

JCP-LGS Reports Natural Hazard Disclosures
P.O. Box 51240
Los Angeles, CA 90051-5540

Report/Invoice #: 3345257
Date: 08/05/2024

JCP-LGS Disclosures.com Natural Hazard Disclosures Order Invoice

DELIVER TO:
AUCTION.COM
ONE MAUCHLY
IRVINE, CA 92618

Ref. #:
Escrow #:
Officer:
APN: 641-041-005

Attn: MEERAKAL HUSSAIN

Subject Property:
66309 PIERSON BLVD
DESERT HOT SPRINGS, CA 92240

Date	Product Name	Total
08/05/2024	JCP-LGS Commercial Industry Standard	\$149.00
	Amount Due:	<u>\$149.00</u>

This report package contains a Commercial Property Tax Report. PLEASE NOTE: Commercial properties generally have high-value tax assessments. Our Commercial Tax Disclosure Report is a search product and not an insurance policy. Reasonable care is taken in the preparation of our tax report. Liability is limited to the amount of fee charged.

Make payable to: JCP-LGS Reports Natural Hazard Disclosures
Reference Invoice # 3345257 on the check

Demand is hereby made on the above referenced escrow for disclosure services. This demand is due and payable upon the close of escrow.

If this listing and/or escrow has cancelled, or if the escrow has transferred, please contact us immediately so that we may forward the invoice to the responsible party or cancel the order accordingly.

Please direct all billing changes or inquiries to: jcp-lgs.reports@firstam.com or (800) 748-5233.

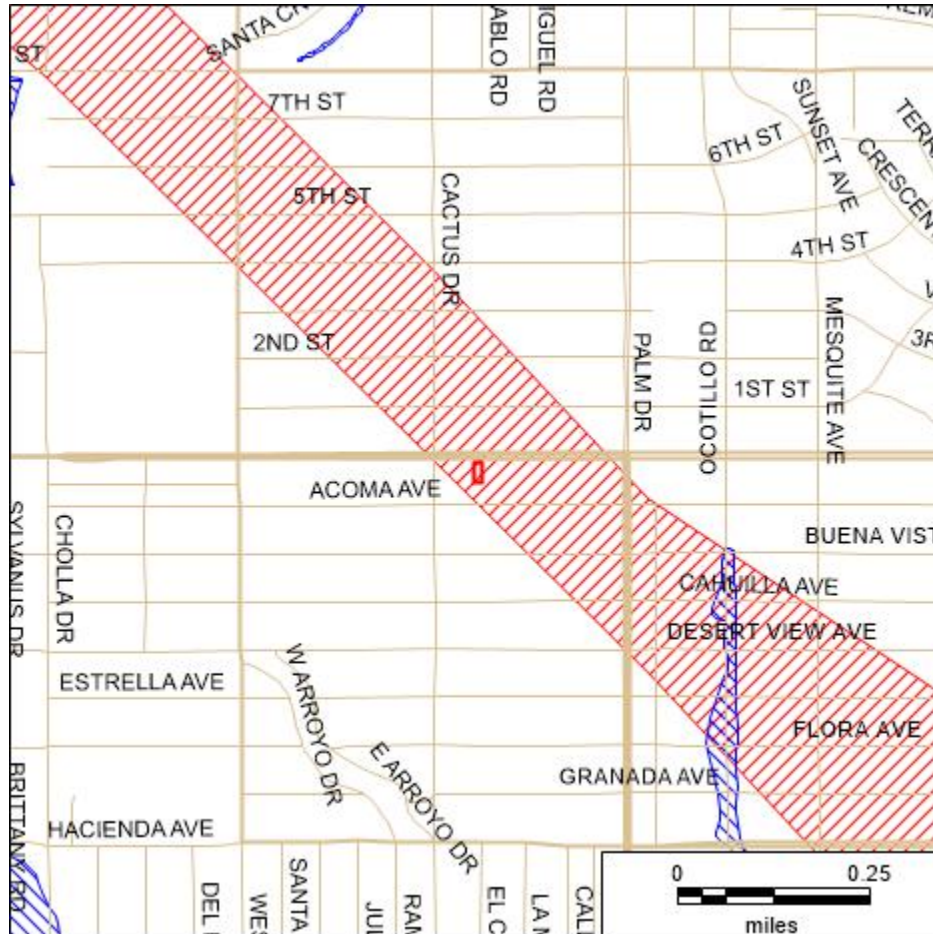
NOTE: IF THE SALE/TRANSFER OF THIS PROPERTY COMPLETES AND THE REPORT FEES REMAIN OUTSTANDING, ORDERING AGENT/PARTY SHALL BE RESPONSIBLE FOR PAYMENT.

THERE CAN BE NO USE OF, OR RELIANCE ON, THIS REPORT UNLESS WE HAVE RECEIVED PAYMENT, IN FULL, FOR THE REPORT.

**Map of Statutory Natural Hazards
For RIVERSIDE County**

Property Address: 66309 PIERSON BLVD
DESERT HOT SPRINGS, RIVERSIDE COUNTY, CA 92240
("Property")

APN: 641-041-005
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Subject Property

- Special Flood Hazard Area
- Area of Potential Flooding, Dam Failure
- Very High Fire Hazard Severity Zone
- Wildland Area, Substantial Forest Fire Risk
- Earthquake Fault Zone
- Seismic Hazard Zone, Landslide
- Seismic Hazard Zone, Liquefaction

This map is provided for convenience only to show the approximate location of the Property and is not based on a field survey.

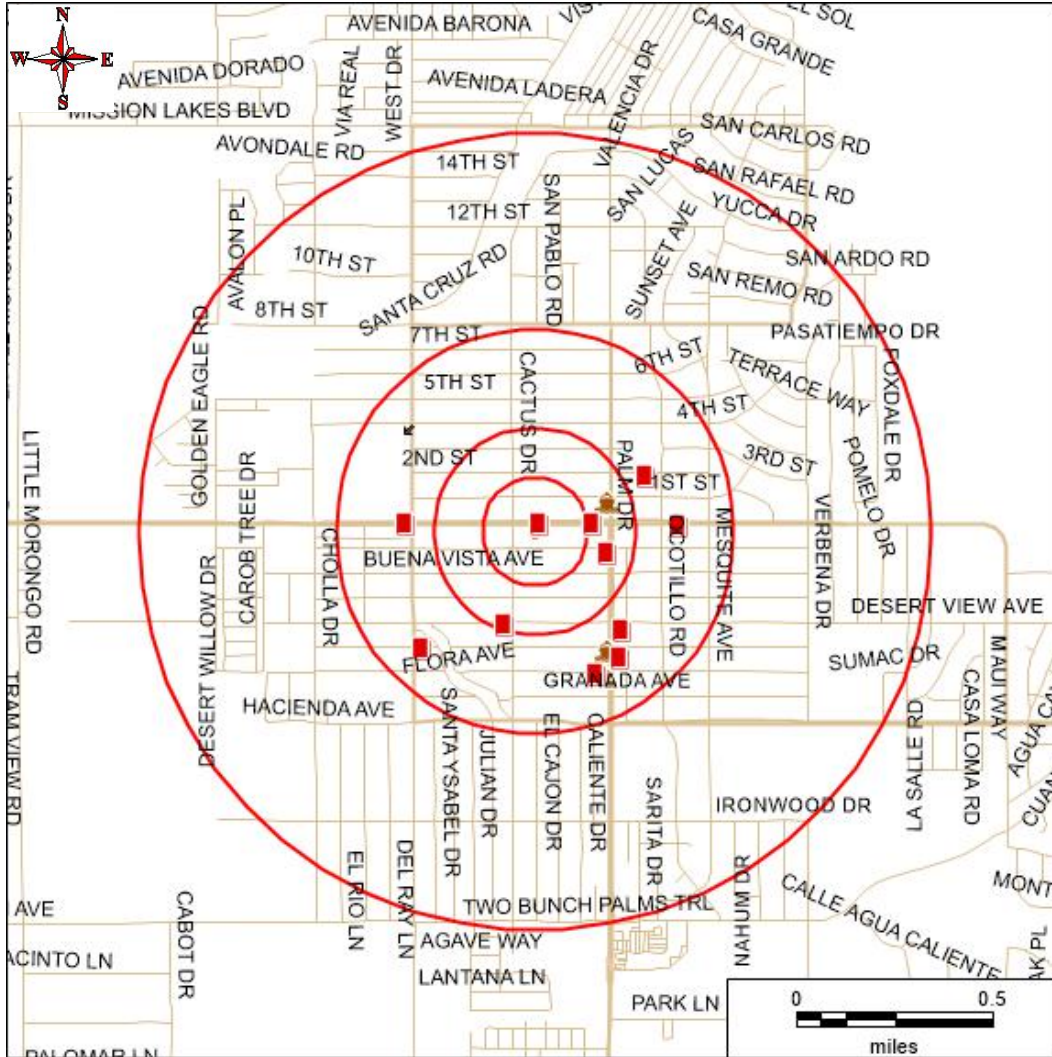
This **COMMERCIAL PROPERTY DISCLOSURE REPORT** contains the Commercial Natural Hazard Disclosure Report, the Commercial Tax Report and the Commercial Environmental Report.

THIS REPORT PROVIDES THE STATUTORY DISCLOSURES MANDATED BY CALIFORNIA LAWS SPECIFIED HEREIN AND DELIVERY OF THIS REPORT AND THE EXECUTED STATUTORY FORM IS SUFFICIENT TO MEET THE SAFE HARBOR FOR THE SELLER AND SELLER'S AGENT. THIS REPORT ALSO CONTAINS OTHER IMPORTANT DISCLOSURES AND INFORMATION. SELLER AND SELLER'S AGENT MAY HAVE ADDITIONAL RESPONSIBILITIES FOR CERTAIN DISCLOSURES WITHIN THEIR ACTUAL KNOWLEDGE.

