realtor, Custom Glasswear Monogramming, Julie's Artificial Flowers, Steiger Real Estate & Associates (1970); Gregory Losa Construction (1970-1975); Carl's Jr. (1974-Present); California Real Estate School, Donaldson Properties (1975-1980); TF Noonan Realtor (1980); Sixpence Inns of Carlsbad (1982); Motel 6 (1989-2020); and Carlsbad Village Inn (2022).

The immediately surrounding properties consist of a dental office, residences, and Extended Stay America to the northwest across Grand Avenue; Jack in the Box, Texas Wine & Spirits, Mikko Sushi, Smart & Final to the southeast across Carlsbad Village Drive; The Lofts mixed use residential and vacant retail spaces to the northeast; and Chevron, Vallarta Express, and residences to the southwest across Hope Avenue.

According to groundwater data reviewed for nearby release cases via the GeoTracker database, the depth to groundwater in the vicinity of the subject property is inferred to be approximately 10 to 15 feet below ground surface (bgs) and groundwater flow is inferred to be toward the southwest.

Findings

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

- Partner did not identify any recognized environmental conditions during the course of this assessment.

A *controlled recognized environmental condition (CREC)* refers to 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, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.

- Partner did not identify any controlled recognized environmental conditions during the course of this assessment.

A *historical recognized environmental condition (HREC)* refers to 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.

- Partner did not identify any historical recognized environmental conditions during the course of this assessment.

An *environmental issue* refers to environmental concerns identified by Partner, which do not qualify as RECs; however, warrant further discussion.

- Due to the age of the subject property buildings, there is a potential that asbestos-containing materials (ACMs) and/or lead-based paint (LBP) are present. Readily visible suspect ACMs and painted surfaces were observed in good condition. Prior to the disturbance of any suspect ACM

or LBP at the subject property, a comprehensive survey, designed to determine if the suspect materials are regulated, is recommended. If such materials are identified and need to be disturbed, repaired or removed, a licensed abatement contractor should be consulted. Suspect materials may be managed in place under an Operations and Maintenance (O&M) Program until removal is dictated by renovation, demolition, or deteriorating material condition.

Conclusions, Opinions and Recommendations

Partner has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of 945 and 955 Grand Avenue, 950 and 1006 Carlsbad Village Drive, and 2944 and 2946 Hope Avenue in Carlsbad, San Diego County, California (the "subject property"). Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report.

This assessment has revealed no evidence of recognized environmental conditions in connection with the subject property; however, environmental issues were identified. Based on the conclusions of this assessment, Partner recommends the following:

- Prior to the disturbance of any suspect ACM or LBP at the subject property, a comprehensive survey, designed to determine if the suspect materials are regulated, is recommended. If such materials are identified and need to be disturbed, repaired or removed, a licensed abatement contractor should be consulted. Suspect materials may be managed in place under an Operations and Maintenance (O&M) Program until removal is dictated by renovation, demolition, or deteriorating material condition.

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1.0 INTRODUCTION

Partner Engineering and Science, Inc. (Partner) has performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Standard Practice E1527-13 and the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (AAI) (40 CFR Part 312) for the property located at 945 and 955 Grand Avenue, 950 and 1006 Carlsbad Village Drive, and 2944 and 2946 Hope Avenue in Carlsbad, San Diego County, California (the "subject property"). Any exceptions to, or deletions from, this scope of work are described in the report.

1.1 Purpose

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

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

1.2 Scope of Work

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

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

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

1.3 Limitations

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

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

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

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

1.4 User Reliance

Wermers Properties engaged Partner to perform this assessment in accordance with an agreement governing the nature, scope and purpose of the work as well as other matters critical to the engagement. All reports, both verbal and written, are for the sole use and benefit of Wermers Properties. Either verbally or in writing, third parties may come into possession of this report or all or part of the information generated as a result of this work. In the absence of a written agreement with Partner granting such rights, no third parties shall have rights of recourse or recovery whatsoever under any course of action

against Partner, its officers, employees, vendors, successors or assigns. Any such unauthorized user shall be responsible to protect, indemnify and hold Partner, Client and their respective officers, employees, vendors, successors and assigns harmless from any and all claims, damages, losses, liabilities, expenses (including reasonable attorneys' fees) and costs attributable to such Use. Unauthorized use of this report shall constitute acceptance of and commitment to these responsibilities, which shall be irrevocable and shall apply regardless of the cause of action or legal theory pled or asserted. Additional legal penalties may apply.

1.5 Limiting Conditions

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

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

- Interviews with past owners, operators and occupants were not reasonably ascertainable and thus constitute a data gap. Based on information obtained from other historical sources (as discussed in Section 3.0), this data gap is not expected to alter the findings of this assessment.

2.0 SITE DESCRIPTION

2.1 Site Location and Legal Description

The subject property at 945 and 955 Grand Avenue, 950 and 1006 Carlsbad Village Drive, and 2944 and 2946 Hope Avenue in Carlsbad, California is located on the northwest side of Carlsbad Village Drive, the northeast side of Hope Avenue, and the southeast side of Grand Avenue. According to the San Diego County Assessor, the subject property is legally described as TCT 117*POR*; TCT 117*POR*; PAR B*1.25 AC M/L IN\; PAR B*THAT POR OF TCT 117 IN MAP1661 IN\; PAR 1\; and PAR 2\, and ownership is currently vested in LILIMARC PROPERTIES L L C, CARLSBAD VILLAGE II LLC, and HANSEN MARILYN L TRUST 09-25-85 AND HANSEN MARILYN L 2010.

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

2.2 Current Property Use

The subject property is currently occupied by Carlsbad Village Inn, Carl's Jr., and three residential structures for commercial and residential use. Onsite operations consist of hospitality, residential living, a drive-through restaurant, and property maintenance. In addition to the current structures, the subject property is also improved with asphalt-paved parking areas and limited landscaping. APN 203-320-41-00 (2944 and 2946 Hope Avenue) is currently vacant land; however, an apparent foundation for a former residential structure remains.

The subject property is zoned V-B Village-Barrio by the City of Carlsbad.

The subject property was identified as a California Hazardous Material Incident Reporting System (CHMIRS) site in the regulatory database report, as further discussed in Section 4.2.

2.3 Current Use of Adjacent Properties

The subject property is located within a mixed commercial and residential area of Carlsbad. During the vicinity reconnaissance, Partner observed the following land use on properties in the immediate vicinity of the subject property:

Immediately Surrounding Properties

- Northwest:** Dental office (2879 Hope Avenue), residences (2886 Hope Avenue and 912, 1000, 1010, 1022), and Extended Stay America (1050 Grand Avenue) across Grand Avenue
- Southeast:** Jack in the Box (901, 945, 1025, Carlsbad Village Drive), Texas Wine & Spirits (901, 945, 1025, Carlsbad Village Drive, Mikko Sushi, Smart & Final to the southeast across Carlsbad Village Drive 901, 945, 1025, Carlsbad Village Drive
- East:** 1040, 1044, 1048 Carlsbad Village Drive
- Southwest:** 2928, 2952 Harding Street, 2941 Hope Avenue, 920 Carlsbad Village Drive

The adjacent properties are identified in the regulatory database report of Section 4.2.

2.4 Physical Setting Sources

2.4.1 Topography

The United States Geological Survey (USGS) *San Luis Rey, California* Quadrangle 7.5-minute series topographic map was reviewed for this ESA. According to the contour lines on the topographic map, the subject property is located at approximately 73 feet above mean sea level (MSL). The contour lines in the area of the subject property indicate the area is sloping gently toward the southwest. Building footprints are not depicted on the 2015 map.

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

2.4.2 Hydrology

According to topographic map interpretation, the direction of groundwater flow in the vicinity of the subject property is inferred to be toward the southwest. The nearest surface water in the vicinity of the subject property is the Buena Vista Lagoon located approximately 0.5 miles northwest of the subject property. No settling ponds, lagoons, surface impoundments, wetlands or natural catch basins were observed at the subject property during this assessment.

According to available information, a public water system operated by the Carlsbad Municipal Water District (CMWD) serves the subject property vicinity. Shallow groundwater beneath the subject property is not utilized for domestic purposes, based on a review of the 2020 CMWD Water Quality Report. The Carlsbad Municipal Water District imports all of its drinking water supply; there are no local sources of drinking water.

According to a previous subsurface investigation conducted on a nearby property (1044 Carlsbad Village Drive), the depth of groundwater in the vicinity of the subject property is inferred to be approximately 10-11 feet below ground surface (bgs) and flow toward the southwest.

2.4.3 Geology/Soils

The subject property is located within the Peninsular Ranges Geomorphic Province of Southern California. 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.

Based on information obtained from the United States Department of Agriculture (USDA) Natural Resources Conservation Service Web Soil Survey online database, the subject property is mapped as Marina loamy coarse sand. This soil is derived from Eolian sands derived from mixed sources. The Marina series consists of somewhat excessively drained, moderately high to highly permeable soils. Slopes range from 2 to 9 percent.

2.4.4 Flood Zone Information

Partner performed a review of the Flood Insurance Rate Map, published by the Federal Emergency Management Agency. According to Community Panel Numbers 06073C0761H and 06073C0762G, dated December 20, 2019 and May 16, 2012, respectively, the subject property appears to be located in Zone X, an area located outside of the 100-year and 500-year flood plains.

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

3.0 HISTORICAL INFORMATION

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

Historical Use Information		
Period/Date	Source	Description/Use
1893-1901	Topographic Maps	Undeveloped/Native land
1939-1972	Aerial Photographs, Interviews, Topographic Maps	Residential and commercial
1974-1980	Aerial Photographs, Building Records, City Directories	Residential, commercial, and Carl's Jr. restaurant
1982-Present	Aerial Photographs, Building Records, City Directories, Interviews, Onsite Observations	Residential, Carl's Jr. restaurant, and motel

Tenants on the subject property have included residents (1939 to present); Dan W Ffrail Realtor, Custom Glasswear Monogramming, Julie's Artificial Flowers, Steiger Real Estate & Associates (1970); Gregory Losa Construction (1970-1975); Carl's Jr. (1974-Present); California Real Estate School, Donaldson Properties (1975-1980); TF Noonan Realtor (1980); Sixpence Inns of Carlsbad (1982); Motel 6 (1989-2020); and Carlsbad Village Inn (2022). No potential environmental concerns were identified in association with the current or former use of the subject property.

3.1 Aerial Photograph Review

Partner obtained available aerial photographs of the subject property and surrounding area from Environmental Risk Information Services (ERIS) on December 28, 2021. The following was observed on the subject property and adjacent properties during the aerial photograph review:

Date:	1939	Scale:	1"=500'
Subject Property:	Appears to be developed with three rural residences		
North:	Appears to be undeveloped and agricultural land across Grand Avenue		
South:	Appears to be undeveloped, residential, and agricultural land across Carlsbad Village Drive		
East:	Appears to be undeveloped residential, and agricultural land		
West:	Appears to be undeveloped residential, and agricultural land		

Date:	1947, 1953, 1958	Scale:	1"=500'
Subject Property:	Appears to be developed with multiple rural residences		
North:	Appears to be undeveloped and agricultural land across Grand Avenue		
South:	Appears to be undeveloped, residential, and agricultural land across Carlsbad Village Drive		
East:	Appears to be undeveloped residential, and agricultural land		
West:	Appears to be undeveloped residential, and agricultural land		

<i>Date:</i>	<i>1967</i>	<i>Scale:</i>	<i>1"=500'</i>
Subject Property:	Appears to be developed with multiple residences		
North:	Appears to be developed with multiple residences		
South:	Appears to be developed, with a retail/commercial complex across Carlsbad Village Drive		
East:	Appears to be developed with a residence and gas station		
West:	Appears to be developed with residential and commercial properties		

<i>Date:</i>	<i>1972</i>	<i>Scale:</i>	<i>1"=500'</i>
Subject Property:	Appears to be developed with multiple residences		
North:	Appears to be developed with multiple residences		
South:	Appears to be developed with a retail/commercial complex across Carlsbad Village Drive		
East:	Appears to be developed with a residence and gas station		
West:	Appears to be developed with residences and a gas station		

<i>Date:</i>	<i>1980</i>	<i>Scale:</i>	<i>1"=500'</i>
Subject Property:	Appears to be developed with multiple residences and a commercial structure on the southern portion		
North:	Appears to be developed with multiple residences		
South:	Appears to be developed with a retail/commercial complex across Carlsbad Village Drive		
East:	Appears to be developed with a commercial building and gas station		
West:	Appears to be developed with residences and a gas station		

<i>Date:</i>	<i>1985, 1994, 1997, 2002, 2005</i>	<i>Scale:</i>	<i>1"=500'</i>
Subject Property:	Appears to be developed with multiple residences, the present day motel buildings, and a commercial structure. The central residence appears to have been demolished by 2005		
North:	Appears to be developed with multiple residences		
South:	Appears to be developed with a retail/commercial complex across Carlsbad Village Drive		
East:	Appears to be developed with a commercial building and gas station		
West:	Appears to be developed with residences and a gas station		

<i>Date:</i>	<i>2010, 2012, 2014, 2016, 2018</i>	<i>Scale:</i>	<i>1"=500'</i>
Subject Property:	Appears to be developed with multiple residences, the present day motel buildings, and a commercial structure		
North:	Appears to be developed with multiple residences		
South:	Appears to be developed with a retail/commercial complex across Carlsbad Village Drive		
East:	Appears to be developed with a commercial building; the gas station is no longer visible		
West:	Appears to be developed with residences and a gas station		

Date:	2020	Scale:	1"=500'
Subject Property:	Appears to be developed with multiple residences, the present day motel buildings, and a commercial structure		
North:	Appears to be developed with multiple residences		
South:	Appears to be developed with a retail/commercial complex across Carlsbad Village Drive		
East:	Appears to be undeveloped		
West:	Appears to be developed with residences and a gas station		

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

3.2 Fire Insurance Maps

Partner reviewed the collection of Sanborn Fire insurance maps from Environmental Risk Information Services (ERIS) on December 27, 2021. Sanborn map coverage was not available for the subject property. The following was observed on the adjacent properties during the fire insurance map review:

Date:	1929
Subject Property:	Not depicted
North:	Not depicted
South:	Undeveloped across Elm Avenue (present-day Carlsbad Village Drive)
East:	Not depicted
West:	Not depicted

Date:	1950
Subject Property:	Not depicted
North:	Not depicted
South:	Undeveloped across Elm Avenue
East:	Not depicted
West:	Not depicted

Copies of reviewed Sanborn Maps are not included in Appendix B of this report.

3.3 City Directories

Partner reviewed historical city directories obtained from Environmental Risk Information Services (ERIS) on January 10, 2022 for past names and businesses that were listed for the subject property and adjacent properties. The findings are presented in the following table:

City Directory Search for 945 and 955 Grand Avenue, 950 and 1006 Carlsbad Village Drive, and 2944 and 2946 Hope Avenue (Subject Property)	
Year(s)	Occupant Listed
1970	Resident (945 Grand Avenue) Resident (955 Grand Avenue) Resident (2944 Hope Avenue) Dan W Ffrafl Realtor, Gregory Losa Construction (952 Elm Street) Custom Glasswear Monogramming, Resident, Julie's Artificial Flowers (954 Elm Street) Resident (990 Elm Street) Steiger Real Estate & Associates (1006 Elm Street)
1975	Resident (945 Grand Avenue) Resident (955 Grand Avenue)

City Directory Search for 945 and 955 Grand Avenue, 950 and 1006 Carlsbad Village Drive, and 2944 and 2946 Hope Avenue (Subject Property)

Year(s)	Occupant Listed
	Resident (2944 Hope Avenue) Gregory Losa Construction (952 Elm Street) California Real Estate School, DeLong Donaldson (1006 Elm Street)
1980	Resident (945 Grand Avenue) Resident (2944 Hope Avenue) Carl's Jr. (950 Elm Street) California Real Estate School, Donaldson Properties, TF Noonan Realtor (1006 Elm Street)
1986	Resident (2940 Hope Avenue) Resident (2944 Hope Avenue) Carl's Jr. Restaurant (950 Elm Street) Sixpence Inn Carlsbad (1006 Elm Street)
1991	Resident (2944 Hope Avenue) Resident (2946 Hope Avenue) Carl's Jr. restaurant (950 Elm Street) Motel 6 (1006 Elm Street)
1996	Carl's Jr. restaurant (950 Carlsbad Village Drive)
2001	Resident (2940 Hope Avenue) Resident (2944 Hope Avenue) Resident (945 Grand Avenue) Resident (955 Grand Avenue) Carl's Jr. restaurant, resident (950 Carlsbad Village Drive) Motel 6 No. 1021 (1006 Carlsbad Village Drive)
2006	Resident (2944 Hope Avenue) Resident (945 Grand Avenue) Resident (955 Grand Avenue) Carl's Jr. restaurant (950 Carlsbad Village Drive) Motel 6 (1006 Carlsbad Village Drive)
2012	Carl's Jr. restaurant (950 Carlsbad Village Drive) Motel 6 (1006 Carlsbad Village Drive)
2016	Carl's Jr. restaurant (950 Carlsbad Village Drive) Motel 6 (1006 Carlsbad Village Drive)
2020	Carl's Jr. restaurant (950 Carlsbad Village Drive) Motel 6 (1006 Carlsbad Village Drive)

According to the city directory review, the subject property has been occupied by residents and commercial businesses since at least 1970, Carl's Jr. since at least 1980, and a motel since at least 1986. Based on the city directory review, no environmentally sensitive listings were identified for the subject property addresses.

City Directory Search for Adjacent Properties

Year(s)	Occupant Listed
1970	Resident (2886 Hope Avenue) Resident (921 Grand Avenue) Resident (1000 Grand Avenue) Resident (1050 Grand Avenue) Carlsbad Automotive , resident (920 Elm Street)

City Directory Search for Adjacent Properties

Year(s)	Occupant Listed
1975	Standard Stations, Inc. (1044 Elm Street)
	Resident (2886 Hope Avenue)
	Resident (921 Grand Avenue)
	Resident (1022 Grand Avenue)
	Resident (1050 Grand Avenue)
1980	Carlsbad Sixty Six, Philips Petroleum (920 Elm Street)
	Chevron Standard Station (1044 Elm Street)
	Sandy's Restaurant (1048 Elm Street)
	Resident (2879 Hope Avenue)
	Resident (2886 Hope Avenue)
1986	Resident (1022 Grand Avenue)
	Resident (1050 Grand Avenue)
	Lion Oil Co. (920 Elm Street)
	Bob Dietrich's Chevron (1044 Elm Street)
	Sandy's Restaurant (1048 Elm Street)
1991	Resident (2879 Hope Avenue)
	Resident (2941 Hope Avenue)
	Resident (1000 Grand Avenue)
	Resident (1022 Grand Avenue)
	Resident (1050 Grand Avenue)
1996	Carlsbad Cove, The Cove (1025 Carlsbad Village Drive)
	Jiffy Service Station , Precision Auto Sound (920 Elm Street)
	Carlsbad Chevron, Smog Check Station (1044 Elm Street)
	Denny's Restaurant (1048 Elm Street)
	Dental Office (2879 Hope Avenue)
2001	Resident (2941 Hope Avenue)
	Resident (921 Grand Avenue)
	Resident (1000 Grand Avenue)
	Resident (1022 Grand Avenue)
	Resident (1050 Grand Avenue)
	Resident (920 Carlsbad Village Drive)

City Directory Search for Adjacent Properties

Year(s)	Occupant Listed
2006	Texas Liquor (945 Carlsbad Village Drive)
	Mikko Japanese Cuisine (1025 Carlsbad Village Drive)
	Carlsbad Chevron, Smog Check Stations (1044 Carlsbad Village Drive)
	Dental Office (2879 Hope Avenue)
	Resident (2886 Hope Avenue)
	Resident (1000 Grand Avenue)
	Resident (1022 Grand Avenue)
	Extended Stay America (1050 Grand Avenue)
	Jack in the Box (901 Carlsbad Village Drive)
	Texas Liquor (945 Carlsbad Village Drive)
2012	Mikko Japanese Cuisine (1025 Carlsbad Village Drive)
	Chevron (1044 Carlsbad Village Drive)
	Denny's Restaurant (1048 Carlsbad Village Drive)
	Dental Office (2879 Hope Avenue)
	WCFL Insurance Svc, Work Comp For Less Ins (1022 Grand Avenue)
	Extended Stay America (1050 Grand Avenue)
2016	Jack in the Box (901 Carlsbad Village Drive)
	Texas Liquor (945 Carlsbad Village Drive)
	Mikko Japanese Cuisine (1025 Carlsbad Village Drive)
	Denny's Restaurant (1048 Carlsbad Village Drive)
	Dental Office (2879 Hope Avenue)
	Scott Fence Co. (921 Grand Avenue)
	WCFL Insurance Svc, Work Comp For Less Ins (1022 Grand Avenue)
	Extended Stay America (1050 Grand Avenue)
	Jack in the Box (901 Carlsbad Village Drive)
	Valero (920 Carlsbad Village Drive)
2020	Texas Liquor (945 Carlsbad Village Drive)
	Mikko Japanese Cuisine (1025 Carlsbad Village Drive)
	Rick Johnson service station (1044 Carlsbad Village Drive)
	Denny's Restaurant (1048 Carlsbad Village Drive)
	Dental Office (2879 Hope Avenue)
	WCFL Insurance Svc (1022 Grand Avenue)
	Extended Stay America (1050 Grand Avenue)
	Jack in the Box (901 Carlsbad Village Drive)
Valero (920 Carlsbad Village Drive)	
Texas Wine & Spirits (945 Carlsbad Village Drive)	
Mikko Japanese Cuisine (1025 Carlsbad Village Drive)	
Denny's Restaurant (1048 Carlsbad Village Drive)	

According to the city directory review, the adjacent property to the northeast was occupied by a gas station from at least 1970 to 2006, and the adjacent property to the southwest was occupied by a gas station from at least 1975 to present.

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

3.4 Historical Topographic Maps

Partner reviewed historical topographic maps obtained from Environmental Risk Information Services (ERIS) on December 27, 2021. The following was observed on the subject property and adjacent properties during the topographic map review:

Date: 1893, 1898, 1901

Subject Property: Undeveloped
North: Undeveloped
South: Undeveloped beyond Carlsbad Village Drive
East: Undeveloped
West: Undeveloped

Date: 1948, 1949

Subject Property: Developed with multiple structures
North: Undeveloped beyond Grand Avenue
South: Undeveloped beyond Carlsbad Village Drive
East: Developed with multiple structures
West: Developed with multiple structures

Date: 1968, 1975, 1997, 2015

Subject Property: Shaded to indicate the area is developed
North: Shaded to indicate the area is developed
South: Developed with a shopping center in 1968 and 1975; shaded in 1997 and 2015 to indicate the area is developed
East: Shaded to indicate the area is developed
West: Shaded to indicate the area is developed

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

4.0 REGULATORY RECORDS REVIEW

4.1 Regulatory Agencies

4.1.1 State Department

Regulatory Agency Data

Name of Agency:	California Environmental Protection Agency (CalEPA)
Point of Contact:	Online Database
Agency Address:	1001 I Street, Sacramento, California
Agency Phone Number:	(916) 323-2514
Date of Contact:	December 29, 2021
Method of Communication:	Online Database: https://siteportal.calepa.ca.gov/
Summary of Communication:	According to records reviewed, the subject property was not identified on the online database. Adjacent properties were listed in the database, including 1044 Carlsbad Village Drive, 945 Carlsbad Village Drive, 920 Carlsbad Village Drive, 955 Carlsbad Village Drive, 1005 Carlsbad Village Drive, and 2879 Hope Avenue. These facilities have been permitted to handle hazardous substances and/or operate underground storage tanks and are discussed further in Section 4.2.3.

4.1.2 Health Department

Regulatory Agency Data

Name of Agency:	San Diego County Department of Environmental Health (SDCDEH)
Point of Contact:	Online Database and Records Staff
Agency Address:	PO Box 129261, San Diego, California
Agency Phone Number:	(858) 505-6700
Date of Contact:	December 29, 2021
Method of Communication:	Online: https://publicservices.sdcounty.ca.gov/citizenaccess/ ; and email
Summary of Communication:	According to a response received from the SDCDEH, no records were found for the subject addresses or APNs with the exception of one monitoring well installation permit. According to the record, three groundwater monitoring wells were permitted to be installed on the subject property for the purposes of monitoring the groundwater for hydrocarbons in 1990. No report or sample results were included with the records. It is likely that the investigation was related to the former adjacent upgradient Chevron gas station. This adjacent facility is discussed further in Section 4.2.3.

4.1.3 Fire Department

The SDCDEH is the Certified Unified Program Agency (CUPA) for San Diego County and is responsible for regulating facilities that: handle or store hazardous materials; are part of the California Accidental Release Prevention Program; generate or treat hazardous wastes; generate or treat medical waste; store at least 1,320 gallons of aboveground petroleum; or own or operate underground storage tanks (USTs). Please refer to Section 4.1.2 for a discussion of any relevant regulatory documentation obtained for the subject property.

4.1.4 Air Pollution Control Agency

Regulatory Agency Data

Name of Agency:	San Diego Air Pollution Control District (APCD)
Point of Contact:	Ms. Freddie Morrison
Agency Address:	10124 Old Grove Road, San Diego
Agency Phone Number:	(858) 586-2618
Date of Contact:	December 29, 2021
Method of Communication:	Email
Summary of Communication:	No Permits to Operate (PTO), Notices of Violation (NOV), or Notices to Comply (NTC) or the presence of AULs, dry cleaning machines, or USTs were on file for the subject property with the APCD.

4.1.5 Regional Water Quality Agency

Regulatory Agency Data

Name of Agency:	Regional Water Quality Control Board (RWQCB)
Website:	http://geotracker.waterboards.ca.gov/default.asp
Agency Address:	1001 I Street, Sacramento
Agency Phone Number:	(866) 480-1028
Date of Contact:	December 29, 2021
Method of Communication:	Online review of information
Summary of Communication:	No records regarding hazardous substance use, storage or releases, or the presence of USTs and AULs on the subject property were on file with the RWQCB. Records for Cleanup Program and LUST cases were found for adjacent properties. These cases are discussed in Section 4.2.3.

4.1.6 Department of Toxic Substances Control

Regulatory Agency Data

Name of Agency:	California Department of Toxic Substances Control (DTSC) EnviroStor and Hazardous Waste Tracking System (HWTS)
Website:	EnviroStor: http://www.envirostor.dtsc.ca.gov/public/ Hazardous Waste Tracking System (HWTS): http://hwts.dtsc.ca.gov/report_list.cfm
Agency Address:	1001 I Street, Sacramento
Agency Phone Number:	(800) 728-6942
Date of Contact:	December 29, 2021
Method of Communication:	Online

Regulatory Agency Data

Summary of Communication: Partner researched the DTSC online database (EnviroStor) for the subject property addresses. These records may contain evidence indicating current and/or historical hazardous materials usage, storage or releases. No records regarding hazardous substance use, storage or releases, or the presence of USTs and AULs on the subject property were identified in EnviroStor.

Partner also researched the Hazardous Waste Tracking System (HWTS) database for manifest records pertaining to hazardous waste generation at the subject property addresses. The subject property addresses were not found in the HWTS database.

4.1.7 Building Department

Regulatory Agency Data

Name of Agency: City of Carlsbad Building Department
Website: <http://edocs.carlsbadca.gov/>
Agency Address: 1635 Faraday Avenue, Carlsbad, California
Agency Phone Number: (760) 602-2719
Date of Contact: December 29, 2021
Method of Communication: Online
Summary of Communication: According to records reviewed, various general building, electrical, plumbing, and mechanical permits were on file for the subject property addresses from 1966 to present day. No records regarding hazardous substance use, storage or releases, or the presence of USTs and AULs on the subject property were on file with the City of Carlsbad Building Department.

Building Records Reviewed for 945 and 955 Grand Avenue, 950 and 1006 Carlsbad Village Drive, and 2944 and 2946 Hope Avenue (Subject Property)

Year(s)	Owner/Applicant	Description
1966	John Ortega	Dwelling addition - 945 Grand Avenue
1966	John Ortega	Garage and storage - 945 Grand Avenue
1968	John Ortega	Dwelling addition - 955 Grand Avenue –,
1974	Carl's Jr.	Restaurant - 950 Elm Street
1974		Remove dwelling - 950 Elm Street
1982	Sixpence Inns of Carlsbad	Building permit for Sixpence Inns of Carlsbad - 1006 Elm Avenue
1984	John Ortega	Demolish garage and cabana - 945 Grand Avenue
2003		Demolish two residences and one storage building - 2944 Hope (2940, 44, 46 Hope Street)
2007	Salmen Insurance	Demolish existing office and build new office - 955 Grand Avenue
2021	Carl's Jr.	Install grease trap - 950 Carlsbad Village Drive

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

4.1.8 Planning Department

Regulatory Agency Data

Name of Agency:	City of Carlsbad Planning Department
Website:	http://www.carlsbadca.gov/services/depts/planning/zoning.asp
Agency Address:	1635 Faraday Avenue, Carlsbad, California
Agency Phone Number:	(760) 602-4600
Date of Contact:	December 29, 2021
Method of Communication:	Online
Summary of Communication:	According to records reviewed, the subject property is zoned 'V-B' for Village-Barrio development by the City of Carlsbad.