**Map of Environmental Hazard Sites
For RIVERSIDE County**

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Subject Property

NOTE: The foregoing map may show more sites than are reported in the "Environmental Risk Screening Summary" table on Page 1. The map shows all sites found within the square coverage area. The table reports only those sites found within the circular AAI standard search distance for the database listed, which covers a smaller area. Outside of that standard search distance the table reports "NA" (not applicable). The AAI standard search distance differs between database categories, depending upon degree of potential hazard. See the selection called "Description of Databases Searched" for the actual AAI standard search distance used for each database category.

(SEMS NPL) Federal National Priorities List or "Superfund" sites	(LUST) Leaking Underground Storage Tanks
(SEMS) Fed. Sites investigated for poss. inclusion in the NPL	(UST) Underground Storage Tanks
(RCRA TSD) Treatment, Storage & Disposal Sites for Haz. Materials	(RCRA GEN) Potential Generator of hazardous materials Sites
(RCRA COR) Corrective Action Sites	(SWIS) Solid Waste Landfill Facilities
(SEMS ARCHIVED) SEMS-Archived	(SLIC) Spills, Leaks, Investig. & Cleanup
Tribal LUST	(ENVIROSTOR) State EnviroStor Cleanup Sites Database
Tribal UST	(CONTROLS) Deed Restriction Or Other Controls
(ERNS) Emergency Response Notification System	(Hist-UST) Historical Underground Storage Tanks
(HWIS) Hazardous Waste Information Summary	(AST) Aboveground Storage Tanks

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PROPERTY DISCLOSURE SUMMARY - READ FULL REPORT

Statutory NHD Determinations	IN	NOT IN	Map N/A*	Property is:	NHD Report page:
Flood		X		NOT IN a Flood Hazard Area.	7
Dam		X		NOT IN an area of potential dam inundation.	7
Very High Fire Hazard Severity		X		NOT IN a very high fire hazard severity zone.	8
Wildland Fire Area		X		Not in a wildland-state responsibility area.	8
Fault	X			IN an earthquake fault zone designated pursuant to the Alquist-Priolo Act.	8
Landslide			X	Map Not Available	9
Liquefaction			X	Map Not Available	9

County-level NHD Determinations	IN	NOT IN	Map N/A*	Property is:	NHD Report page:
Fault		X		NOT WITHIN 660 feet of a mapped Fault Line that is not contained within an Earthquake Fault Zone.	11
Fire		X		NOT IN a mapped Very High, High, or Moderate Fire Hazard Severity Zone.	11
Wildland Urban Interface	X			IN a mapped Wildland-Urban Interface (WUI).	11

City-level NHD Determinations	IN	NOT IN	Map N/A*	Property is:	NHD Report page:
Fault		X		NOT WITHIN 660 feet of a mapped Fault that is not contained in a mapped regulatory fault zone.	14
Fire		X		NOT IN a mapped Fire Hazard Severity Zone rated Very High, High, or Moderate.	14
Corrosive Soils	X			IN a mapped area where Corrosion Risk is Moderate for Steel and Concrete.	14
Septic Limitations	X			IN a mapped area where Septic Tank Limitations are Very Limited.	14

Additional Statutory Disclosures	IN	NOT IN	Map N/A*	Property is:	NHD Report page:
Fire Hazard Severity Zone (SB 63) (Moderate, High or Very High in Local Responsibility Area)			X	Map Not Available – SB 63 fire zones not yet released by State Fire Marshal.	17
Former Military Ordnance		X		NOT WITHIN one mile of a formerly used ordnance site.	18
Airport Influence Area		X		NOT IN an airport influence area.	19
Airport Noise Area for 65 Decibel		X		NOT IN a delineated 65 dB CNEL or greater aviation noise zone.	20

General Advisories	Description	NHD Report page:
Methamphetamine Contamination	Provides an advisory that a disclosure may be required pursuant to the "Methamphetamine Contaminated Property Cleanup Act of 2005".	21
Mold	Provides an advisory that all prospective purchasers of residential and commercial property should thoroughly inspect the subject property for mold and sources for additional information on the origins of and the damage caused by mold.	22
Radon	Provides an advisory on the risk associated with Radon gas concentrations.	23
Endangered Species	Provides an advisory on resources to educate the public on locales of endangered or threatened species.	23

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General Advisories	Description	NHD Report page:
Abandoned Mines	Provides an advisory on resources to educate the public on the hazards posed by, and some of the general locales of, abandoned mines.	24
Oil and Gas Wells	Provides an advisory on the potential existence of oil and gas wells and sources for additional general and/or specific information.	24
Electromagnetic Fields Advisory	Provides an advisory about electromagnetic fields in the local environment and their assessment.	25

Property Tax Determinations	IS	IS NOT	Property is:	Tax Report page:
Mello-Roos Districts		X	NOT SUBJECT TO a Mello-Roos Community Facilities District.	27
1915 Bond Act Districts		X	NOT SUBJECT TO a 1915 Bond Act District.	27
PACE Contract Assessment		X	NOT SUBJECT TO a Property Assessed Clean Energy (PACE) Contract.	27
Other Direct Assessments	X		SUBJECT TO one or more other direct assessments.	28
SRA Fire Prevention Fee		X	NOT SUBJECT TO the State Responsibility Area Fire Prevention Fee (SRA Fee is suspended until 2031 by Assembly Bill 398 of 2017).	32

Environmental Screening Determinations	IS	IS NOT	Property is:	Environmental Report page:
Subject Property listed in a Disclosed Database?		X	NOT LISTED in any of the databases searched for this Report.	33
Federal National Priorities List or "Superfund" sites (NPL)		X	NOT WITHIN one mile of a NPL site.	39
Corrective Action Sites (RCRA COR)		X	NOT WITHIN one mile of a RCRA COR site.	39
Federal Sites investigated for possible inclusion in the NPL (SEMS)		X	NOT WITHIN one-half mile of a SEMS site.	39
SEMS Sites That Have Been Archived (SEMS-Archived)		X	NOT WITHIN one-half mile of a SEMS-Archived site.	39
Treatment, Storage & Disposal Sites for Hazardous Materials (RCRA TSD)	X		WITHIN one-half mile of a RCRA TSD site.	40
Tribal UST And/Or Tribal LUST		X	NOT WITHIN one-half mile of a Tribal UST or Tribal LUST site.	40
State EnviroStor Cleanup Sites Database (ENVIROSTOR)	X		WITHIN one-half mile of a ENVIROSTOR site.	40
State List of Spills, Leaks, Investigation & Cleanup (SLIC)		X	NOT WITHIN one-half mile of a SLIC site.	40
State List of Solid Waste Landfill Facilities (SWIS)		X	NOT WITHIN one-half mile of a SWIS site.	41
State List of Leaking Underground Storage Tanks (LUST)	X		WITHIN one-half mile of a LUST site.	41
EnviroStor Site With Deed Restriction Or Other Controls (CONTROLS)		X	NOT WITHIN one-half mile of a CONTROLS site.	41
Potential Generator of hazardous materials Sites (RCRA GEN)		X	NOT WITHIN one-eighth mile of a RCRA GEN site.	41
Emergency Response Notification System (ERNS, National Response Center)		X	NOT WITHIN one-eighth mile of a ERNS site.	41
State List of Underground Storage Tanks (UST)		X	NOT WITHIN one-eighth mile of a UST site.	42
State List of Historical Underground Storage Tanks (Hist-UST)		X	NOT WITHIN one-eighth mile of a Hist-UST site.	42
State Hazardous Waste Information Summary (HWIS)		X	NOT WITHIN one-eighth mile of a HWIS site.	42
State List of Aboveground Storage Tanks (AST)		X	NOT WITHIN one-eighth mile of a AST site.	42

Determined by First American Real Estate Disclosures Corporation

For more detailed information as to the foregoing determinations, please read this entire Report.

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Natural Hazard Disclosure Report

Part 1. State Defined Natural Hazard Zones

Statutory Natural Hazard Disclosures

Section 1103 of the California Civil Code mandates the disclosure of six (6) natural hazard zones if the Property is located within any such zone. Those six "statutory" hazard zones, disclosed on the **Natural Hazard Disclosure Statement** ("NHDS") on Page one of this Report, are explained below. Note that the NHDS does not provide for informing buyers if a property is only partially within any of the delineated zones or provide additional flood zone information which could be very important to the process. The following summary is intended to give buyers additional information they may need to help them in the decision-making process and to place the information in perspective.

SPECIAL FLOOD HAZARD AREA

DISCUSSION: Property in a Special Flood Hazard Area (any type of Zone "A" or "V" as designated by the Federal Emergency Management Agency ("FEMA")) is subject to flooding in a "100-year rainstorm." Federally connected lenders require homeowners to maintain flood insurance for buildings in these zones. A 100-year flood occurs on average once every 100 years, but may not occur in 1,000 years or may occur in successive years. According to FEMA, a home located within a SFHA has a 26% chance of suffering flood damage during the term of a 30-year mortgage. Other types of flooding, such as dam failure, are not considered in developing these zones. Flood insurance for properties in Zones B, C, D, X, X500, and X500_Levee is available but is not required.

Zones A, AO, AE, AH, AR, A1-A30: Area of "100-year" flooding - a 1% or greater chance of annual flooding.

Zone A99: An "adequate progress" determination for flood control system construction projects that, once completed, may significantly limit the area of a community that will be included in the Special Flood Hazard Area (SFHA). Such projects reduce but do not eliminate, the risk of flooding to people and structures in "levee-impacted" areas, and allow mandatory flood insurance to be available at a lower cost.