4.1.8 Oil & Gas Exploration

Regulatory Agency Data

Name of Agency:	California Geologic Energy Management Division (CalGEM)
Point of Contact:	Well Finder Database
Agency Address:	801 K Street, MS 24-01, Sacramento, California 95814
Agency Phone Number:	(916) 322-1080
Date of Contact:	December 29, 2021
Method of Communication:	Online: https://maps.conservation.ca.gov/doggr/wellfinder/#openModal/-118.94276/37.12009/6
Summary of Communication:	According to CalGEM, no oil or gas wells are located on or adjacent to the subject property.

4.1.9 Assessor's Office

Regulatory Agency Data

Name of Agency:	San Diego County Assessor
Website:	Zoning & Property Information Website and Tax Collector Website
Agency Address:	1600 Pacific Highway, Suite 103, San Diego, California 92101
Agency Phone Number:	(619) 236-3771
Date of Contact:	December 29, 2021
Method of Communication:	Online: https://sdcounty.maps.arcgis.com
Summary of Communication:	According to records reviewed, the subject property is identified by Assessor Parcel Numbers (APNs) 203-320-20-00, 203-320-02-00, 203-320-48-00, 203-320-51-00, 203-320-40-00, and 203-320-41-00 and ownership has been vested in LILIMARC PROPERTIES LLC since 2013, Carlsbad Village II LLC since 2018, and HANSEN MARILYN L TRUST 09-25-85 AND HANSEN MARILYN L 2010 Trust since 2018.

Copies of pertinent documents obtained from the regulatory agencies listed above, if available, are included in Appendix B of this report.

4.2 Mapped Database Records Search

Information from standard federal, state, county, and city environmental record sources was provided by Environmental Risk Information Services (ERIS). Data from governmental agency lists are updated and integrated into one database, which is updated as these data are released. The information contained in this report was compiled from publicly available sources and the locations of the sites are plotted utilizing

a geographic information system, which geocodes the site addresses. The accuracy of the geocoded locations is approximately +/-300 feet.

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

4.2.1 Regulatory Database Summary

Radius Report Data				
Database	Search Radius (mile)	Subject Property	Adjacent Properties	Sites of Concern
Federal NPL or Delisted NPL Site	1.00	N	N	N
Federal CERCLIS Site	0.50	N	N	N
Federal CERCLIS-NFRAP Site	0.50	N	N	N
Federal RCRA CORRACTS Facility	1.00	N	N	N
Federal RCRA TSD Facility	0.50	N	N	N
Federal RCRA Generators Site (LQG, SQG, CESQG)	0.25	N	Y	Y
Federal IC/EC Registries	0.50	N	N	N
Federal ERNS Site	Subject Property	N	N	N
State/Tribal Equivalent NPL	1.00	N	N	N
State/Tribal Equivalent CERCLIS	1.00	N	Y	N
State/Tribal Landfill/Solid Waste Disposal Site	0.50	N	N	N
State/Tribal Leaking Storage Tank Site	0.50	N	Y	Y
State/Tribal Registered Storage Tank Sites (UST/AST)	0.25	N	Y	Y
State/Tribal Voluntary Cleanup Sites (VCP)	0.50	N	Y	N
State/Tribal Spills	0.50	Y	N	N
Federal Brownfield Sites	0.50	N	N	N
State Brownfield Sites	0.50	N	N	N

4.2.2 Subject Property Listings

The subject property is identified as a California Hazardous Material Incident Reporting System (CHMIRS) site in the regulatory database report, as discussed below:

- The subject property, identified as City of Carlsbad at 1006 Carlsbad Village Drive, reported two releases of sewage from a private lateral due to a roots blockage on September 15, 2010 and May 19, 2014. Both releases were reported to be “contained.” Based on the substance released and time elapsed, these listings are not expected to represent a significant environmental concern.

4.2.3 Adjacent Property Listings

The adjacent property to the northwest is identified as a RCRA-NONGEN site in the regulatory database report, as discussed below:

- The property, identified as Ella Craig at 988 Grand Avenue, is located adjacent to the northwest of the subject property. This site is listed as having obtained an EPA ID for the generation of

hazardous waste. No violations or enforcement actions are noted. Based on the absence of known releases of hazardous substances, and the non-generator status, this listing is not expected to represent a significant environmental concern for the subject property.

The adjacent property to the southeast is identified as a CLEANUP SITES, RCRA SQG, HAZ SANDIEGO, DRYCLEANERS, EMISSIONS, CERS HAZ, RCRA NONGEN, and FED DRYCLEANERS site in the regulatory database report, as discussed below:

- The property, identified as Carlsbad Village Plaza at 945 Carlsbad Village Drive, is located adjacent to the southeast of the subject property beyond Carlsbad Village Drive. This facility is also listed as Carlsbad Village Cleaners/Poinsettia Cleaners at 1005 Carlsbad Village Drive (formerly Elm Avenue). This site is listed as having a Voluntary Assistance Program (VAP) case (SDCDEH CASE #: DEH2018-LSAM-000500) to evaluate a property with a diesel-impacted groundwater plume beneath the parking lot, and potential vapor intrusion (VI) from an onsite dry cleaner (1005 Carlsbad Village Drive). The adjacent property northeast of the Carlsbad Village Plaza site is a gasoline station that had a Leaking Underground Fuel Tank (LUFT) release case (H05780-001) from August 1999 to June 2013. As part of the LUFT groundwater investigation, monitoring well (MW-9) was advanced within the main parking area of the Carlsbad Village Plaza site, which subsequently revealed diesel-like separate phase hydrocarbons (SPH). The diesel plume was determined not to be connected to the gasoline plume from the H05780-001 release. A May 2017 Phase II for the Carlsbad Village Plaza site further evaluated the diesel plume area and showed that it was stable and still confined to the outdoor parking lot area. Various soil vapor (SV), indoor air (IA) and outdoor air (OA) samples were collected from the dry-cleaner area and Mikko Sushi (the structure closest to the diesel plume). Tetrachloroethylene (PCE) concentrations from IA sample analyses were all below the PCE commercial screening level (SL) of 2.0 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$). As a result of IA sample analysis, Ramboll states that there were no subsurface vapor intrusion risks from the dry-cleaning operations. In addition, the diesel plume is confined to an outdoor parking area and an IA analysis conducted at the closest structure indicated that there were no VI risks from the diesel plume. The closest soil vapor sample to the subject property was collected from Mikko Sushi at 1025 Carlsbad Village Drive, which revealed a PCE concentration of 0.074 micrograms per liter ($\mu\text{g}/\text{L}$). This slightly exceeded the commercial soil gas screening level based on the EPA attenuation factor of 0.03 (0.067 $\mu\text{g}/\text{L}$), but well below the commercial screening level based on the DTSC attenuation factor of 0.001 (2.0 $\mu\text{g}/\text{l}$). Ramboll indicated that based on recent DTSC guidance, the 0.001 attenuation factor is more appropriate for the subject property; therefore, no significant health risk to occupants of the site through vapor intrusion were identified. The SDCDEH concurred and issued regulatory closure on October 25, 2021. Based on the absence of chlorinated solvent impacts to groundwater at this property, its distance across Carlsbad Village Drive, the inferred groundwater flow direction, and the regulatory closure on October 25, 2021, this adjacent Cleanup Program case is not expected to represent a significant environmental concern for the subject property.

The adjacent property to the southeast is identified as a HAZNET, RCRA-NONGEN, and FINDS/FRS site in the regulatory database report, as discussed below:

- The property, identified as De Nault's Hardware at 975 Carlsbad Village Drive, is located adjacent to the southeast of the subject property. This site is listed as having obtained an EPA ID for the generation of hazardous waste. Wastes included liquids with pH less than or equal to 2, other organic solids, off-specification, aged or surplus organics, unspecified solvent mixture, off-specification, aged or surplus inorganics. No violations or enforcement actions are noted. Based on the absence of known releases of hazardous substances, and the non-generator status, this listing is not expected to represent a significant environmental concern for the subject property.

The adjacent property to the southeast is identified as a RCRA NONGEN, FINDS/FRS, DELISTED TNK, SAM SANDIEGO, CLEANUP SITES, LUST, HAZ SANDIEGO, HHSS, HAZNET, LOP SANDIEGO, EMISSIONS, HIST TANK, UST SWEEPS, ALT FUELS site in the regulatory database report, as discussed below:

- The property, identified as Former Carlsbad Chevron at 1044, 1048, 1040 Carlsbad Village Drive (formerly Elm Street), is located adjacent to the northeast of the subject property. An ALT FUELS database listing for 1040 Carlsbad Village Drive pertains to an electrical vehicle charging station and is not considered an environmental concern for the subject property. Seven closed release cases (VAP, Cleanup Program, and/or LUST cases) are associated with this property. SDCDEH Cases H12425-002 through -004 involved failed tank precision/integrity tests that were subsequently resolved with additional testing and/or repairs and granted closure on October 15, 1991, August 16, 1993, and March 29, 1994 respectively. Local Oversight Program (LOP) cases H12425-001 and H12425 -005 pertained to unauthorized releases of petroleum hydrocarbons from USTs. Case H12425-001 was opened in 1988 due to a release from a former used oil UST which resulted in limited impacts to the soil. Case H12425-005 was opened when petroleum impacted soils were noted when four USTs were removed in October 1993. Approximately 645 cubic yards (cy) of petroleum-impacted soil were excavated and removed from the Site. It was estimated that approximately 210 cy of petroleum-impacted soil, with levels of gasoline (TPHg), and benzene up to 7,000 milligrams per kilogram (mg/kg) and 27 mg/kg, respectively, remained in place. Since all remaining groundwater volatile organic compound (VOC) concentrations were below maximum concentration levels (MCLs), there were no threats to beneficial groundwater uses. Both release cases (H12425-001 and -005) were closed on October 10, 2001. Case H12425-006 was a VAP case opened for a potential site use change; however, the case was administratively closed on February 18, 2009 because the site use did not change. Case DEH2019-LSAM-000529 was a VAP case opened to address the excavation of soils for a redevelopment of the property into mixed retail on the ground floor, and residential structures on the floors above. The southern portion of the property was subject to conventional grading to a depth of approximately five feet bgs (below ground surface). The northern portion included a single level of underground parking to nine feet bgs. On April 2019, AEC installed nine soil borings which were also converted to SV probes. All soil sample results were non-detect (ND) for all VOCs and total petroleum hydrocarbons (TPH), except for oil (TPHo) at 36.6 mg/kg in one sample. VOCs were ND for all SV samples. An October 2020 Completion of Soil Management Activities (CSMA) described the excavation and grading activities at the property which occurred in March 2020, at which time no impacted soils were noted. Approximately 18,000 cy non-impacted soil was excavated and reused offsite. Based on the reported soil vapor sample results,

subsequent soil removal and redevelopment activities with no impacted soil encountered, and the regulatory closure on January 11, 2021, these adjacent listings are not expected to represent a significant environmental concern for the subject property.

The adjacent property to the south is identified as a CERS HAZ, HAZ SANDIEGO site in the regulatory database report, as discussed below:

- The property, identified as Jack in the Box at 901 Carlsbad Village Drive, is located adjacent to the south of the subject property. This site is listed as having obtained a permit as a chemical storage facility for the storage of carbon dioxide. Based on the absence of known releases of hazardous substances, this listing is not expected to represent a significant environmental concern for the subject property

The adjacent property to the southwest is identified as a DELISTED TANK, SAM ANDIEGO, LUST, HHSS, DELISTED TANK, LOP SANDIEGO, HAZ SANDIEGO, UST, EMISSIONS, CERS TANK, HIST TANK, RCRA NONGEN, UST SWEEPS, UST SANDIEGO, and ALT FUELS sites in the regulatory database report, as discussed below:

- The property, identified as AM/PM, Gasco, G&M Oil Co, High Desert Oil Co, Chevron, WFG Carlsbad, and Pearson Fuels at 920 Carlsbad Village Drive (formerly Elm Avenue), is located adjacent to the southwest of the subject property. A release of gasoline was reported during the removal of four steel USTs from this facility in 1994. Remedial activities included the excavation of impacted soil to 15 feet bgs. After one year of groundwater monitoring, the case was granted closure on May 8, 1998. Based on the removal of the older generation of USTs, the inferred groundwater flow direction, and the regulatory closure of the LUST case, this facility is not expected to represent a significant environmental concern for the subject property at this time.

The adjacent property to the northwest is identified as a CERS HAZ, HAZ SANDIEGO site in the regulatory database report, as discussed below:

- The property, identified as Drew Addy DDS, Inc. at 2879 Hope Avenue, is located adjacent to the northwest of the subject property. This site is listed as having obtained a permit to generate hazardous waste (medical waste). Based on the absence of known releases of hazardous substances, this listing is not expected to represent a significant environmental concern for the subject property.

The adjacent property to the southeast is identified as a CERS HAZ, HAZ SANDIEGO, and RCRA NONGEN site in the regulatory database report, as discussed below:

- The property, identified as Smart & Final at 955 Carlsbad Village Drive, is located adjacent to the southeast of the subject property. This site is listed as having obtained a permit to generate hazardous waste (retail operations). Based on the absence of known releases of hazardous substances, this listing is not expected to represent a significant environmental concern for the subject property.

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

4.2.4 Sites of Concern Listings

The property to the east is identified as a SAM SANDIEGO, LUST, HAZ SANDIEGO, HHSS, DELISTED TANK, LOP SANDIEGO, UST, EMISSIONS, CERS TANK, HIST TANK, RCRA NONGEN, RCRA SQG, UST SWEEPS, and UST SAN DIEGO site in the regulatory database report, as discussed below:

- The property, identified as Carlsbad Gas and Propane Inc., 7 Eleven, Texaco, Carlsbad Oil, Equilon Enterprises, Shell Oil Products at 1089 Carlsbad Village Drive, is located approximately 200 feet to the east of the subject property, beyond Carlsbad Village Drive, and situated hydrologically cross-gradient. This site reported a release of gasoline. The SDCDEH opened case H05780-001 on April 16, 1999. On March 31, 2000, a total of five USTs were removed; three 10,000-gallon gasoline, one 10,000-gallon diesel, and one 550-gallon waste oil. Soil samples were collected and analyzed under the direction of the SDCDEH. Based on laboratory results, impacted soil was identified and subsequently excavated. On April 3 & 4, 2000, approximately 254 cubic yards of impacted soil was excavated beneath the USTs and product piping and disposed off site. During the excavation activities, approximately 1,500 gallons of groundwater was pumped from the UST pit and treated off site. Based on groundwater monitoring and sampling events that occurred between May 2001 and January 2013, the groundwater flow direction is generally to the southwest at a gradient of approximately 0.03 foot per foot. In February 2008, three groundwater extraction (GWE) events were conducted on off-site well MW-9 in an attempt to mitigate the FP. Approximately 866 gallons of groundwater/FP was extracted and treated off site. The February 2013 groundwater monitoring report indicates that all petroleum and fuel oxygenate analyte concentrations are below MCLs, and the dissolved-phase contaminant plume is adequately defined. The consultant estimated the volume of TPH-impacted soil greater than 100 mg/kg remaining at the site at the time of closure was approximately 337 cubic yards. Based on the remedial activities conducted, the reported groundwater results, distance from the impacted-soil to the subject property boundary, the inferred groundwater flow direction, and the regulatory closure, these listings are not expected to represent a significant environmental concern for the subject property.