Zones V, V1-V30: Area of "100-year" flooding in coastal (shore front) areas subject to wave action.

Zone B: Area of moderate flood risk. These are areas between the "100" and "500" year flood-risk levels.

Zones C, D: NOT IN an area of "100-year" flooding. Area of minimal (Zone C) or undetermined (Zone D) flood hazard.

Zone X: An area of minimal flood risk. These are areas outside the "500" year flood-risk level.

Zone X500: An area of moderate flood risk. These are areas between the "100" and "500" year flood-risk levels.

Zone X500_LEVEE: An area of moderate flood risk that is protected from "100-year flood" by levee and that is subject to revision to high risk (Zone A) if levee is decertified by FEMA.

Zone N: Area Not Included, no flood zone designation has been assigned or not participating in the National Flood Insurance Program.

Notice: The Company is not always able to determine if the Property is subject to a FEMA Letter of Map Revision ("LOMR") or other FEMA letters of map change. If Seller is aware that the Property is subject to a LOMR or other letters of map change, the Seller shall disclose the map change and attach a copy of the FEMA letter(s) to the Report. Contact FEMA at <http://msc.fema.gov> for additional information.

For more information about flood zones, visit: https://efotg.sc.egov.usda.gov/references/public/NM/FEMA_FLD_HAZ_guide.pdf

PUBLIC RECORD: Official Flood Insurance Rate Maps ("FIRM") compiled and issued by the Federal Emergency Management Agency ("FEMA") pursuant to 42 United States Code §4001, et seq.

AREA OF POTENTIAL FLOODING (DAM FAILURE)

Since 1998 California law has required seller disclosure of areas of potential inundation due to sudden or total dam failure as delineated on inundation maps submitted by dam owners to the California Office of Emergency Services ("OES") for review and approval; however, as of June 27, 2017, the date on which Senate Bill 92 (SB 92) became operative, the review and approval of inundation maps prepared by licensed civil engineers and submitted by dam owners became the statutory responsibility of the California Department of Water Resources ("DWR") Division of Safety of Dams ("DSOD") as required by California Water Code Section 6161. These inundation maps are a component of emergency action plans submitted by dam owners to comply with statutory requirements set forth under the California Water Code for extremely high, high, and significant hazard dams and their critical appurtenant structures. Inundation maps are not required by the California Water Code for low hazard dams. SB 92 further requires dam owners to update the emergency action plan, including an inundation map, no less frequently than every 10 years or sooner.

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To date DWR has yet to review, approve, and make publicly available inundation maps and data for many facilities with inundation areas that are subject to disclosure requirements. Inundation maps will continue to be posted and updated maps will replace outdated maps as they are approved by DSOD. In the absence of DSOD-approved data, inundation maps previously approved by the OES will be used by the Company to facilitate compliance with specified statutory real estate transfer disclosure requirements. These include inundation maps for federally owned dams over which DSOD has no jurisdictional authority and for which inundation maps are not available from DSOD. These dams include, among others, Folsom Dam, Isabella Dam, Hansen Dam, Prado Dam, and Seven Oaks Reservoir (owned by the U.S. Army Corps of Engineers) as well as Monticello Dam, New Melones Dam, and Shasta Dam (owned by the U.S. Bureau of Reclamation). The Company may also use OES-approved maps should the mapped inundation area for a given facility be greater than that depicted on a DSOD-approved map.

PUBLIC RECORD: (1) Official dam inundation maps made publicly available prior to June 27, 2017 by the State of California Office of Emergency Services ("OES") pursuant to California Government Code §8589.5; (2) Official inundation boundary digital data made publicly available since June 28, 2017 by the State of California Department of Water Resources (DWR) pursuant to California Water Code §6161. DWR states that its inundation boundary data typically includes flooding depths greater than one foot but some information may be redacted for security purposes.

VERY HIGH FIRE HAZARD SEVERITY ZONE (VHFHSZ)

DISCUSSION: VHFHSZs can be defined by the California Department of Forestry and Fire Protection ("Calfire") as well as by local fire authorities within "Local Responsibility Areas" where fire suppression is the responsibility of a local fire department. Properties located within VHFHS Zones may have a higher risk for fire damage and, therefore, may be subject to (i) additional construction requirements such as a "Class A" roof for new construction or replacement of existing roofs; and (ii) additional maintenance responsibilities such as adequate vegetation clearance near the structure, spark screens on chimneys and stovepipes, leaf removal from roofs, and other basic fire-safety practices. Contact the local fire department for a complete list of requirements and exceptions.

PUBLIC RECORD: Maps issued by Calfire pursuant to California Government Code § 51178 recommending VHFHSZs to be adopted by the local jurisdiction within its Local Responsibility Area, or VHFHSZs adopted by the local jurisdiction within the statutory 120-day period defined in California Government Code § 51179.

WILDLAND FIRE AREA (STATE RESPONSIBILITY AREA)

DISCUSSION: The State Board of Forestry classifies all lands within the State of California based on various factors such as ground cover, beneficial use of water from watersheds, probable damage from erosion, and fire risks. Fire prevention and suppression in all areas which are not within a Wildland - State Responsibility Area ("WSRA") is primarily the responsibility of the local or federal agencies, as applicable.

For property located within a WSRA, please note that (1) there may be substantial forest fire risks and hazards; (2) except for property located within a county which has assumed responsibility for prevention and suppression of all fires, it is NOT the state's responsibility to provide fire protection services to any building or structure located within a WSRA unless the Department has entered into a cooperative agreement with a local agency; and (3) the property owner may be subject to (i) additional construction requirements such as a "Class A" roof for new construction or replacement of existing roofs; and (ii) additional maintenance responsibilities such as adequate vegetation clearance near the structure, spark screens on chimneys and stovepipes, leaf removal from roofs, and other basic fire-safety practices.

The existence of local agreements for fire service is not available in the Public Record and, therefore, is not included in this disclosure. For very isolated properties with no local fire services or only seasonal fire services there may be significant fire risk. If the Property is located within a WSRA, please contact the local fire department for more detailed information.

PUBLIC RECORD: Official maps issued by the California Department of Forestry and Fire Protection ("Calfire") pursuant to California Public Resources Code § 4125.

SRA Fire Prevention Benefit Fee Advisory

In 2011, the California Legislature and Governor enacted a "Fire Prevention Fee" on habitable structures in the State's wildland fire responsibility area. The yearly fee, levied on property owners, paid for various activities to prevent and suppress wildfires in the SRA, and was most recently at the rate of \$152.33 per habitable structure on the property.

Effective July 1, 2017, as authorized by Assembly Bill 398 and signed by the Governor, that fire prevention fee is suspended until 2031.

For more information, please refer to "Part 6. State Responsibility Area Fire Prevention Fee" in the JCP-LGS Property Tax Report.

EARTHQUAKE FAULT ZONE

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DISCUSSION: Earthquake Fault Zones are delineated and adopted by California as part of the Alquist-Priolo Earthquake Fault Zone Act of 1972. Property in an Earthquake Fault Zone ("EF Zone") does not necessarily have a fault trace existing on the site. EF Zones are areas or bands delineated on both sides of known active earthquake faults. EF Zones vary in width but average one-quarter (1/4) mile in width with the "typical" zone boundaries set back approximately 660 feet on either side of the fault trace. The potential for "fault rupture" damage (ground cracking along the fault trace) is relatively high only if a structure is located directly on a fault trace. If a structure is not on a fault trace, shaking will be the primary effect of an earthquake. During a major earthquake, shaking will be strong in the vicinity of the fault and may be strong at some distance from the fault depending on soil and bedrock conditions. It is generally accepted that properly constructed wood-frame houses are resistant to shaking damage.

PUBLIC RECORD: Official earthquake fault zone or special study zone maps approved by the State Geologist and issued by the California Department of Conservation, California Geological Survey pursuant to California Public Resources Code §2622.

SEISMIC HAZARD MAPPING ACT ZONE

DISCUSSION: Official Seismic Hazard Zone ("SH Zone") maps delineate Areas of Potential Liquefaction and Areas of Earthquake-Induced Landsliding. A property that lies partially or entirely within a designated SH Zone may be subject to requirements for site-specific geologic studies and mitigation before any new or additional construction may take place.

Earthquake-Induced Landslide Hazard Zones are areas where the potential for earthquake-induced landslides is relatively high. Areas most susceptible to these landslides are steep slopes in poorly cemented or highly fractured rocks, areas underlain by loose, weak soils, and areas on or adjacent to existing landslide deposits. The CGS cautions these maps do not capture all potential earthquake-induced landslide hazards and that earthquake-induced ground failures are not addressed by these maps. Furthermore, no effort has been made to map potential run-out areas of triggered landslides. It is possible that such run-out areas may extend beyond the zone boundaries. An earthquake capable of causing liquefaction or triggering a landslide may not uniformly affect all areas within a SH Zone.

Liquefaction Hazard Zones are areas where there is a potential for, or an historic occurrence of liquefaction. Liquefaction is a soil phenomenon that can occur when loose, water saturated granular sediment within 40 feet of the ground surface, are shaken in a significant earthquake. The soil temporarily becomes liquid-like and structures may settle unevenly. The Public Record is intended to identify areas with a relatively high potential for liquefaction but not to predict the amount or direction of liquefaction-related ground displacement, nor the amount of damage caused by liquefaction. The many factors that control ground failure resulting from liquefaction must be evaluated on a site specific basis.

PUBLIC RECORD: Official seismic hazard maps or digital data thereof approved by the State Geologist and issued by the California Department of Conservation, California Geological Survey pursuant to California Public Resources Code §2696.

STATUTORY NATURAL HAZARD DISCLOSURE REPORTING STANDARD: "IN" shall be reported if any portion of the Property is located within any of the above zones as delineated in the Public Record. "NOT IN" shall be reported if no portion of the Property is located within any of the above zones as delineated in the Public Record. Map Not Available shall be reported in areas not yet evaluated by the governing agency according to the Public Record. Please note that "MAP NOT AVAILABLE" will be applicable to most portions of the state.

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Part 2. County and City Defined Natural Hazard Zones

HAZARD MAPS IN THE LOCAL GENERAL PLAN

General Plan regulates property development. There are currently over 530 incorporated cities and counties in California. The state Government Code (Sections 65000 et seq.) requires each of those jurisdictions to adopt a comprehensive, long-term "General Plan" for its physical development. That General Plan regulates land uses within the local jurisdiction in order to protect the public from hazards in the environment and conserve local natural resources. The General Plan is the official city or county policy regarding the location of housing, business, industry, roads, parks, and other land uses.

Municipal hazard zones can affect the cost of ownership. Each county and city adopts its own distinct General Plan according to that jurisdiction's unique vegetation, landscape, terrain, and other geographic and geologic conditions. The "Safety Element" (or Seismic Safety Element) of that General Plan identifies the constraints of earthquake fault, landslide, flood, fire and other natural hazards on local land use, and it delineates hazard zones within which private property improvements may be regulated through the building-permit approval process, which can affect the future cost of ownership. Those locally regulated hazard zones are in addition to the federal and state defined hazard zones associated with statutory disclosures in the preceding section.

City and/or County natural hazard zones explained below. Unless otherwise specified, only those officially adopted Safety Element or Seismic Safety Element maps (or digital data thereof) which are publicly available, are of a scale, resolution, and quality that readily enable parcel-specific hazard determinations, and are consistent in character with those statutory federal or state disclosures will be considered for eligible for use as the basis for county- or city-level disclosures set forth in this Report. Please also note:

- If an officially adopted Safety Element or Seismic Safety Element map relies on data which is redundant of that used for state-level disclosures, this Report will indicate so and advise Report recipients to refer to the state-level hazard discussion section for more information.
- If an officially adopted Safety Element or Seismic Safety Element cites underlying maps created by another agency, those maps may be regarded as incorporated by reference and may be used as the basis for parcel-specific determinations if those maps meet the criteria set forth in this section.
- Because county- and city-level maps are developed independently and do not necessarily define or delineate a given hazard the same way, the boundaries for the "same" hazard may be different.

If one or more maps contained in the Safety Element and/or Seismic Safety Element of an officially adopted General Plan are used as the basis for local disclosure, those maps will appear under the "Public Record(s) Searched" for that county or city.

REPORTING STANDARDS

A good faith effort has been made to disclose all hazard features on pertinent Safety Element and Seismic Safety Element maps with well-defined boundaries; however, those hazards with boundaries that are not delineated will be deemed not suitable for parcel-specific hazard determinations. Some map features, such as lines drawn to represent the location of a fault trace, may be buffered to create a zone to facilitate disclosure. Those map features which can not be readily distinguished from those representing hazards may be included to prevent an omission of a hazard feature. If the width of a hazard zone boundary is in question, "IN" will be reported if that boundary impacts any portion of a property. Further explanations concerning specific map features peculiar to a given county or city will appear under the "Reporting Standards" for that jurisdiction.

PUBLIC RECORDS VS. ON-SITE EVALUATIONS

Mapped hazard zones represent evaluations of generalized hazard information. Any specific site within a mapped zone could be at less or more relative risk than is indicated by the zone designation. A site-specific evaluation conducted by a geotechnical consultant or other qualified professional may provide more detailed and definitive information about the Property and any conditions which may or do affect it.

PROPERTY USE AND PERMITTING

No maps beyond those identified as "Public Record(s)" have been consulted for the purpose of these local disclosures. These disclosures are intended solely to make Report recipient(s) aware of the presence of mapped hazards. For this reason -- and because local authorities may use on these or additional maps or data differently to determine property-specific land use and permitting approvals -- Report recipients are advised to contact the appropriate local agency, usually Community Development, Planning, and/or Building, prior to the transaction to ascertain if these or any other conditions or related regulations may impact the Property use or improvement.

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RIVERSIDE COUNTY GEOLOGIC DISCUSSION

PUBLIC RECORD(S) SEARCHED: The following Public Record(s), contained in the updated Safety Element of the Riverside County General Plan as officially adopted in 2021, is/are used for the county-level disclosure(s) below: "Figure 1: Fault Lines", "Figure 6: Fire Hazard Severity Zones", and "Figure 8: Wildland-Urban Interface".

FAULT

Earthquakes are likely to be the hazard with the greatest potential for loss of life and property damage in Riverside County. These events can result in urban fires, dam failures, and toxic chemical releases. Earthquake risk is very high in the most heavily populated western portion of the county and the Coachella Valley, due to the presence of two of California's most active faults, the San Andreas and San Jacinto Faults. Risk is moderate in the eastern portion of the county beyond the Coachella Valley due to the lack of major faults in this region. Riverside County is at risk for a significant earthquake causing catastrophic damage and strains on response and mitigation resources. The San Andreas, San Jacinto, and Elsinore Faults are all capable of producing significant earthquakes, with a magnitude of 6.7 or greater. Other faults, located in both unincorporated and incorporated areas of Riverside County, may also be capable of generating significant earthquakes with damaging effects in the county. In the event of an earthquake, the location of the epicenter and the timing of the earthquake can have a profound effect on the number of deaths and casualties, as well as property damage. Earthquakes are likely to continue to occur on an occasional basis. Most earthquakes are likely to be small and cause no substantive damage, and may not even be felt by most people, but there is a significant risk of a major earthquake in coming years and decades. For this reason geological and geotechnical investigations are requested in areas with potential for earthquakes and other earthquake-induced seismic hazards for any building proposed for human occupancy and any structure whose damage would cause harm, except for accessory structures/buildings, as determined by County officials. Any studies or surveys should be prepared/completed by a state-licensed professional.

Reporting Standards: California's Alquist-Priolo Fault Zone Act (1972) established a standard for the width of a regulatory fault zone -- one-eighth of one mile (660 feet) on both sides of an active fault trace. For county-level reporting purposes, "IN" shall be reported if any portion of the Property is within 660 feet of an unzoned "Fault Line" as delineated in the Public Record. "NOT IN" shall be reported if no portion of the Property is located within 660 feet of an unzoned Fault Line as delineated in the Public Record. **Note:** Fault lines mapped in the Public Record which are contained within regulatory Alquist-Priolo Earthquake Fault Zones, defined by the State Geologist, are disclosed under Earthquake Fault Zones in the preceding state-level section of this Report. Furthermore, County Fault determinations may not take into account more expansive County-designated Fault Zones which are not mapped in the Public Record. Please contact County Building and Safety for additional information on county-designated Fault Zones with respect to permitting and development.

FIRE

Wildfires occur on mountains, hillsides, and grasslands. Vegetation, wind, temperature, humidity, and slope are all factors that affect how these fires spread. Native vegetation, such as chaparral, sage, and grassland provide fuel that allows fire to spread easily across large tracts of land. These plant species are capable of regeneration after a fire, making periodic wildfires a natural part of the ecology of these areas. A significant portion of the county is undeveloped and consists of rugged topography with highly flammable vegetation. In particular, the County's hillside terrain has a substantial fire risk. Fire potential for Riverside County is typically greatest in the months of August, September, and October, when dry vegetation coexists with hot, dry Santa Ana winds. However, fires with conflagration potential can occur at any time of the year in Riverside County. Seasonal drought conditions exacerbate fire hazards. As of 2021 mapped wildfire threat within the county ranges from moderate to very high. The highest threat occurs in Western Riverside County, especially along the San Jacinto Mountains. A majority of this region is considered a Very High Fire Hazard Severity Zone, the Little San Bernardino Mountains northeast of the Coachella Valley have hazard severity zones ranging from Moderate to Very High, and Eastern Riverside County is considered a Moderate Fire Hazard Severity Zone. All development and construction within Fire Hazard Severity Zones shall be reviewed by the Riverside County Fire Department and Building and Safety Department for consistency with the specified requirements before the issuance of any building permits.

Reporting Standards: "IN" shall be reported as will the highest mapped Fire Hazard Severity Zone ("Very High", "High", or "Moderate") affecting any portion of the Property within Riverside County as mapped in the Public Record as of 2021. "NOT IN" shall be reported if no portion of the Property is located within a Fire Hazard Severity Zone within Riverside County as mapped in the Public Record as of 2021.

WILDLAND-URBAN INTERFACE ("WUI")

Wildfire hazard is the highest-priority hazard in the county and is the hazard with the greatest potential for catastrophic loss. The Wildland-Urban Interface ("WUI") is an area where buildings and infrastructure (e.g., cell towers, schools, water supply facilities) mix with areas of flammable wildland vegetation. Because this is an area where houses meet or intermingle with undeveloped wildland vegetation the WUI is a focal area for human-environment conflicts. The 1990-2010 wildland-urban interface of the conterminous United States, second edition, published by the Forest Service Research Data Archive, is intended to provide a spatially detailed national assessment of the WUI across the coterminous U.S. to support wildland fire research, policy and management, and inquiries into the effects of housing growth on the environment.

JCP-LGS Commercial Resale Property Disclosure Reports

The Natural Hazard Disclosure Report

For RIVERSIDE County

Property Address: 66309 PIERSON BLVD
DESERT HOT SPRINGS, RIVERSIDE COUNTY, CA 92240
("Property")

APN: 641-041-005
Report Date: 08/05/2024
Report Number: 3345257

Reporting Standards: "IN" shall be reported if any portion of the Property is located within a "Wildland/Urban Interface" as mapped in the Public Record. "NOT IN" shall be reported if no portion of the Property is located within a "Wildland/Urban Interface" as mapped in the Public Record.