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

4.2.5 Orphan Listings

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

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

5.0 USER PROVIDED INFORMATION AND INTERVIEWS

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

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

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

Pursuant to ASTM E1527-13, Partner requested the following site information from Wermers Properties (User of this report).

User Responsibilities

Item	Provided By User	Not Provided By User	Discussed Below	Does Not Apply
AAI User Questionnaire			X	
Title Records, Environmental Liens, and AULs			X	
Specialized Knowledge			X	
Actual Knowledge			X	
Valuation Reduction for Environmental Issues			X	
Identification of Key Site Manager	Section 5.1.3			
Reason for Performing Phase I ESA	Section 1.1			
Prior Environmental Reports		X		
Other		X		

5.1 Interviews

5.1.1 Interview with Owner

Mr. Don Gause, agent for Carlsbad Village II LLC, was not aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the subject property; any pending, threatened, or past administrative proceedings relevant to hazardous substances or

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

5.1.2 Interview with Report User

Mr. Don Gause is also the User of this report. The interview with Mr. Gause is discussed in Section 5.1.1.

5.1.3 Interview with Key Site Manager

Key Site Managers included Amy Taylor (945 Grand Avenue), Elisa (General Manager of the Carl's Jr. restaurant), and Nilesh Patel, CEO of Synergy Hospitality. The key site managers were not aware of any historical uses of environmental concern. The Key Site Managers provided access to their respective properties including any areas where hazardous substances were handled.

The Key Site Managers were not aware of any USTs, ASTs, groundwater monitoring wells, or hazardous substance use/storage/generation on the subject property with the exception of general maintenance/cleaning supplies and laundry detergents. A grease interceptor is located adjacent to the Carl's Jr. restaurant.

5.1.4 Interviews with Past Owners, Operators and Occupants

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

5.1.5 Interview with Others

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

5.2 User Provided Information

5.2.1 Title Records, Environmental Liens, and AULs

Partner was not provided with title records or environmental lien and AUL information for review as part of this assessment.

5.2.2 Specialized Knowledge

The User did not have specialized knowledge of environmental conditions associated with the subject property at the time of the assessment; however, it was noted that a Chevron gas station was formerly located on the northeast adjacent property.

5.2.3 Actual Knowledge of the User

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

5.2.4 Valuation Reduction for Environmental Issues

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

5.2.5 Commonly Known or Reasonably Ascertainable Information

The User did not provide information that is commonly known or *reasonably ascertainable* within the local community about the subject property at the time of the assessment, with the exception of noting that a Chevron gas station was formerly located on the adjacent property to the northeast.

5.2.6 Previous Reports and Other Provided Documentation

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

6.0 SITE RECONNAISSANCE

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

Site Assessment Data

Site Assessment Performed By: Sarah Vosovic
Site Assessment Conducted On: December 29, 2021

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

Site Visit Personnel for 945 and 955 Grand Avenue, 950 and 1006 Carlsbad Village Drive, and 2944 and 2946 Hope Avenue (Subject Property)

Name	Title/Role	Contact Number	Site Walk* Yes/No
Mr. Don Gause	Agent for Carlsbad Village II LLC	(949) 812-0274	No
Amy Taylor	945 Grand Avenue resident		Yes
Elisa	General Manager of the Carl's Jr.	(760) 917-5107	Yes
Nilesh Patel	CEO of Synergy Hospitality	(619) 368-3061	No

* Accompanied Partner during the field reconnaissance activities and provided information pertaining to the current operations and maintenance of the subject property

No potential environmental concerns were identified during the onsite reconnaissance.

6.1 General Site Characteristics

6.1.1 Solid Waste Disposal

Solid waste generated at the subject property is disposed of in commercial dumpsters located on the subject property. An independent solid waste disposal contractor, Waste Management, removes solid waste from the subject property. According to property personnel, only household trash is collected in the on-site solid waste dumpsters. No evidence of illegal dumping of solid waste was observed during the Partner site reconnaissance.

6.1.2 Sewage Discharge and Disposal

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

6.1.3 Surface Water Drainage

Storm water is removed from the subject property primarily by sheet flow action across the paved surfaces towards storm water drains located on the property and in the public right of way. On-site storm water drains discharge to a municipal owned and maintained storm sewer system.

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

impoundments, wetlands, natural catch basins, settling ponds, or lagoons are located on the subject property. No drywells were identified on the subject property.

6.1.4 Source of Heating and Cooling

Heating and cooling systems as well as domestic hot water equipment are fueled by electricity and natural gas provided by San Diego Gas and Electric. Hot water is provided by natural gas and/or electric water heaters.

6.1.5 Wells and Cisterns

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

6.1.6 Wastewater

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

6.1.7 Septic Systems

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

6.1.8 Additional Site Observations

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

6.2 Potential Environmental Hazards

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

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

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

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

6.2.3 Evidence of Releases

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

6.2.4 Polychlorinated Biphenyls (PCBs)

Older transformers and other electrical equipment could contain PCBs at a level that subjects them to regulation by the U.S. EPA. PCBs in electrical equipment are controlled by United States Environmental Protection Agency regulations 40 CFR, Part 761. Under the regulations, there are three categories into which electrical equipment can be classified: 1) Less than 50 parts per million (ppm) of PCBs – “Non-PCB;” 2) 50 ppm-500 ppm – “PCB-Contaminated;” and, 3) Greater than 500 ppm – “PCB-Containing.” The

manufacture, process, or distribution in commerce or use of any PCB in any manner other than in a totally enclosed manner was prohibited after July 2, 1979.

The on-site reconnaissance addressed indoor and outdoor transformers that may contain PCBs. One pole-mounted and two pad-mounted transformers were observed on the subject property. One of the transformers was labeled indicating non-PCB content (Envirotemp FR3 Fluid). No staining or leakage was observed in the vicinity of the transformers. According to signage on the units, San Diego Gas & Electric maintains ownership and operational responsibility for the transformers and that the units do not contain PCBs. Based on the good condition of the equipment, the transformers are not expected to represent a significant environmental concern.

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

6.2.5 Strong, Pungent or Noxious Odors

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

6.2.6 Pools of Liquid

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

6.2.7 Drains, Sumps and Clarifiers

Partner observed the following drains, sumps, and/or clarifiers located on the subject property:

Drains, Sumps, and Clarifiers Observed Onsite			
	Floor Drain(s)	Sump(s)	Clarifier(s)
Number Observed:			One (grease trap)
Location:			Southeast of the Carl's Jr. building
Point of Discharge:			Sewer
Sealed/Bermed:			No

The installation date of the grease trap is unknown. It is used to treat wastewater streams generated from the Carl's Jr. restaurant operations. The clarifier has the potential to impact the subsurface of the subject property should the system become compromised. Based on the use of the clarifier solely for kitchen wastewater, it is presumed that a release from this feature would be minimal and not represent an environmental concern.

6.2.8 Pits, Ponds and Lagoons

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

6.2.9 Stressed Vegetation

No stressed vegetation was observed on the subject property.

6.2.10 Additional Potential Environmental Hazards

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

6.3 Non-ASTM Services

6.3.1 Asbestos-Containing Materials (ACMs)

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

The subject property residential buildings were constructed prior to 1939 through 1985. A limited, visual evaluation of accessible areas for the presence of suspect ACMs at the subject property was conducted. The objective of this visual survey was to note the presence and condition of suspect ACM observed. Please refer to the table below for identified suspect ACMs:

Suspect ACMs			
Suspect ACM	Location	Friable Yes/No	Physical Condition
Drywall Systems	Throughout Building Interior	No	Good
Floor Tiles	Motel Interior- laundry/maintenance	No	Good
Floor Tile Mastic	Motel Interior- laundry/maintenance	No	Good
Ceiling Tiles	Carl's Jr. Interior	No	Good
Spray-Applied Acoustical Material	Building Interiors- Motel and residential buildings	Yes	Good
Stucco	Throughout Building Exterior	Yes	Good

Based on the dates of construction, prior to disturbance, Partner recommends a comprehensive asbestos survey of the property be completed to determine the presence, condition, friability and likely future condition of suspect or confirmed ACM. All suspect materials must be handled as ACM according to local, state and federal regulations until the results of sampling and analysis indicate the material is a non-ACM. According to the US EPA, ACM that is intact and in good condition can, in general, be managed safely in-place under an Operations and Maintenance (O&M) Program until removal is dictated by renovation, demolition, or deteriorating material condition.

6.3.2 Lead-Based Paint (LBP)

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

disclosure of known information on LBP and LBP hazards before the sale or lease of most housing built before 1978.

Based on the age of the subject property buildings (pre-1978), there is a potential that LBP is present. Interior and exterior painted surfaces were observed in good condition and therefore not expected to represent a "hazard," although the condition of the paint should be monitored and maintained to ensure that it does not become deteriorated.

Actual material samples would need to be collected in order to determine if LBP is present.

6.3.3 Radon

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

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

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

Radon sampling was not conducted as part of this assessment. Review of the US EPA Map of Radon Zones places the subject property in Zone 3. Based upon the radon zone classification, radon is not considered to be a significant environmental concern.

6.3.4 Lead in Drinking Water

According to available information, a public water system operated by the City of Carlsbad serves the subject property vicinity. According to the most recent Annual Water Quality Report, water supplied to the subject property is in compliance with all State and Federal regulations pertaining to drinking water standards, including lead and copper. Water sampling was not conducted to verify water quality.

6.3.5 Mold

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

Partner observed accessible, interior areas for the subject property buildings for significant evidence of mold growth with the exceptions detailed in Section 1.5 of this report; however, this ESA should not be used as a mold survey or inspection. Additionally, this limited assessment was not designed to assess all areas of potential mold growth that may be affected by mold growth on the subject property. Rather, it is

intended to give the client an indication as to whether or not conspicuous (based on observed areas) mold growth is present at the subject property. This evaluation did not include a review of pipe chases, mechanical systems, or areas behind enclosed walls and ceilings.

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

6.4 Adjacent Property Reconnaissance

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

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

The adjacent property to the southwest is developed with a gas station which stores and handles hazardous substances and petroleum products. This facility is discussed further in Section 4.2.3.

6.4.2 ASTs/USTs for Hazardous Substances or Petroleum Products

The adjacent property to the southwest is developed with a gas station which operates underground storage tanks for the storage of hazardous substances and petroleum products. This facility is discussed further in Section 4.2.3.

6.4.3 PCBs

Multiple pole-mounted and pad-mounted transformers were observed on the adjacent properties. No staining or leakage was observed in the vicinity of the transformers. Based on these observations, the presence of adjacent transformers is not expected to represent a significant environmental concern.

7.0 FINDINGS AND CONCLUSIONS

Findings

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

- Partner did not identify any recognized environmental conditions during the course of this assessment.

A *controlled recognized environmental condition (CREC)* refers to 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, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.

- Partner did not identify any controlled recognized environmental conditions during the course of this assessment.

A *historical recognized environmental condition (HREC)* refers to 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.

- Partner did not identify any historical recognized environmental conditions during the course of this assessment.

An *environmental issue* refers to environmental concerns identified by Partner, which do not qualify as RECs; however, warrant further discussion.

- Due to the age of the subject property buildings, there is a potential that asbestos-containing materials (ACMs) and/or lead-based paint (LBP) are present. Readily visible suspect ACMs and painted surfaces were observed in good condition. Prior to the disturbance of any suspect ACM or LBP at the subject property, a comprehensive survey, designed to determine if the suspect materials are regulated, is recommended. If such materials are identified and need to be disturbed, repaired or removed, a licensed abatement contractor should be consulted. Suspect materials may be managed in place under an Operations and Maintenance (O&M) Program until removal is dictated by renovation, demolition, or deteriorating material condition.

Conclusions, Opinions and Recommendations

Partner has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of 945 and 955 Grand Avenue, 950 and 1006 Carlsbad Village Drive, and 2944 and 2946 Hope Avenue in Carlsbad, San Diego County, California (the "subject property"). Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report.

This assessment has revealed no evidence of recognized environmental conditions in connection with the subject property; however, environmental issues were identified. Based on the conclusions of this assessment, Partner recommends the following:

- Prior to the disturbance of any suspect ACM or LBP at the subject property, a comprehensive survey, designed to determine if the suspect materials are regulated, is recommended. If such materials are identified and need to be disturbed, repaired or removed, a licensed abatement contractor should be consulted. Suspect materials may be managed in place under an Operations and Maintenance (O&M) Program until removal is dictated by renovation, demolition, or deteriorating material condition.

8.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

Partner has performed a Phase I Environmental Site Assessment of the property located at 945 and 955 Grand Avenue, 950 and 1006 Carlsbad Village Drive, and 2944 and 2946 Hope Avenue in Carlsbad, San Diego County, California in conformance with the scope and limitations of the protocol and the limitations stated earlier in this report. Exceptions to or deletions from this protocol are discussed earlier in this report.