OTHER HAZARDS

The "CGS Liquefaction Zones" depicted in "Figure 2: Liquefaction Zones" are redundant of those mapped by the California Geological Survey ("CGS") as of 2021 that are subject to state-level statutory disclosure but which may be subject to change. (Note: Because most of Riverside County has yet to be mapped for Areas of Potential Liquefaction by the CGS as of 2021, County Building and Safety may rely on additional resources to evaluate liquefaction potential for a particular area or site.) For more information please refer to the Liquefaction Hazard Zones portion of the Seismic Hazard Mapping Zone Act discussion in the preceding section of this Report. The "Landslide Susceptibility" classes depicted in "Figure 2: Landslide Risk" are based on an extract of a statewide map that is not of sufficient detail for parcel-specific determinations. The map's source may be viewed on the CGS website using the CGS Data Viewer at <https://maps.conservation.ca.gov/cgs/DataViewer/>. On that web page, input "Placer County, CA" in the search field (upper left corner below the words "Data Viewer"), click on the Layer List icon (upper right corner, third from right), and check the box for "Deep-Seated Landslide Susceptibility (CGS Map Sheet 58)" from the dropdown Layer List (near bottom). For information regarding landslide issues as described in the Public Record please see the Landslide discussion below. The Flood Hazard Zones mapped in "Figure 4: Flood Hazard Zone" are redundant of those mapped by the Federal Emergency Management Agency ("FEMA") that are subject to state-level statutory disclosure but which may be subject to change. For more information please refer to the discussion regarding Special Flood Hazard Area in the preceding section of this Report. The "Dam Inundation Areas" depicted in "Figure 5: Dam Hazard Inundation" are redundant of those produced by the California Office of Emergency Services ("OES") already subject to state-level statutory disclosure and which may be subject to change. These OES Dam Inundation Areas may not include newer area identified by the California Department of Water Resources which now governs dam inundation zone mapping efforts. For more information please refer to the discussion regarding Areas of Potential Inundation (Dam Failure) in the preceding section of this Report. Note: Not all maps referenced in the Safety Element have been made publicly available by Riverside County in a format that enables reliable parcel-specific determinations. These maps will be evaluated for inclusion into future reports should such data be made publicly available by Riverside County. In addition not all maps and resources used by the County for permitting purposes may be included in the Public Record. For questions regarding geotechnical development regulations pertaining to additional hazards please contact the County of Riverside Planning Department or your local governing Planning Department.

Unless otherwise noted above, the following natural hazards are discussed but are not mapped in the Safety Element of the Riverside County General Plan as updated in 2021:

LANDSLIDE

Geologic hazards, such as landslides and erosion, depend on the geologic composition of the area. Landslides and rockfalls may occur on sloped areas, especially areas with steep slopes, and usually in areas of loose and fragmented soil. Landslides, rockfalls, and debris flows occur continuously on all slopes; some processes act very slowly, while others occur very suddenly, often with disastrous results. They often occur as a consequence of seismic activity or heavy rainfall, either of which may cause slopes to lose their structural integrity and slide. Riverside County contains regions susceptible to slope instability. This instability can include deep-seated landslides, rockfalls, soil slumps, and debris flows. Most areas susceptible to slope instability are designated for open space or rural development. For this reason engineered slopes are requested to be designed to resist seismically-induced failure as appropriate. Contact County Building and Safety Department for details on additional requirements to be satisfied prior to the issuance of development permits or approval of design projects for new development in areas prone to geologic hazards including, but not limited to, slope stability.

Reporting Standards: No determination is reported because the Public Record relies on an extract of a statewide map that is not of sufficient detail for parcel-specific determinations. Moreover, the source Public Record states that this map should be used with caution, as site specific conditions can make some locations in low to moderate instability areas highly unstable and some locations in high instability areas less unstable.

COLLAPSIBLE SOILS AND WIND EROSION

Riverside County also contains areas susceptible to soil collapse. Collapsible soils occur predominantly at the base of the mountains. In addition, some windblown sands may be vulnerable to collapse. Wind and wind-blown sand are an environmentally limiting factor throughout much of Riverside County. The Coachella Valley, the Santa Ana River Channel in northwestern Riverside County, and areas in and around the cities of Hemet and San Jacinto are zones of high wind erosion susceptibility. With significant rainfall, additional failures are likely in landslide hazard areas, minor landslides will likely continue to impact the area when heavy precipitation occurs, as they have in the past.

Reporting Standards: No determination is reported because the Public Record contains no map depicting these soils hazards within Riverside County.

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CLIMATE CHANGE

While climate change is unlikely to increase earthquake frequency or strength, the threats from other seismic and geologic hazards are expected to continue. Climate change may cause precipitation extremes (i.e., wetter wet periods and drier dry periods). While total average annual rainfall may not change significantly, rainfall may be concentrated in more intense precipitation events. Heavy rainfall could cause an increase in the number of landslides or make landslides larger than normal. Increased wildfire frequency can destabilize hillsides due to loss of vegetation and change soil composition, which can contribute to greater runoff and erosion. The combination of a generally drier climate in the future, which will increase the chance of drought and wildfires, and the occasional extreme downpour, is likely to cause more mudslides and landslides. Impacts from these conditions would compound landslide potential for the most susceptible locations.

Severe weather is generally any destructive weather event, but usually occurs in Riverside County as localized storms that bring heavy rain, hail, lightning, and strong winds. Heavy rain and thunderstorms are the most frequent type of severe weather occurrences. High winds, often accompanying severe storms, can cause significant property and crop damage, threaten public safety, and have adverse economic impacts from business closures and power loss. Santa Ana winds have caused large amounts of damage and increased the fire damage level dramatically. All wind events, including Santa Ana winds, pose several different types of threats. By themselves, the winds pose a threat to the health of people and structures in the county. Severe weather is an annual occurrence in Riverside County. Damage and disaster declarations related to severe weather have occurred and will continue to occur in the future.

Floods are among the most damaging natural hazards in Riverside County and climate change is expected to cause an increase in intense rainfall which is usually associated with strong storm systems. This means that Riverside County could see more intense storms in the coming years and decades, possibly causing an increase in the frequency of severe weather events and any associated hazards. Such an increase may not affect all forms of severe weather and may not always be apparent. While climate change may not change average precipitation levels significantly, scientists expect that it will cause more years with extreme precipitation events. Although there are no specific flooding projections for the county, floods are expected to occur more often in and around Riverside County and climate change may expand the parts of the county that are considered flood-prone.

Riverside County chronically experiences drought cycles. A drought is a long period when precipitation levels are well below normal. Based on historical information, the occurrence of drought in California, including Riverside County, is cyclical, driven by weather patterns. Drought can severely impact a region both physically and economically. Drought makes less water available for people, businesses, agricultural activities, and natural systems. Less snow falling in mountainous areas causes water levels in lakes and reservoirs to drop, which can affect recreation activities. Local ecosystems that are not well adapted to drought conditions can be more easily harmed by it. Droughts can also indirectly lead to more wildfires, and the stress caused by water shortages can weaken plants, making them more susceptible to pests and diseases. As of spring 2021, conditions range from "severe drought" in western and southern Riverside County to "exceptional drought" in the northeast corner of the county. The vulnerability of Riverside County to drought is countywide, but impacts may vary and include reduction in water supply, agricultural losses, and an increase in dry fuels. Although droughts are a regular feature of California's climate, scientists expect that climate change will lead to more frequent and more intense droughts statewide.

Extreme heat tends to occur on an annual basis in Riverside County. While there is no universal definition of extreme heat, California guidance documents define extreme heat as temperatures that are hotter than 98 percent of the historical high temperatures for the area, as measured between April and October of 1961 to 1990. Days that reach this level (an average of 106-degrees Fahrenheit (°F) across all of Riverside County, although this threshold varies by location) are called extreme heat days. Extreme heat is any period of time when the temperatures are well above the usual level. The threshold for extreme heat is likely to be lower in the higher elevations of the San Jacinto Mountains than in Coachella Valley where temperatures at or above 90°F are common most summer days. The warmer temperatures brought on by climate change are likely to cause an increase in extreme heat events in different regions of Riverside County. According to the California Energy Commission, the number of extreme heat days is projected to, where the average year could include approximately 25 to 35 extreme heat days between 2041 and 2060, and 40 to over 60 extreme heat days per year between 2070 and 2099. Overall, Riverside County is expected to see an increase in the average daily high temperatures.

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CITY OF DESERT HOT SPRINGS GEOLOGIC DISCUSSION

PUBLIC RECORD(S) SEARCHED: The following Public Record(s), contained in the Safety and Noise Element of the City of Desert Hot Springs General Plan as officially adopted in 2020 and supplemented by information contained in Chapter 4.7 ("Geology and Soils") of the concurrently adopted companion Final Environmental Impact Report, is/are used for the city-level disclosure(s) below: "Figure SN-3: Seismic Hazards", "Figure SN-5: Wildfire Hazards", and "Exhibit 4.7-2: Soils Map".

FAULT

Southern California is a seismically active region. The most prominent and active fault systems in California—the San Andreas fault system—cuts across Desert Hot Springs northwest to southeast. Localized faults include the Mission Creek, Banning, and Devers Hill faults. The Banning fault crosses along the southern portion of the City, and the Mission Creek fault extends in a southeasterly direction, including near the downtown area. The Devers Hill fault runs generally in a northeast to southwest direction, extending from east of Karen Avenue and north of the extension of Two Bunch Palms Trail down to the extension of 15th Avenue and the extension of Melissa Lane. The Banning Fault forms the southern margin of the Indio Hills. The Mission Creek fault forms the northern margin, creating a small valley which Dillon Road traverses. A fourth fault, the Blind Canyon Fault, is located outside of the City and its Sphere of Influence. However, due to the proximity of the fault, the fault should be taken into account when considering any proposed developments near to it. As of 2019, the fault had yet to have a fault zone mapped by the California Geological Survey.