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

Prepared By:

DRAFT

Sarah Vosovic
Environmental Professional

Reviewed By:

DRAFT

Dennis Kawasaki
Senior Author

9.0 REFERENCES

Reference Documents

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

Environmental Risk Information Services (ERIS), Radius Report, December 2021

Federal Emergency Management Agency, Federal Insurance Administration, National Flood Insurance Program, Flood Insurance Map, accessed via internet, December 2021

United States Department of Agriculture, Natural Resources Conservation Service, accessed via internet, December 2021

United States Department of Agriculture, Natural Resources Conservation Service, Web Soil Survey, accessed via the internet, December 2021

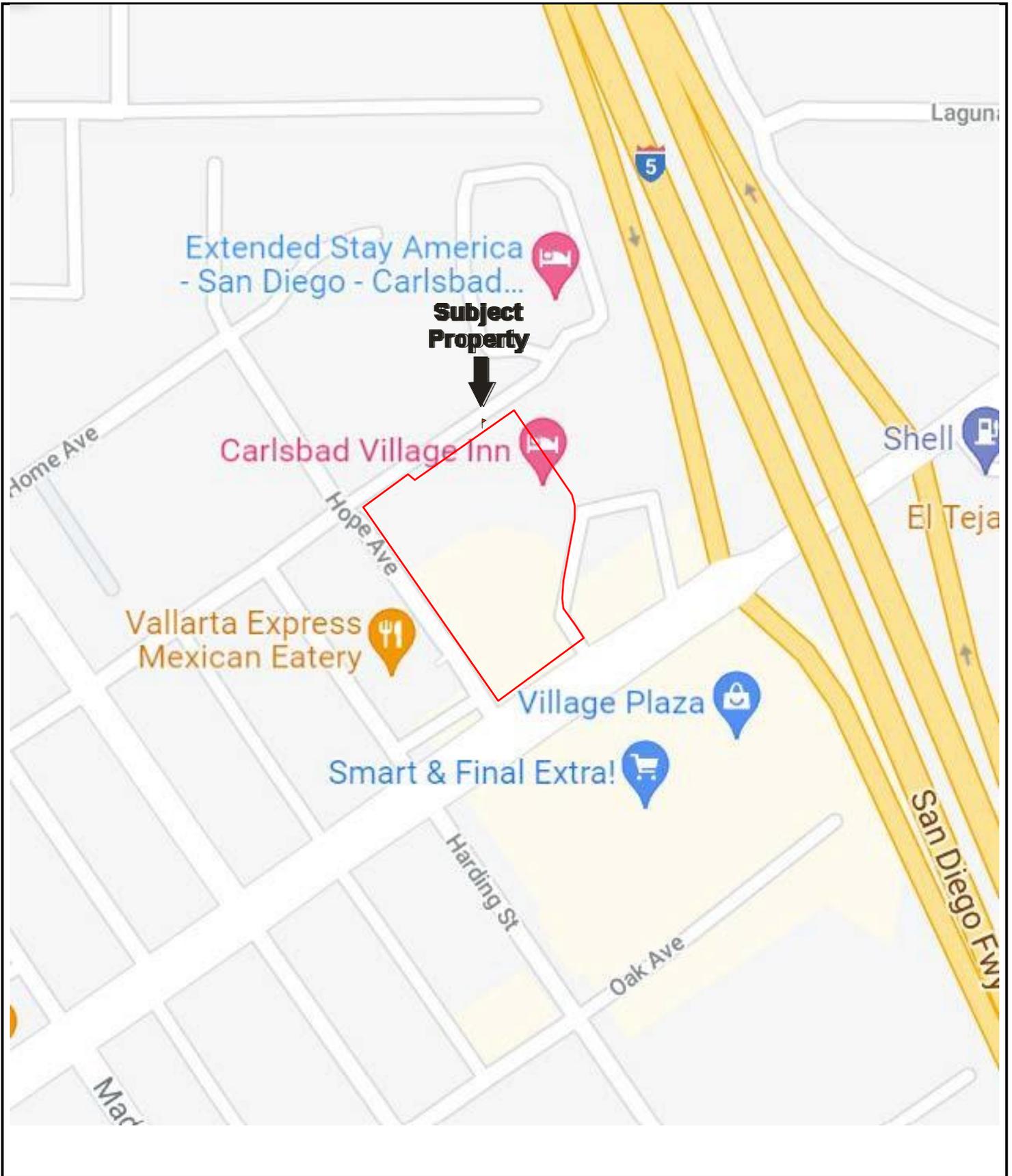
United States Environmental Protection Agency, EPA Map of Radon Zones (Document EPA-402-R-93-071), accessed via the internet, December 2021

United States Geological Survey, accessed via the Internet, December 2021

United States Geological Survey Topographic Map 1995, 7.5 minute series, accessed via internet, December 2021

FIGURES

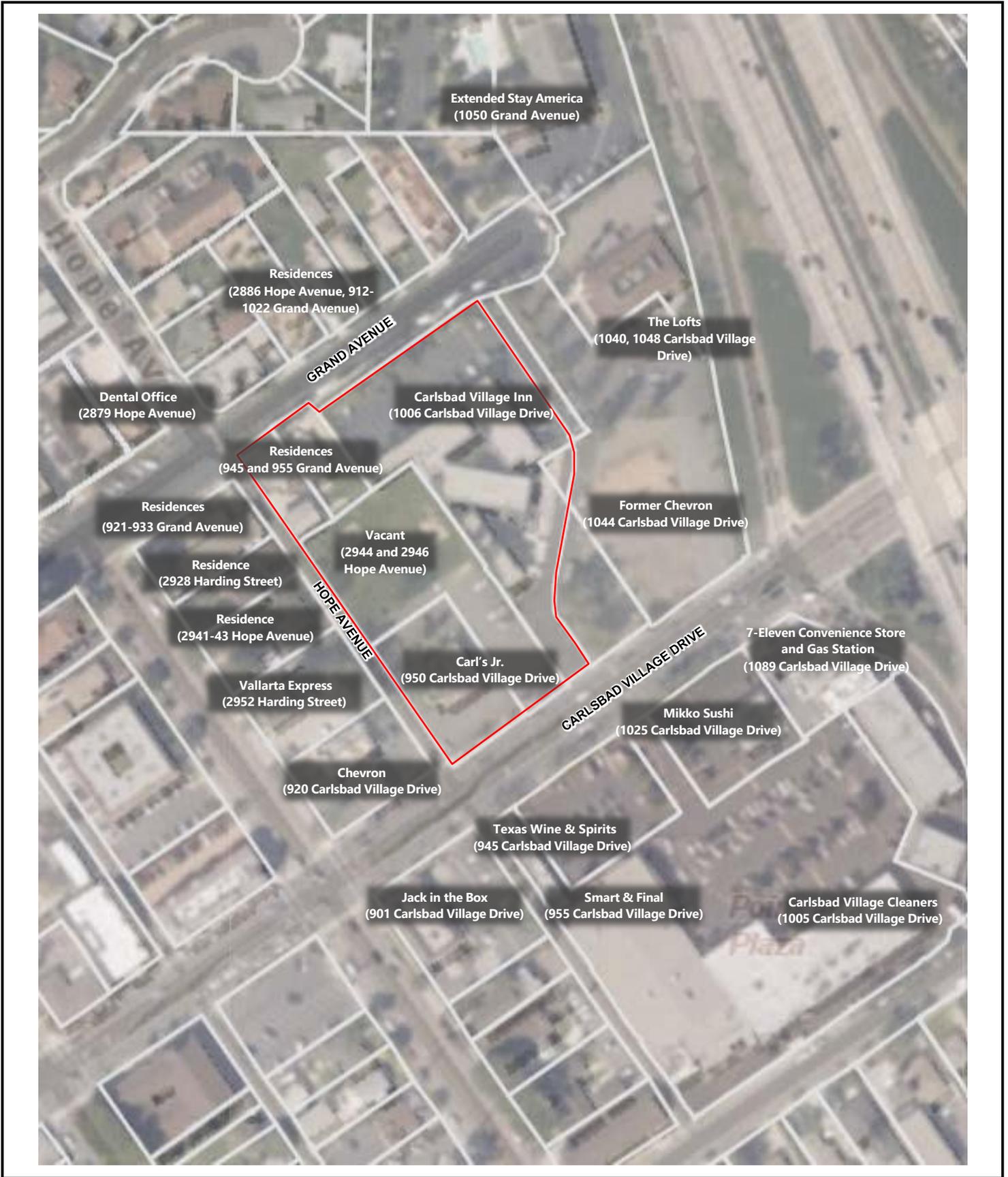
- 1 SITE LOCATION MAP**
- 2 SITE PLAN**
- 3 TOPOGRAPHIC MAP**



Drawing Not To Scale

KEY:
Subject Property 

FIGURE 1: SITE LOCATION MAP
Project No. 21-350668.1

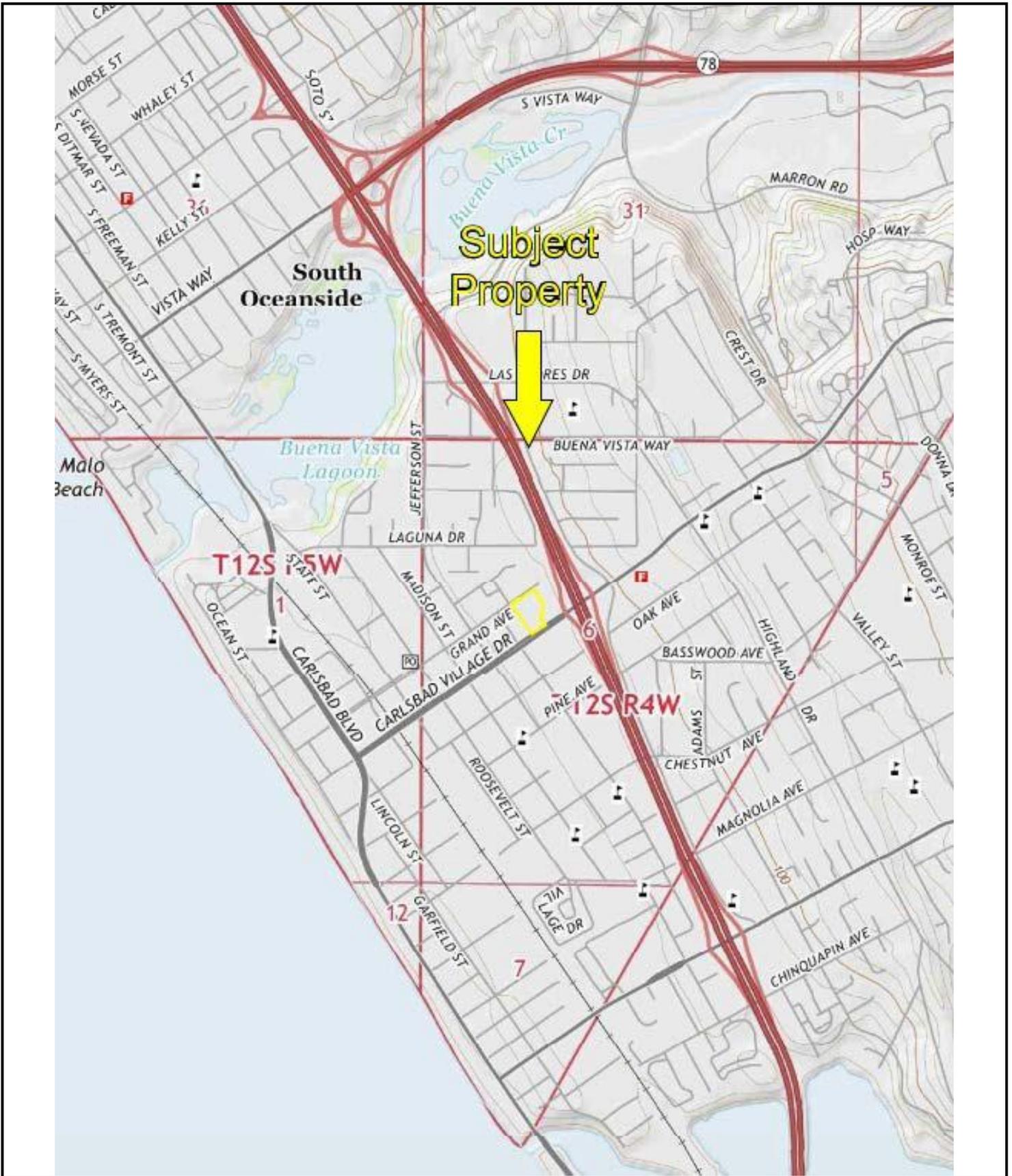


**GROUNDWATER
FLOW**



KEY:
Subject Property 

FIGURE 2: SITE PLAN
Project No. 21-350668.1



USGS 7.5 Minute *San Luis Rey, California* Quadrangle
 Created: 2015

KEY:
 Subject Property 

FIGURE 3: TOPOGRAPHIC MAP
 Project No. 21-350668.1

APPENDIX A: SITE PHOTOGRAPHS



1. View of the Carlsbad Village Inn lobby.



2. View of the subject property signage.



3. View northwest toward the northeastern subject property boundary.



4. View of the Carlsbad Village Inn buildings.



5. View of the Carlsbad Village Inn buildings.



6. View northeast along the northwest subject property boundary.



7. View of the Carl's Jr. building.



8. View northeast along the southeast property boundary.



9. View northeast toward the subject property



10. View northwest toward the subject property.



11. View north toward the subject property.



12. View of the vacant parcel on the subject property.



13. View of a residential unit on the subject property.



14. View of a residential unit on the subject property.



15. View of a residential unit on the subject property.



16. View of a residential unit interior.



17. View of a residential unit interior.



18. View of a residential unit interior.



19. View of the Carl's Jr. interior.



20. View of the Carlsbad Village Inn lobby.



21. View of the Carlsbad Village Inn laundry room.



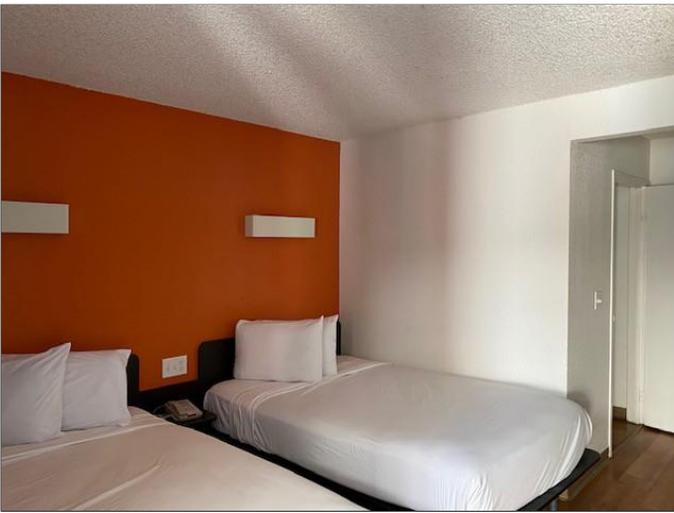
22. View of the Carlsbad Village Inn laundry room.



23. View of the Carlsbad Village Inn trash enclosure.



24. View of the Carlsbad Village Inn maintenance room flammables storage.



25. View of a Carlsbad Village Inn guest room.



26. View of a pad-mounted transformer at Carlsbad Village Inn.



27. View of a transformer at the subject property.



28. View of the northwest adjacent properties.



29. View of the southwest adjacent property.



30. View of the southeast adjacent properties across Carlsbad Village Drive.



31. View of the southeast adjacent properties across Carlsbad Village Drive.



32. View of the northeast adjacent vacant retail units.



33. View of the northwest adjacent properties.



34. View of the northwest adjacent property.



35. View of the northeast adjacent property.



36. View of the southwest adjacent property.

APPENDIX B: HISTORICAL/REGULATORY DOCUMENTATION

one inch



**Subject
Property**



Year: 1939
Source: 1=AIR JILD
Scale: 1"=500'
Comtne:nl:

Address: 945 & 955 Grand Avenue, 950 & !006 Carlsbad
Village Drive, 2944 & 294'6 Hope Aveune. Carlsbad. CA
Approx CenteT: -117.344177 5 33.1630 197

Order o: 2112. 700338

PARTNER

one inch



**Subject
Property**



Year: 1947

Address: 94.S & 95S Grand Avenue, 950 & H106 Camelsbad

Order #: 21122700338

Source: USGS
Scale: 1"=500'

Village Drive, 2944 & 2946 Hope Avenue, Carlsbad, CA

Approx center: -117.34417785,33.16308.197

Content:

PARTNER

one inch



**Subject
Property**



Year: 1953

Source: A

Scale: 1" = 500'

Comment:

Address: 945 & 955 Grand Avenue, 950 & I006 Cadsbad

Village Drive, 2944 & 24 Hope Avenue, Arls-bad.

Coordinates: -117.344177 53.1630 197

Order #: 21122700338

PARTNER

one inch



**Subject
Property**



Year: 1988

Address: 945 & 955 Grand venue, 950 & 1006 Cadsbad

Order o: 21 I22700338

Source: FAIR JILD

Village Drive, 2944 & 2 46 Hope A eue. Carls-bad. C

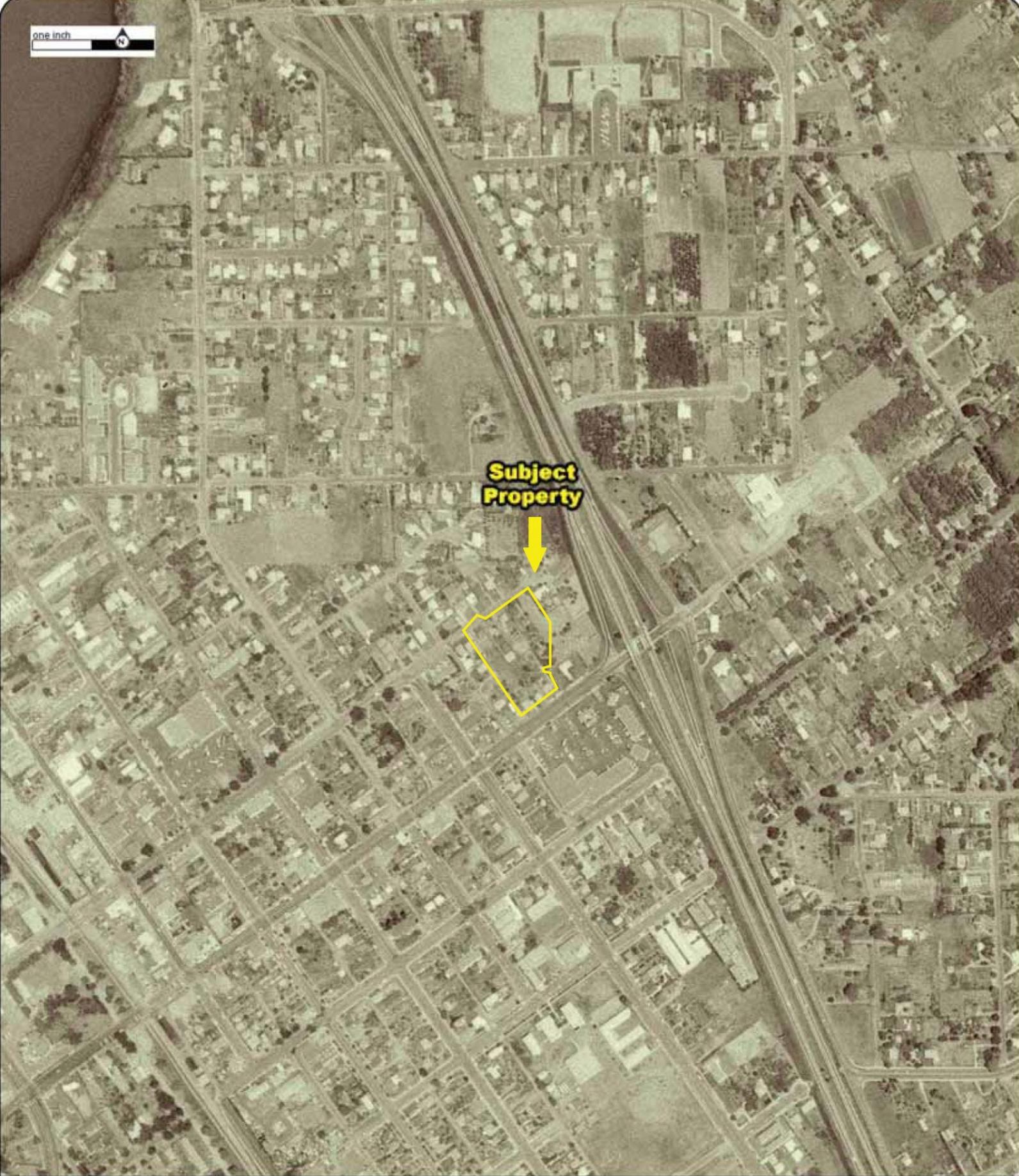
Scale: 1"==500'

Approx Center: -117.344177 5 3.1630 197

Comment:

PARTNER

one inch



**Subject
Property**



Year: 1967

Address: 945 & 95.S Grand Avenue, 950 & I006 Carlsbad

Order No: 2i 122700338

Source: U.G.
Scale: 1" = 500'

Village Drive, 2944 & 2946 Hope Avenue, Carlsbad, CA
Approx Center: -117.34417785, 33.16308197

Content:

PARTNER

one inch



**Subject
Property**



Year: 197..:

Address: 945 & 955 Grand Avenue, 950 & I006 Carlsbad

Order No: 21122700338

Source: NA A
Scale: 1" = 500'

Approximate Center: 117.34417785, 33.16305197
Village Drive, 2944 & 2946 Hope Avenue, Carlsbad, CA

Content:

PARTNER

one inch



**Subject
Property**



Year: 1980
Source: U GS
Scale: 1" = 500'
Conunent:

Address: 945 & 955 Grand Avenue, 950 & 1006 Carlsbad
Village Drive, 2944 & 2946 Hope Avenue. Carlsbad. CA
Approx Center: -117.34417785, 33.16308.197

Order o: 2i 122700338

PARTNER

one inch



**Subject
Property**



Year: 1999
Source: UG
Scale: 1" = 500'
Comment:

Address: 945 (955 Grand Avenue, 950 & 1006 Cadswad
Village Drive, 2944 & 24 Hope Avenue, Arls-bad.
Map X Center: -117.344177 5 3.1630 1 7

Order #: 21122700338

PARTNER

one inch



**Subject
Property**



Year: 1994

Address: 945 & 955 Grand Avenue, 950 & 1006 Carlsbad

Order #: 21122700338

Source: UG
Scale: 1" = 500'

Approximate Center: 33° 17.344177' N 117° 53.16308197' W
Village Drive, 2944 & 2946 Hope Avenue, Carlsbad, CA

Content:

PARTNER

one inch



**Subject
Property**



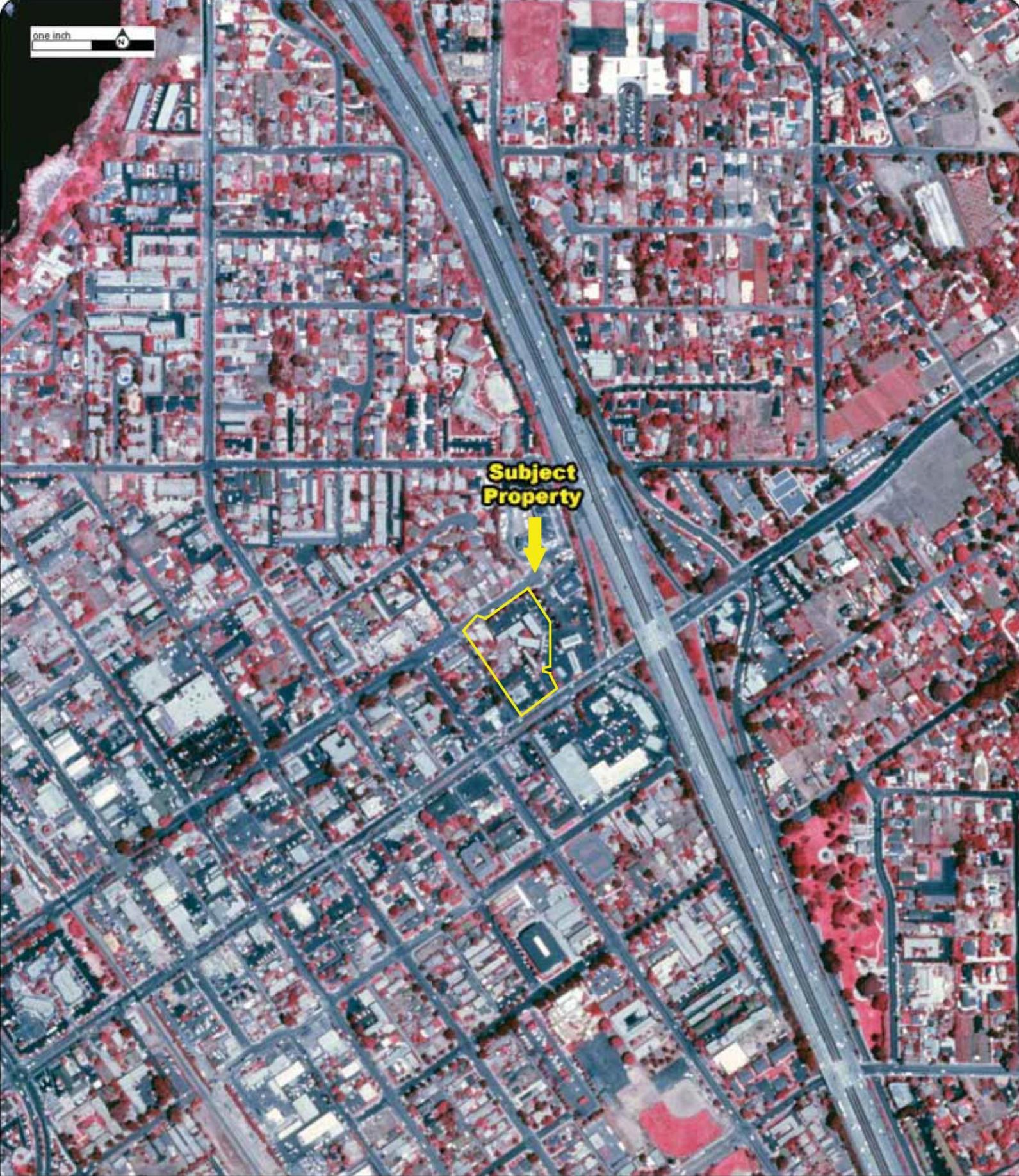
Year: 1997
Source: USGS
Scale: 1" = 500ft
Comment:

Address: 945 & 955 Grn.nd Avenue. 950 & !006 Carlsbad
Village Drive, 2944 & 2946 Hope Avenue. Carls-bad, CA
Approx CenteT: -117.34417785,33.16308197

Order o: 21122700338

PARTNER

one inch



**Subject
Property**



Year: 200_
Source: UG
Scale: 1"=500'
Comment:

Address: 945 & 955 Grand Avenue, 950 & 1006 Carlsbad
Municipality: Carlsbad, CA
Approx Center: -117.34417785 33.1630 197

Order #: 21122700338

PARTNER

one inch



**Subject
Property**



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

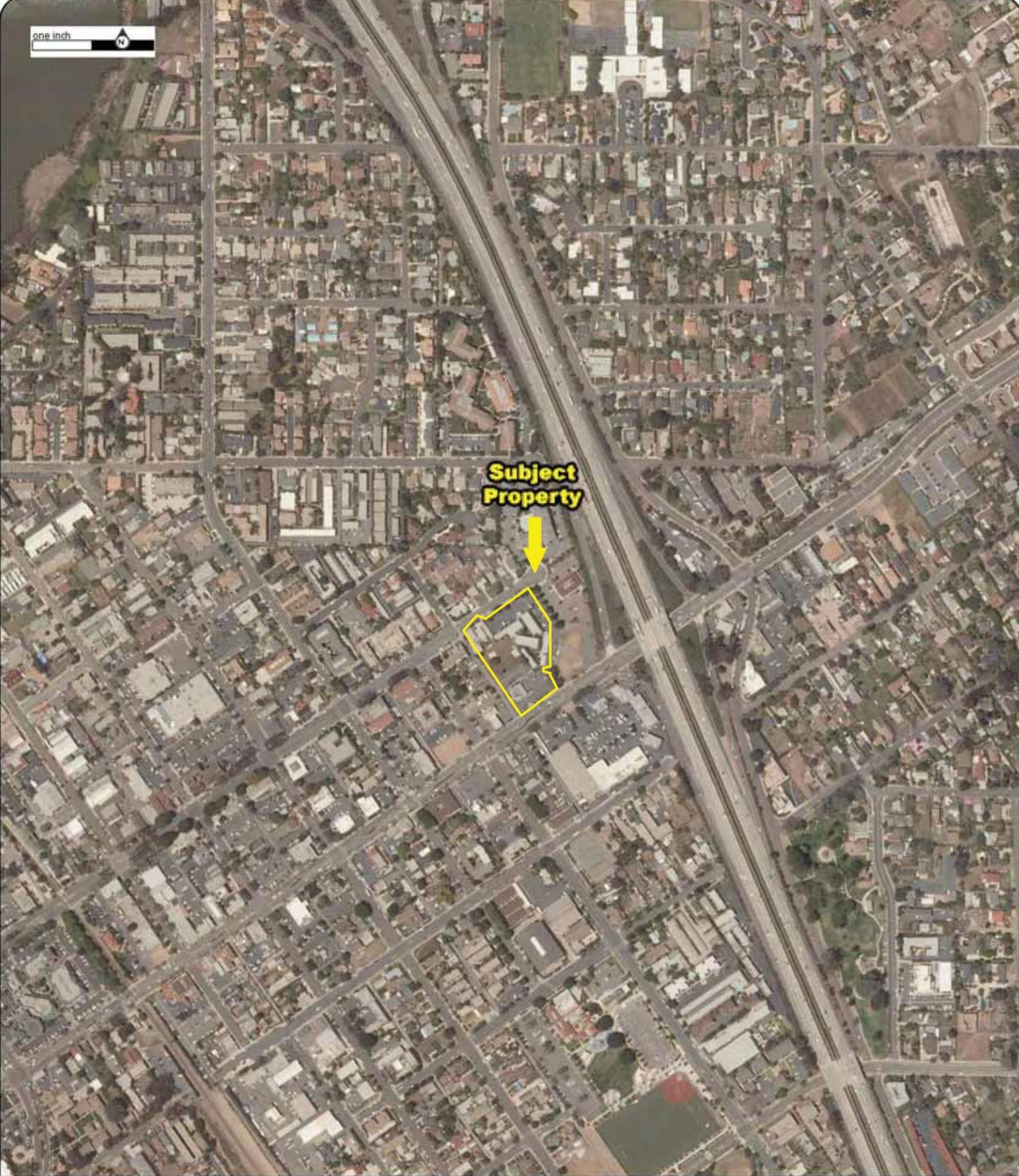
Address: 945 & 955 Grand Avenue, 950 & 1006 Cadsbad
Village Drive, 2944 & 2946 Hope Avenue, Carlsbad, CA
Approx Center: 417.54417785, 33.16308197

Order #: 21122700338

Comment:

PARTNER

one inch



**Subject
Property**



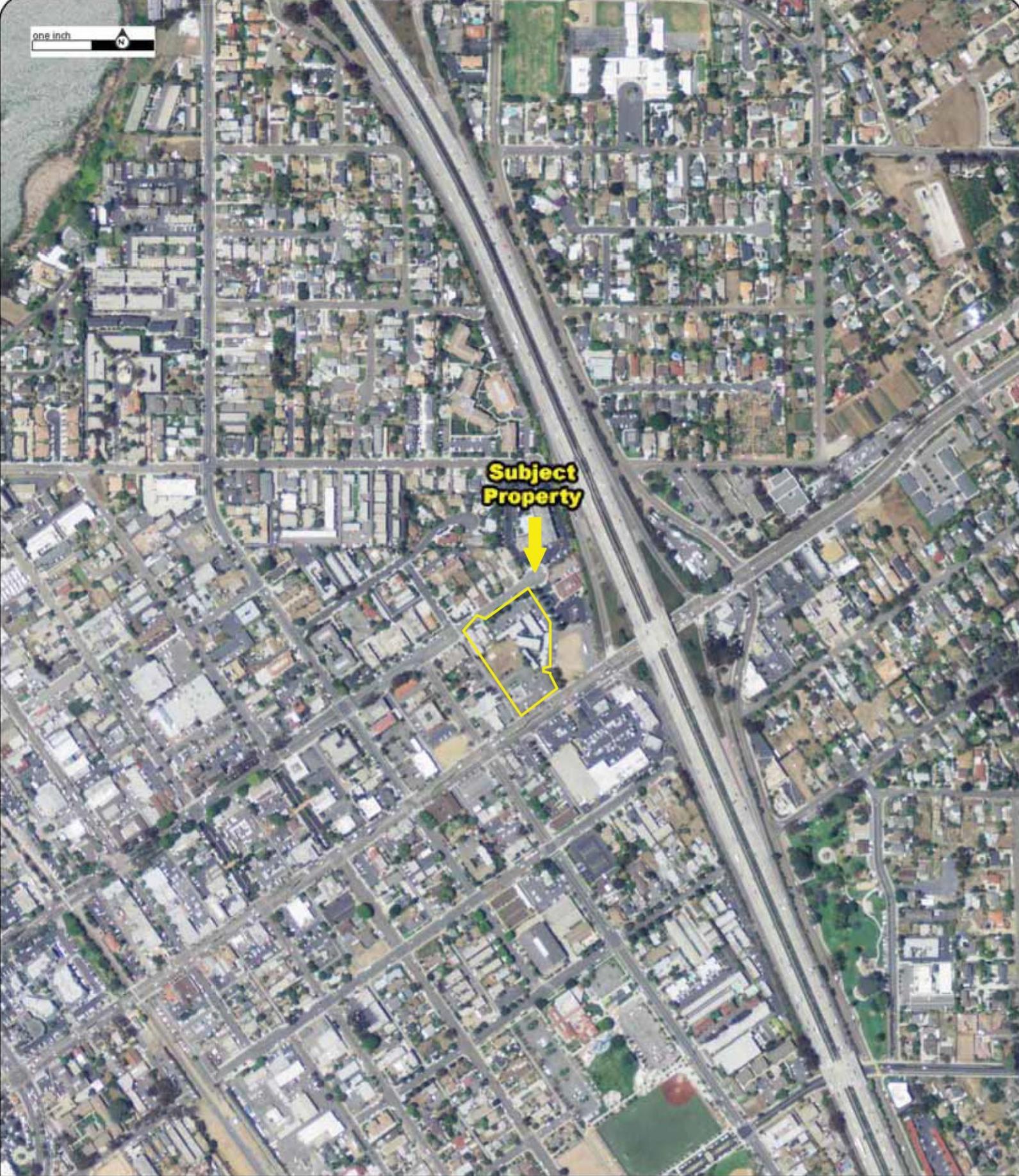
Year: 2010
Source: USDA
Scale: 1"=500'
Orientation:

Addresses: 945 & 955 Grand Avenue, 950 & I006 Carlsbad
Village Drive, 2944 & 2946 Hope Avenue, Carlsbad, CA
Approx Center: -117.34417785 33.16308.197

Order ID: 21122700338

PARTNER

one inch



Subject Property

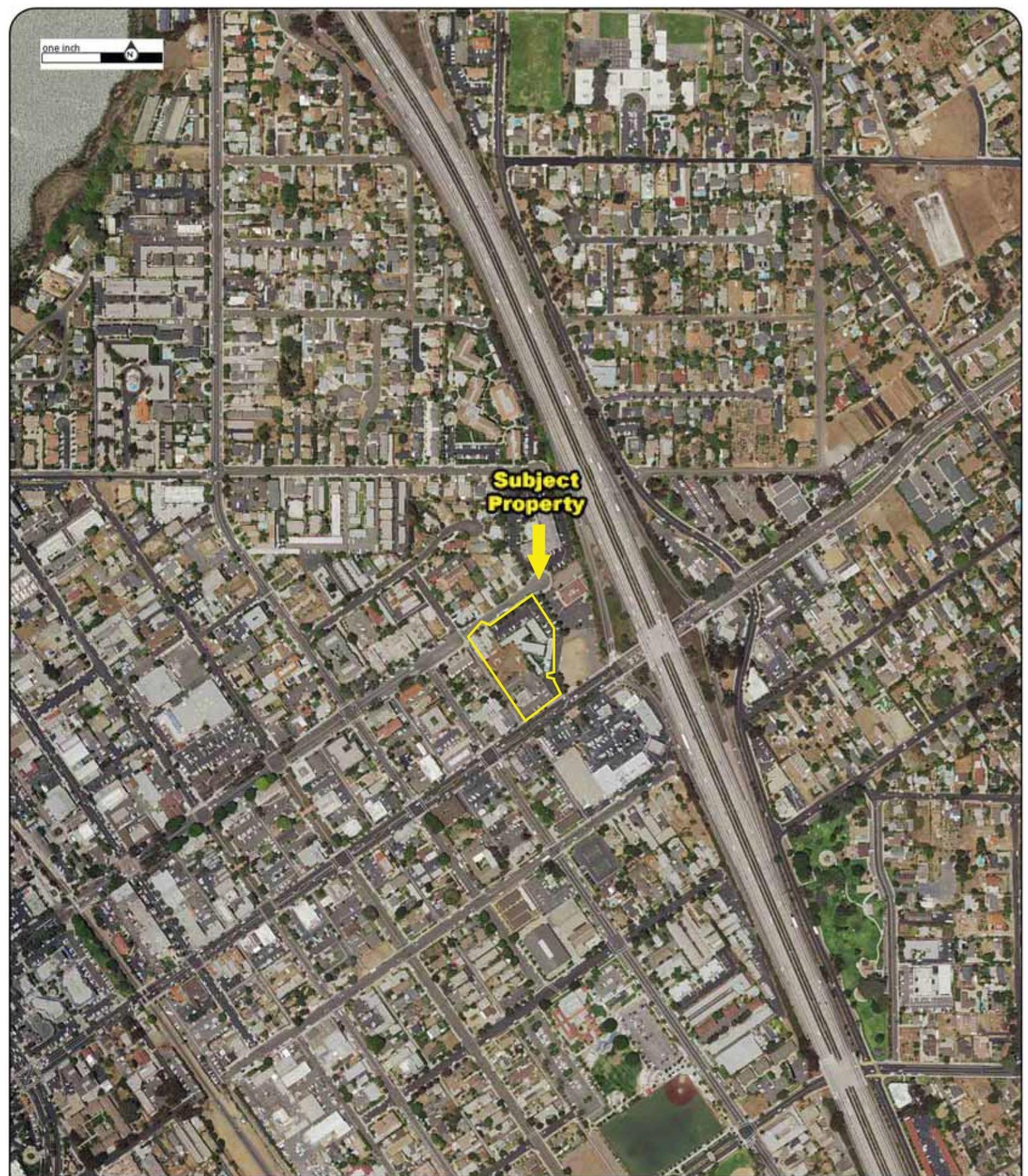


Year: 201_ Address: 945 & 955 Grand Avenue, 9-0 & I006 Carlsbad Order #: 2i122700338
Source: JSDA Approx Center: 117.344177, 33.1630197 Village Drive, 2944 & 246 Hope Avenue, Carlsbad, CA

Conu-nent:

PARTNER

one inch



**Subject
Property**



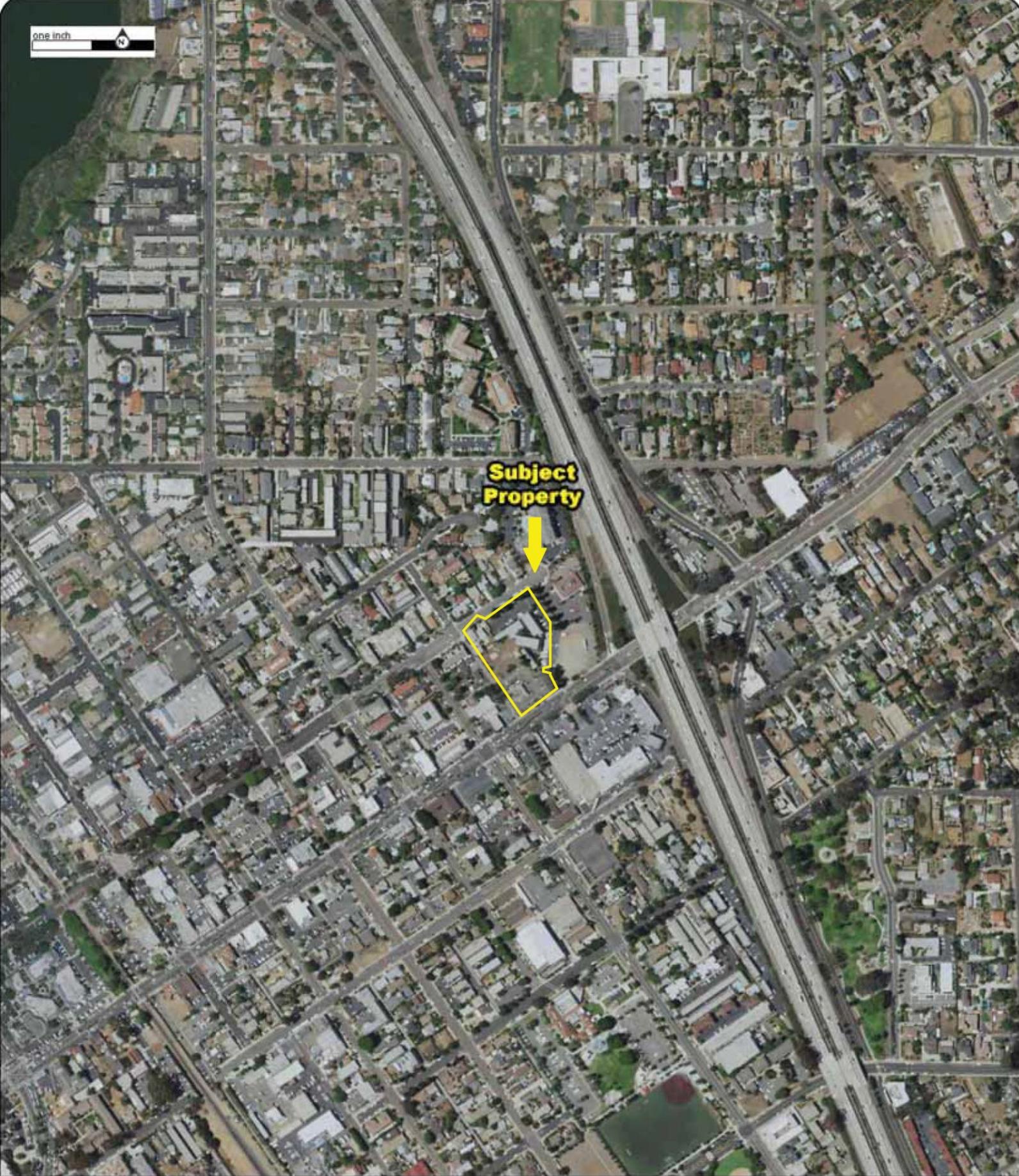
Year: 2014
Source: USDA
Scale: 1"=500'
Comment:

Address: 94.S & 95S Grand Avenue., 950 & HI06 Carlsbad
Village Drive. 2944 & 2946 Hope Avenue. Carlsbad. CA
Approx center: -117.34417785,33.16308.197

Order ID: 21122700338

PARTNER

one inch



Subject Property



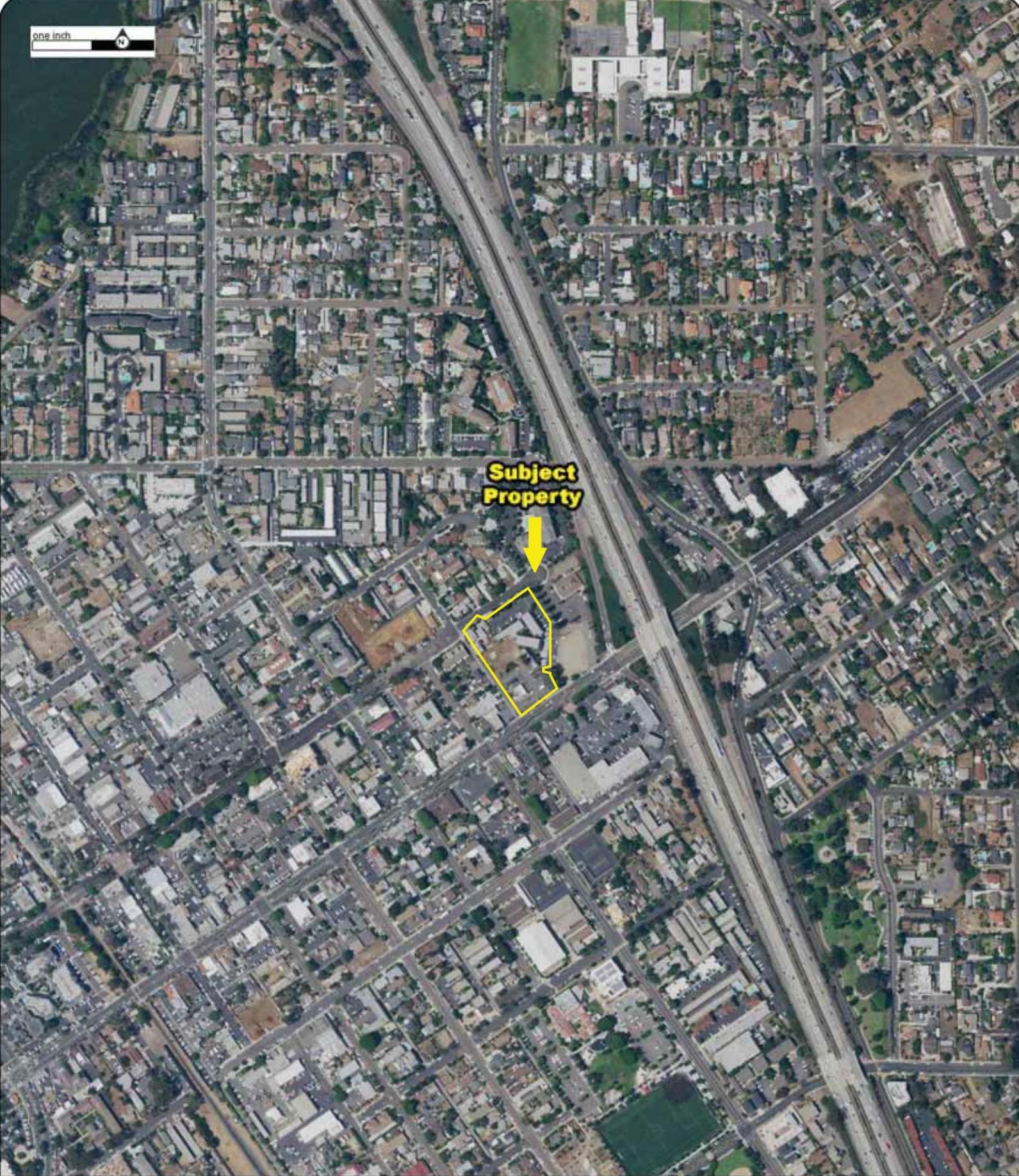
Year: 2016
Source: USDA
Scale: 1"=500'
Comment:

Address: 945 & 955 Grand Avenue, 950 & I006 Carlsbad
Village Drive, 2944 & 2946 Hope Avenue, Carlsbad, CA
Approx Center: -117.34417785, 33.16308.197

Order #: 21122700338

PARTNER

one inch



Subject Property



Year: 2018

Address: 945 & 955 Grand Avenue, 950 & 1006 Carlsbad

Order #: 21122700338

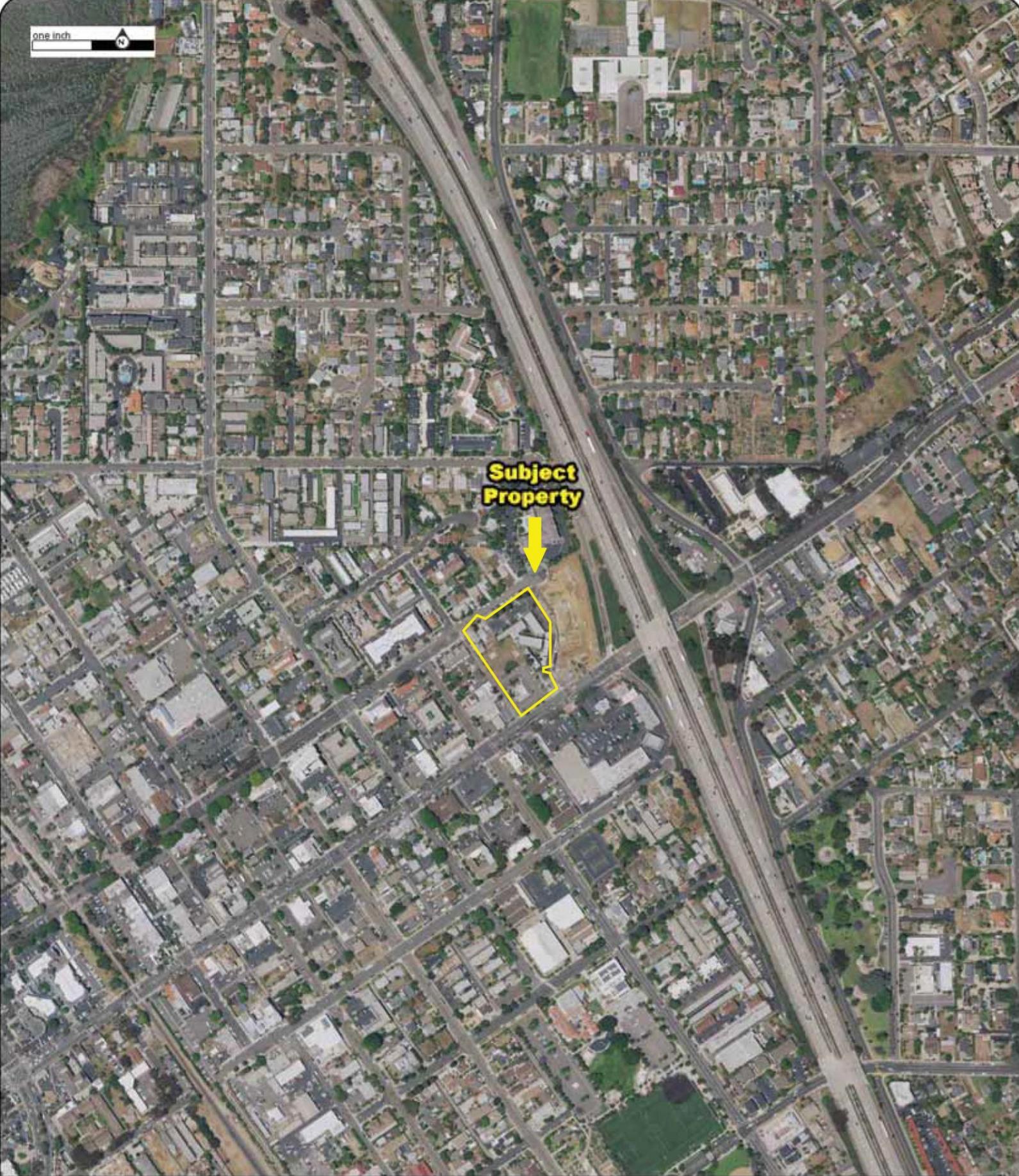
Source: USDA
Scale: 1" = 500'

Village Drive, 2944 & 2946 Hope Avenue, Carlsbad, CA
Approx Center: -117.34417785, 33.16305197

Content:

PARTNER

one inch



Subject Property



Year: 2020

Address: 945 & 955 Grand Avenue, 950 & 1006 Carlsbad

Order #: 21 I22700338

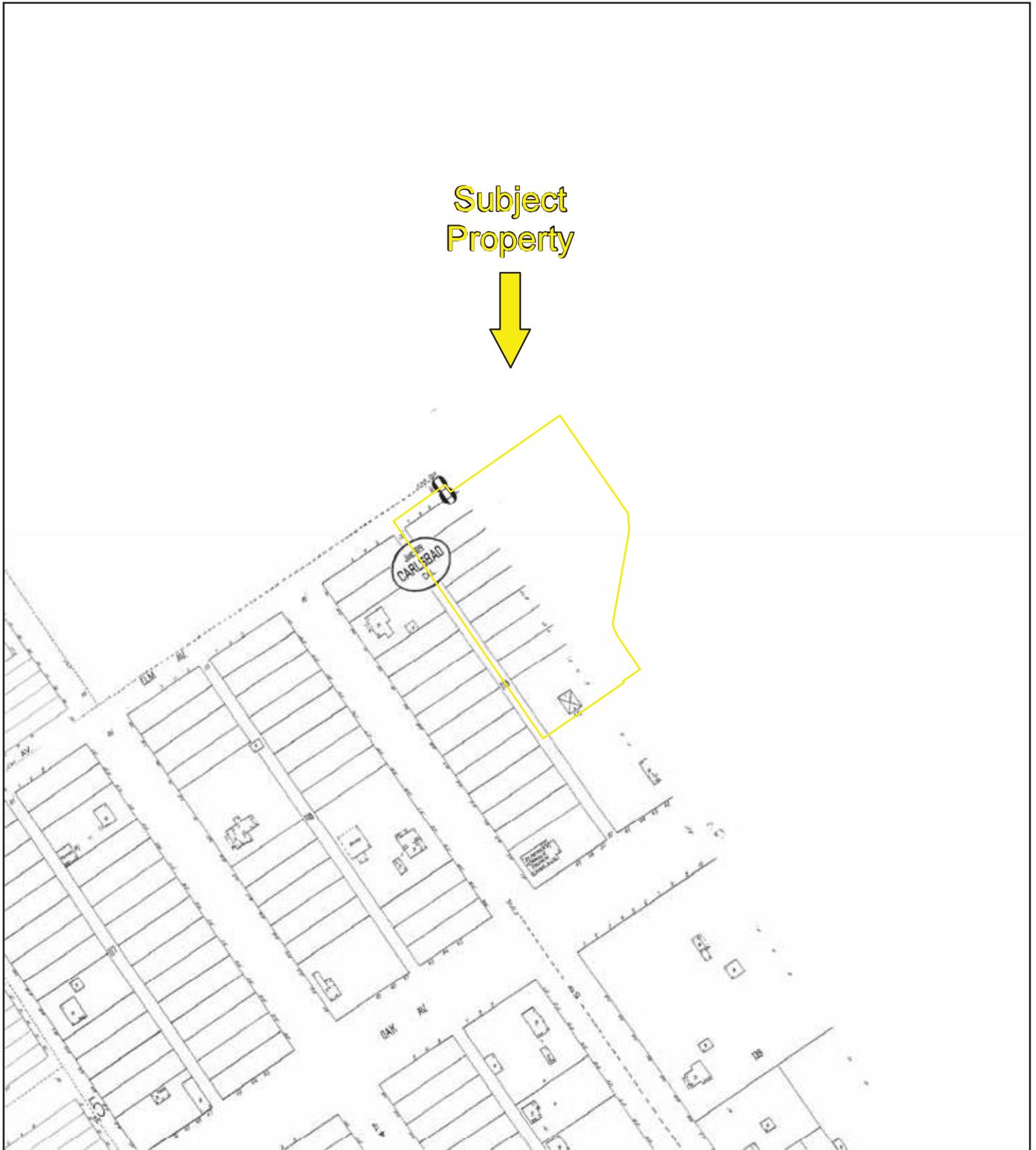
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Scale: 1"=500'

Village Drive, 2944 & 2946 Hope Avenue, Carlsbad, CA
Approx Center: 117.34417785, 33.16308197

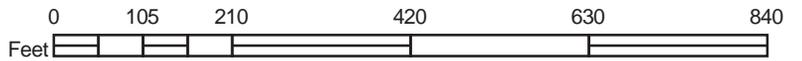
Content:

PARTNER

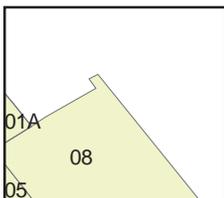
Fire Insurance Map



1929



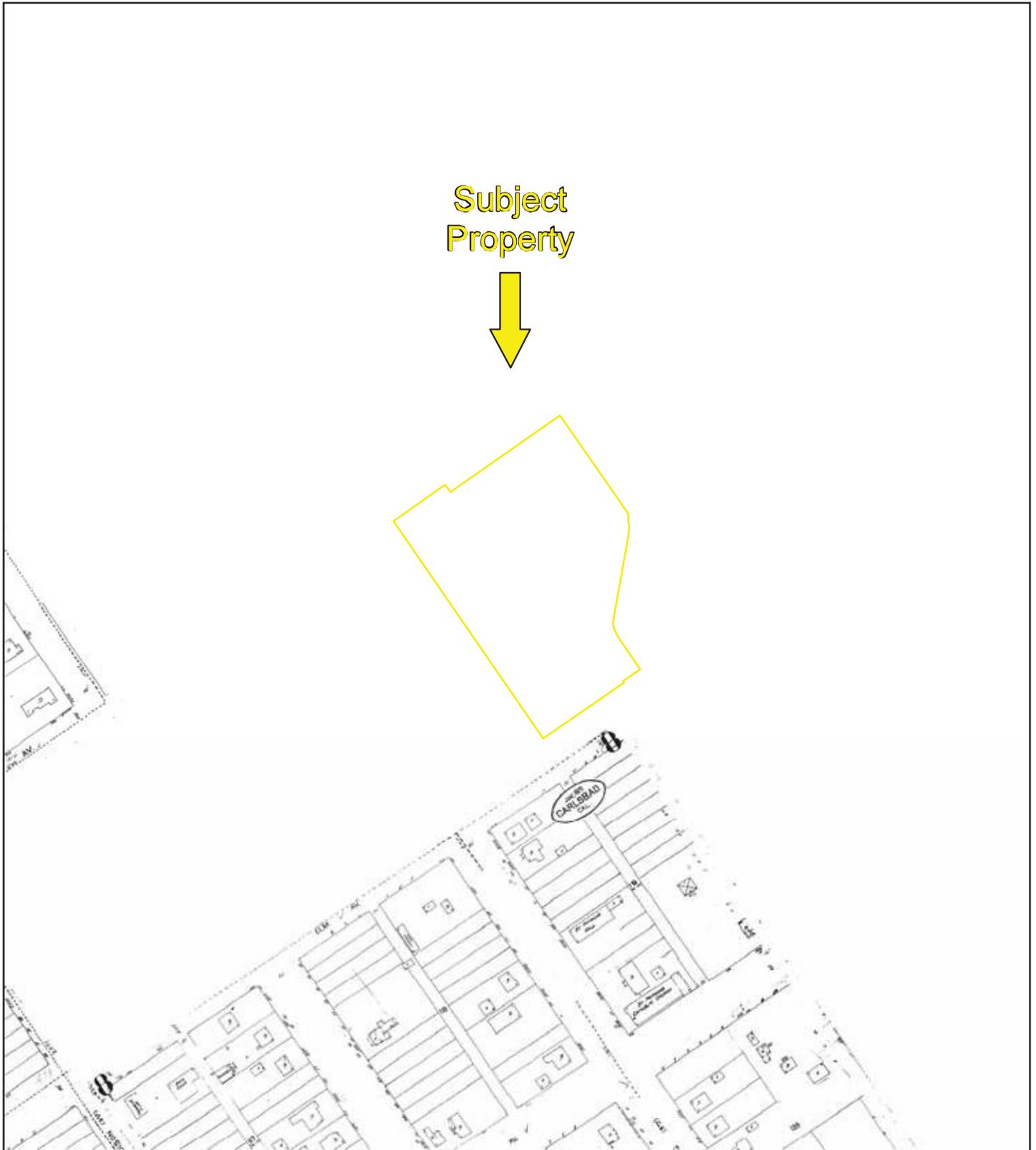
Address: 945 & 955 Grand Avenue, 950 & 1006 Carlsbad Village Drive, 2944 & 2946 Hope Avenue Carlsbad CA 92008



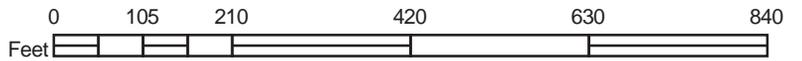
Map sheet(s):
Volume NA: 8;

Order Number 21122700338

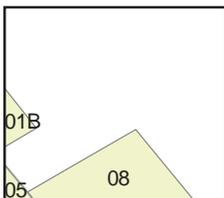
Fire Insurance Map



1950



Address: 945 & 955 Grand Avenue, 950 & 1006 Carlsbad Village Drive, 2944 & 2946 Hope Avenue Carlsbad CA 92008



Map sheet(s):
Volume NA: 1,8;

Order Number 21122700338