Reporting Standards: California's Alquist-Priolo Fault Zone Act (1972) established a standard for the width of a regulatory fault zone -- one-eighth of one mile on both sides of an active fault trace. For city-level reporting purposes, "WITHIN" shall be reported if any portion of the Property is within one-eighth of one mile (660 feet) of a "Fault" that is not bounded by a regulatory Fault Zone (Alquist-Priolo Fault Zone or Riverside County Designated Fault Zone) as delineated in the Public Record. "NOT WITHIN" shall be reported if no portion of the Property is situated within one-eighth of one mile of a "Fault" that is not bounded by a regulatory Fault Zone as delineated in the Public Record.

FIRE

Wildland fires historically have occurred in the brush-covered hills that frame many communities in Riverside County. The California Department of Forestry and Fire Protection ("CAL FIRE") prepares maps that identify Fire Hazard Severity Zones. These maps show that much of Desert Hot Springs has a "moderate" fire hazard. Properties along the hillslopes are designated as having a "high" fire hazard, with some areas even classified "very high" fire hazard. As historical fires in the areas have shown, the hillside terrain, vegetation, and potential for high winds create conditions where wildfires present a major risk for structures and populations located in and adjoining Fire Hazard Severity Zones.

Reporting Standards: "IN" shall be reported as will the highest mapped Fire Hazard Severity Zone ("Very High", "High", or "Moderate") affecting any portion of the Property within the City of Desert Hot Springs Sphere of Influence as mapped in the Public Record. "NOT IN" shall be reported if no portion of the Property is located within a Fire Hazard Severity Zone within the City of Desert Hot Springs Sphere of Influence as mapped in the Public Record.

SOIL CORROSION

The Public Record uses Web Soil Survey data, prepared by the United States Department of Agriculture ("USDA") Natural Resources Conservation Service ("NRCS"), to identify areas of corrosive soil. Corrosion to uncoated steel and concrete is based on a number of soil properties including drainage class, soil texture, pH and other chemical components. Corrosion of steel results in weakening of the structure, thereby impacting underground utilities (i.e. water pipes or electrical conduits). Concrete corrosion impacts foundations and other surface concrete applications. Soils within the Planning Area range in corrosivity from low to high on steel and low to medium on concrete. Note: The NRCS soils survey data provides general soils information but it is not a replacement for a project-specific geotechnical evaluation.

Reporting Standards: "IN" shall be reported as will the greatest corrosion risk ("High for Steel, Moderate for Concrete", "Moderate for Steel and Concrete", "Moderate for Steel, Low for Concrete", or "Low for Steel and Concrete") affecting any portion of the Property within the City of Desert Hot Springs Planning Area as mapped and described in the Public Record. "NOT IN" shall be reported if no portion of the Property is located within any of the mapped and described corrosion risk areas.

SEPTIC TANK LIMITATIONS

The geology and soils of a site are important in the operation of septic tanks and can limit use of septic tanks if soil conditions are not appropriate. Limitations include poor seepage and permeability which inhibits the ability of the drainfield to filter pollutants. Based on NRCS Web Soil Survey ratings of soil types for septic use, the majority of soils in the City's Planning Area are characterized by limitations on the use of septic tanks. A "not limited" rating indicates that the soil has features that are very favorable for septic use, and good performance and very low maintenance can be expected. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures; poor performance and high maintenance can be expected.

Reporting Standards: "IN" shall be reported as will the more/most severe septic tank absorption field rating ("Septic Tank Limitations") based on soils type for the Property ("Very Limited", "Somewhat Limited", "Not Limited", and/or "Not Rated") as

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mapped in the Public Record. Areas located within the City Sphere of Influence for which soil types are not mapped will be reported as "Soils Not Mapped".

OTHER HAZARDS

"Figure SN-2: Regional Faults" is a regional map with hazard boundaries that are not of a sufficient scale to allow for parcel-specific determinations. The Alquist-Priolo (state-level statutory Earthquake Fault Zones) and Riverside County Fault Zones as depicted in "Figure SN-3: Seismic Hazards" are redundant those disclosed in the previous sections of this Report but which may be subject to change. For more information please refer to the state-level Earthquake Fault Zone and Riverside County Fault descriptions above or the brief discussion regarding faults located within the City of Desert Hot Springs Sphere of Influence. The boundaries of the "Liquefaction Susceptibility" hazards depicted in "Figure SN-3: Seismic Hazards" are redundant those disclosed in the previous sections of this Report. For more information please refer to the County Liquefaction discussion. The Flood Hazards Zones mapped in "Figure SN-4: Flood Hazards" are redundant of those mapped by the Federal Emergency Management Agency ("FEMA") that are already subject to statutory disclosure but which may be subject to change. For more information please refer to the discussion regarding Special Flood Hazard Area in the preceding section of this Report. The Dam Inundation Zones depicted in "Figure SN-4: Flood Hazards: Dam Inundation Zones" are redundant of those already subject to state-level statutory disclosure and which may be subject to change. For more information please refer to the discussion regarding Areas of Potential Inundation (Dam Failure) in the preceding section of this Report.

Unless otherwise noted above, the following natural hazards are discussed but are not mapped in the Safety and Noise Element of the City of Desert Hot Springs General Plan:

LANDSLIDE

Landslides pose serious risk to human life and property, particularly when considering fast-moving and unexpected debris flows. Landslides may result from a number of factors, but earthquake-induced landslides can be the most dangerous due to the lack of warning and severity of the action. Landslides typically occur in areas with steep, unstable slopes. This hazard is only found along the perimeter of the City on properties abutting the surrounding hills and mountains. Although the risk of landslides and rockfalls in most of the City is low, possible expansion into areas adjacent to steep slopes may increase exposure to these risks.

Reporting Standards: No determination is reported because the Public Record contains no map depicting this hazard within the City of Desert Hot Springs.

GROUND SHAKING

The entire City of Desert Hot Springs Planning Area lies within a seismically active region of Southern California and is subject to strong ground shaking from earthquakes generated along one or more of several regional faults. Strong ground shaking is considered a potential hazard due to its widespread impact and the potential to damage structures and critical infrastructure. Due to the Planning Area's location within a seismically active region, proximity to known faults and blind thrust faults, the Planning Area will experience earthquake-related ground shaking in the future.

Reporting Standards: No determination is reported because the Public Record contains no map depicting this hazard within the City of Desert Hot Springs.

SEISMIC SETTLEMENT

Differential seismic settlement occurs when seismic ground shaking from an earthquake causes one type of soil or rock to settle more than another type. Settling can damage structures and infrastructure by unevenly depressing soils underlying building foundations.

Reporting Standards: No determination is reported because the Public Record contains no map depicting this hazard within the City of Desert Hot Springs.

LIQUEFACTION

Liquefaction occurs when loose soils saturated with water become loose and lose strength in response to stress, like actions caused by an earthquake. In this state, the soil acts as a liquid. This causes the surface of the ground to become unstable, resulting in potential shifting of structures, possibly causing structure collapse. Liquefaction potential in the Desert Hot Springs area is generally considered low to moderate due to the relatively deep groundwater. However, near the Banning fault, which acts as a dam for groundwater flow, groundwater levels can reach to less than 50 feet, thus creating a higher risk of liquefaction.

Reporting Standards: No determination is reported because the "Liquefaction" hazard depicted in the Public Record within the City of Desert Hot Springs is redundant of that already disclosed as County Liquefaction in the previous section of this Report.

AWARENESS FLOODPLAINS

The "Awareness Floodplains" depicted in "Figure SN-4: Flood Hazards" were a California Department of Water Resources ("DWR") project to identify all flood hazards that were not mapped by FEMA prior to 2012-2014 in order to provide communities with additional information regarding potential flood hazards that are not currently identified. This mapping effort used approximate assessment procedures, relying on aerial photos and general flood models, to identify potential 100-year

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flood hazard areas. These areas were shown simply as flood prone areas and did not include specific depths and/or other flood hazard data. Awareness floodplains do not result in any restrictions on building or development. However, if requested by the local jurisdiction, FEMA can incorporate them into National Flood Insurance Program maps where they would become regulatory. The only mapped Awareness Floodplains within the City limits are in the northwestern portion of the City, extending from Worsley Road northwestward into the Mission Creek drainage.

Reporting Standards: Boundaries of these non-regulatory flood zones are no longer viewable on the DWR Best Available Map ("BAM") portal at <http://gis.bam.water.ca.gov/bam/> under 100-Year Floodplains; however, the reader can input an address or location on this web site to determine if that point is located in a mapped Awareness Floodplain.

SUBSIDENCE

Land subsidence is a gradual settling or sudden sinking of the Earth's surface due to subsurface movement of earth materials. Over-drafting of ground water, drainage of organic soils, underground mining, natural compaction, and thawing of permafrost can cause subsidence. Similar to collapse and settlement, subsidence causes large areas of land to sink, thereby potentially damaging foundations, walls, and floors.

Reporting Standards: No determination is reported because the Public Record contains no map depicting this hazard within the City of Desert Hot Springs.

EXPANSIVE SOILS

Expansive soil and rock are characterized by clayey material that swells when wet and shrinks as it dries. This swelling and shrinking creates stress on buildings and infrastructure. Problems associated with expansive soils include foundation damage, jammed doors and windows, ruptured pipelines, and heaving and cracking of sidewalks and roads.

Reporting Standards: No determination is reported because the Public Record contains no map depicting this hazard within the City of Desert Hot Springs.

WIND HAZARDS

The Coachella Valley area features higher temperatures than the inland Banning area. The geography of the neighboring hillsides creates a wind funnel at the mouth of the Coachella Valley, through the San Geronio Pass. This results in more frequent high wind incidences through the pass. Desert Hot Springs is located closer to the pass than all other valley cities and thus is more susceptible to high wind episodes. The City is subject to strong winds from the west due to the funneling effect of the San Geronio Pass and from the east during Santa Ana Wind events. This can result in numerous impacts due to wind-driven soil erosion including abrasion and damage to buildings and motor vehicles, filling of drainageways and yards, and limitation of visibility. In addition to possible property damage caused by the high winds, sand and dust are blown through the air, constituents of which include fine particulate materials that can deposit in the lungs, causing significant human health hazards.

Reporting Standards: No determination is reported because the Public Record contains no map depicting this hazard within the City of Desert Hot Springs.

END OF LOCAL AREA DISCLOSURES AND DISCUSSIONS SECTION

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Part 3. Additional Property Specific Disclosures

LOCAL VEGETATION MANAGEMENT ORDINANCE DISCLOSURE

DISCUSSION: In a wildland area, brush clearance around a structure ("defensible space") on private property is typically mandated by law. The required distances and degrees of clearance vary with jurisdiction. Where the state (CAL FIRE) has fire protection responsibility, three clearance zones are specified outward from the foundation (Calif. Public Resources Code Section 4291): 0-5 feet (ember-resistant zone), 5-30 feet (mowed grass and limbed trees), and 30-100 feet (safely spaced shrubs and trees).

Those CAL FIRE zones are the minimum standard where a city or county or local fire protection district has adopted a Very High Fire Hazard Severity Zone pursuant to state law (Calif. Government Code Section 51178 or 51179). However, a local jurisdiction may pass its own law that requires more intensive clearance over greater distances on a property, and over specified districts and within strict compliance deadlines.

Click VEGETATION-ORD@firstam.com (email) to explore whether the Property subject to this transaction may be located in an area where a local vegetation management ordinance requiring defensible space around the property applies.

Senate Bill 63 (SB 63) Advisory

California **Senate Bill 63** ("SB 63"), approved by the Governor on September 28, 2021 (effective January 1, 2022), requires among other things that the Director of the Department of Forestry and Fire Protection ("Director") shall identify areas in the State as "Moderate," "High," and "Very High" Fire Hazard Severity Zones (Section 51178 of the Government Code as amended). SB 63 further requires that a local agency shall make the information available for public review and comment (Section 51178.5 of the Government Code as amended). The Director has not yet released those Fire Hazard Severity Zone (FHSZ) maps for local areas where counties and cities have fire protection responsibility (the "Local Responsibility Area").

SB 63 does not itself create a new real estate disclosure. However, a prior law that still controls, **Assembly Bill 38** ("AB 38"), created certain disclosure and vegetation management (defensible space) obligations for real property subject to AB 38 that is located in a High or a Very High FHSZ as identified by the Director or as required by a local vegetation management ordinance. Effective January 1, 2022, SB 63 requires the State Fire Marshal to identify High and Moderate FHSZs in the Local Responsibility Area – in addition to a Very High FHSZ the State already may have identified. Currently, "there legally is no High Fire Hazard Severity Zone within the Local Responsibility Area," according to the Office of the State Fire Marshal.

Therefore, when the Director releases the new SB 63 FHSZ maps, the obligations under AB 38 will apply to the Very High and the High FHSZ in the Local Responsibility Area. At that time, disclosure reports issued by JCP-LGS will update the "Fire Hazard Severity Zone (SB 63)" determination from "Map Not Available" to indicate whether a Property is "IN" a FHSZ as identified by the State Fire Marshal, along with the most severe fire hazard severity level that affects the Property. In addition, the AB 38 disclosure will likewise be updated to include both the Very High and the High FHSZ in the Local Responsibility Area.

JCP-LGS Reports will continue to include the current "NHD Statement" (the one-page statutory form at the front of the report) as specified under California Civil Code 1103.2, until such time that the Legislature officially amends that form with respect to the "Very High Fire Hazard Severity Zone" or any other listed disclosure.

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FORMER MILITARY ORDNANCE SITE DISCLOSURE

DISCUSSION: Former Military Ordnance (FUD) sites can include sites with common industrial waste (such as fuels), ordnance or other warfare materiel, unsafe structures to be demolished, or debris for removal. California Civil Code Section 1102 requires disclosure of those sites containing unexploded ordnance. "Military ordnance" is any kind of munitions, explosive device/material or chemical agent used in military weapons. Unexploded ordnance are munitions that did not detonate. NOTE: **MOST** FUD sites do not contain unexploded ordnance. Only those FUD sites that the U.S. Army Corps of Engineers (USACE) has identified to contain Military Ordnance or have mitigation projects planned for them are disclosed in this Report. Additional sites may be added as military installations are released under the Federal Base Realignment and Closure (BRAC) Act. Active military sites are NOT included on the FUD site list.

PUBLIC RECORD: Data contained in Inventory Project Reports, Archives Search Reports, and related materials produced for, and made publicly available in conjunction with, the Defense Environmental Restoration Program for Formerly Used Defense Sites by the U.S. Army Corps of Engineers. Sites for which no map has been made publicly available shall not be disclosed.

REPORTING STANDARD: If one or more facility identified in the Public Record is situated within a one (1) mile radius of the Property, "**WITHIN**" shall be reported. The name of that facility or facilities shall also be reported.

JCP-LGS Commercial Resale Property Disclosure Reports
The Natural Hazard Disclosure Report
For RIVERSIDE County

Property Address: 66309 PIERSON BLVD
DESERT HOT SPRINGS, RIVERSIDE COUNTY, CA 92240
("Property")

APN: 641-041-005
Report Date: 08/05/2024
Report Number: 3345257

AIRPORT INFLUENCE AREA DISCLOSURE

DISCUSSION:

Certain airports are not disclosed in this Report. JCP-LGS has made a good faith effort to identify the airports covered under Section 1102.6a. Sources consulted include official land use maps and/or digital data made available by a governing Airport Land Use Commission (ALUC) or other designated government body. Most facilities for which an Airport Influence Area has been designated are included on the "California Airports List" maintained by the California Department of Transportation's Division of Aeronautics. Not disclosed in this Report are public use airports that are not in the "California Airports List", airports that are physically located outside California, heliports and seaplane bases that do not have regularly scheduled commercial service, and private airports or military air facilities unless specifically identified in the "California Airports List". **If the seller has actual knowledge of an airport in the vicinity of the subject property that is not disclosed in this Report, and that is material to the transaction, the seller should disclose this actual knowledge in writing to the buyer.**

Most facilities for which an Airport Influence Area has been designated are included on the "California Airports List" maintained by the California Department of Transportation's Division of Aeronautics. The inclusion of military and private airports varies by County, and heliports and seaplane bases are not included, therefore, airports in these categories may or may not be included in this disclosure.

NOTE: Proximity to an airport does not necessarily mean that the property is exposed to significant aviation noise levels. Alternatively, there may be properties exposed to aviation noise that are greater than two miles from an airport. Factors that affect the level of aviation noise include weather, aircraft type and size, frequency of aircraft operations, airport layout, flight patterns or nighttime operations. Buyer should be aware that aviation noise levels can vary seasonally or change if airport usage changes.

PUBLIC RECORD: Based on officially adopted land use maps and/or digital data made publicly available by the governing ALUC or other designated government body. If the ALUC or other designated government body has not made publicly available a current officially adopted airport influence area map, then California law states that "a written disclosure of an airport within two (2) statute miles shall be deemed to satisfy any city or county requirements for the disclosure of airports in connection with transfers of real property."

REPORTING STANDARD: "IN" shall be reported along with the facility name(s) and the "Notice of Airport in Vicinity" if any portion of the Property is situated within either (a) an Airport Influence Area as designated on officially adopted maps or digital data or (b) a two (2) mile radius of a qualifying facility for which an official Airport Influence Area map or digital data has not been made publicly available by the ALUC or other designated governing body. "NOT IN" shall be reported if no portion of the Property is within either area.

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AIRPORT NOISE DISCLOSURE

DISCUSSION: California Civil Code §1102.17 requires the seller(s) of residential real property who has/have actual knowledge that the property in the transaction is affected by airport use must give written notice of that knowledge, as soon as practicable, before transfer of title.

Under the Federal Aviation Administration's *Airport Noise Compatibility Planning Program Part 150*, certain 65 decibel (dB) Community Noise Equivalent Level (CNEL) contour maps have been produced for some airports. Not all airports have produced noise exposure maps. A property may be near or at some distance from an airport and not be within a delineated noise exposure area, but still experience aviation noise. Unless 65dB CNEL contour maps are published, helipads and military sites are not included in this section of the Report.

The *Airport Noise Compatibility Planning Program* is voluntary and not all airports have elected to participate. Furthermore, not all property in the vicinity of an airport is exposed to 65dB CNEL or greater average aviation noise levels. Conversely a property may be at some distance from an airport and still experience aviation noise. Buyer should be aware that aviation noise levels can vary seasonally or change if airport usage changes after a map is published or after the Report Date. JCP-LGS uses the most seasonally conservative noise exposures provided.

Federal funding may be available to help airports implement noise reduction programs. Such programs vary and may include purchasing properties, rezoning, and insulating homes for sound within 65dB areas delineated on CNEL maps. Airport owners have also cooperated by imposing airport use restrictions that include curfews, modifying flight paths, and aircraft limitations.

PUBLIC RECORD: Certain 65 decibel (dB) Community Noise Equivalent Level (CNEL) contour maps produced under the Federal Aviation Administration's *Airport Noise Compatibility Planning Program Part 150*.

REPORTING STANDARD: "IN" shall be reported if any portion of the Property is situated within a 65 decibel Community Noise Equivalent Level contour identified in the Public Record. "NOT IN" shall be reported if no portion of the Property is situated within a 65 decibel Community Noise Equivalent Level contour identified in the Public Record.

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Part 4. General Advisories

METHAMPHETAMINE CONTAMINATED PROPERTY DISCLOSURE ADVISORY

DISCUSSION: According to the "Methamphetamine Contaminated Property Cleanup Act of 2005" a property owner must disclose in writing to a prospective buyer if local health officials have issued an order prohibiting the use or occupancy of a property contaminated by meth lab activity. The owner must also give a copy of the pending order to the buyer to acknowledge receipt in writing. Failure to comply with these requirements may subject an owner to, among other things, a civil penalty up to \$5,000. Aside from disclosure requirements, this new law also sets forth procedures for local authorities to deal with meth-contaminated properties, including the filing of a lien against a property until the owner cleans up the contamination or pays for the cleanup costs.

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MOLD ADVISORY

DISCUSSION: The Buyer is hereby advised that naturally occurring molds may exist both inside and outside of any home and may not be visible to casual inspection. Persons exposed to extensive mold levels can become sensitized and develop allergies to the mold or other health problems. Extensive mold growth can damage a structure and its contents. All prospective purchasers of residential and commercial property are advised to thoroughly inspect the Property for mold. Be sure to inspect the Property inside and out for sources of excess moisture, current water leaks and evidence of past water damage.

As part of a buyer's physical inspection of the condition of a property, the buyer should consider engaging an appropriate and qualified professional to inspect and test for the presence of harmful molds and to advise the buyer of any potential risk and options available. This advisory is not a disclosure of whether harmful mold conditions exist at a property or not. No testing or inspections of any kind have been performed by The Company. Any use of this form is acknowledgement and acceptance that The Company does not disclose, warrant or indemnify mold conditions at a property in any way and is not responsible in any way for mold conditions that may exist. Information is available from the California Department of Health Services Indoor Air Quality Section fact sheet entitled, "Mold in My Home: What Do I Do?" The fact sheet is available at https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/CDPH%20Document%20Library/MMIMH_050619_ADA.pdf or by calling (510) 620-3620.

The Toxic Mold Protection Act of 2001 requires that information be developed regarding the potential issues surrounding naturally occurring molds within a home. Information was written by environmental authorities for inclusion in the *Residential Environmental Hazards: A Guide for Homeowners, Buyers, Landlords and Tenants* booklet developed by the California Environmental Protection Agency and the Department of Health Services. It is found in Chapter VII of that booklet, and includes references to sources for additional information.

For local assistance, contact your county or city Department of Health, Housing, or Environmental Health.

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RADON ADVISORY

DISCUSSION: For its Radon Advisory, JCP-LGS uses the updated assessment of radon exposure published in 1999 by the Lawrence Berkeley National Laboratory (LBNL) and Columbia University, under support from the U.S. Environmental Protection Agency (EPA), the National Science Foundation, and the US Department of Energy (published online at <http://www2.lbl.gov/Science-Articles/Archive/radon-risk-website.html>). Based on this recent assessment, JCP-LGS radon advisory is as follows:

All of California's 58 counties have a predicted median annual-average living-area concentration of radon below 2.0 pCi/L (picocuries per liter of indoor air) -- which is well below the EPA's guideline level of 4 pCi/L and equivalent to the lowest hazard zone (Zone 3) on the 1993 EPA Map of Radon Zones.

The "median concentration" means that half of the homes in a county are expected to be below this value and half to be above it. All houses contain some radon, and a few houses will contain much more than the median concentration. **The only way to accurately assess long-term exposure to radon in a specific house is through long-term testing (sampling the indoor air for a year or more). The EPA recommends that all homes be tested for radon.**

NOTE: JCP-LGS does not use the EPA's 1993 map for advisory purposes because that map shows "short-term" radon exposure averaged by county. It was based on "screening measurements" that were intentionally designed to sample the worst-case conditions for indoor air in US homes--using spot checks (sampling for just a few days), in the poorest air quality (with sealed doors and windows), at the worst time of the year (winter), in the worst part of the house (the basement, if one was available). These short-term, winter, basement measurements are both biased and variable compared to long-term radon concentrations (averaged over a year) in the living area of a house. Long-term concentrations are a more accurate way to judge the long-term health risk from radon. For the above reasons, the EPA expressly disclaims the use of its 1993 map for determining whether any house should be tested for radon, and authorizes no other use of its map for property-specific purposes. For additional information about EPA guidelines and radon testing, see "Chapter VII--Radon", in the California Department of Real Estate's *Residential Environmental Hazards: A Guide for Homeowners, Homebuyers, Landlords and Tenants*.

ENDANGERED SPECIES ACT ADVISORY

DISCUSSION: The Federal Endangered Species Act of 1973 ("ESA"), as amended, requires that plant and animal species identified and classified ("listed") by the Federal government as "threatened" or "endangered" be protected under U.S. law. Areas of habitat considered essential to the conservation of a listed species may be designated as "critical habitat" and may require special management considerations or protection. All threatened and endangered species -- even if critical habitat is not designated for them -- are equally afforded the full range of protections available under the ESA.

In California alone, over 300 species of plants and animals have been designated under the ESA as threatened or endangered, and over 80 species have critical habitats designated for them. Most California counties are host to a dozen or more protected species and, in many cases, 10 or more species have designated critical habitats within a county.

ADVISORY: An awareness of threatened and endangered species and/or critical habitats is not reasonably expected to be within the actual knowledge of a seller.

No federal or state law or regulation requires a seller or seller's agent to disclose threatened or endangered species or critical habitats, or to otherwise investigate their possible existence on real property. Therefore, Buyer is advised that, prior to purchasing a vacant land parcel or other real property, Buyer should consider investigating the existence of threatened or endangered species, or designated critical habitats, on or in the vicinity of the Property which could affect the use of the Property or the success of any proposed (re)development.

FOR MORE INFORMATION: Complete and current information about the threatened and endangered species in California that are Federally listed in each county -- including all critical habitats designated there -- is available on the website of the U.S. Fish & Wildlife Service, the Federal authority which has enforcement responsibility for the ESA.

U.S. Fish & Wildlife Service Endangered Species Database (TESS)

<https://www.fws.gov/endangered/>

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ABANDONED MINES ADVISORY

DISCUSSION: According to the California Department of Conservation, Division of Mine Reclamation, since the Gold Rush of 1849, tens of thousands of mines have been dug in California. Many were abandoned when they became unproductive or unprofitable. The result is that California's landscape contains many thousands of abandoned mines, which can pose health, safety, or environmental hazards on and around the mine property. Mines can present serious physical safety hazards, such as open shafts or adits (mine tunnel), and they may create the potential to contaminate surface water, groundwater, or air quality. Some abandoned mines are such massive problems as to earn a spot on the Federal Superfund environmental hazard list.

No California law requires the disclosure of abandoned mines in a real estate transaction, unless the existence of an abandoned mine is within the actual knowledge of the Seller and is deemed to be a fact material to the transaction.

The Division of Mine Reclamation (DMR) and the U.S. Geological Survey maintain a database of abandoned mines -- however, it is known to be incomplete and based on maps that are often decades out of date. Many mines are not mapped because they are on private land. The DMR warns that, **"Many old and abandoned mines are not recorded in electronic databases, and when they are, the information may not be detailed enough to accurately define, differentiate or locate the mine feature, such as a potentially hazardous vertical shaft or horizontal adit or mine waste."** (See reference below.)

Accordingly, this Report does not contain an abandoned mines disclosure from any government database or map or any other source, in order to protect the seller from liability for non-disclosure of unrecorded abandoned mines.

Parties concerned about the possible existence or impact of abandoned mines in the vicinity of the Property are advised to retain a State-licensed geotechnical consultant to study the site and issue a report. Other sources of information include, but are not limited to, the State Division of Mine Reclamation at (916) 323-9198 (website: <https://www.conservation.ca.gov/DMR>), and the Engineering, Planning or Building Departments in the subject City and County.

FOR MORE INFORMATION: For more information visit the State Division of Mine Reclamation's website at: <https://www.conservation.ca.gov/dmr/publications/Documents/Abandoned%20Mine%20Lands%20FAQs.pdf>

OIL & GAS WELL ADVISORY

California is currently ranked fourth in the nation among oil producing states. Surface oil production is concentrated mainly in the Los Angeles Basin and Kern County, and in districts elsewhere in the state. In recent decades, real estate development has rapidly encroached into areas where oil production has occurred. Because the state's oil production has been in decline since the 1980's, thousands of oil and gas wells have been shut down or abandoned, and many of those wells are in areas where residential neighborhoods now exist.

According to the California Department of Conservation ("DOC"), to date, about 230,000 oil and gas wells have been drilled in California and around 105,000 are still in use. The majority of remaining wells have been sealed ("capped") under the supervision of the DOC's Geologic Energy Management Division (CalGEM). A smaller number have been abandoned and have no known responsible operator -- these are called "orphan" wells. The state has a special fund that pays the cost of safely capping orphan wells, however, that program is limited in its scope and progress.

Buyer should be aware that, while the DOC database is the most comprehensive source available for California oil and gas well information, the DOC makes no warranties that the database is absolutely complete, or that reported well locations are known with absolute accuracy.

For More Information

For a search of the state's databases of oil and gas wells and sites of known environmental contamination on or near the Property, please obtain the JCP-LGS Residential Environmental Report. For general information, visit the California Department of Conservation, Geologic Energy Management Division (CalGEM) at <https://www.conservation.ca.gov/CalGEM/>.

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ELECTROMAGNETIC FIELD ("EMF") ADVISORY

According to the National Cancer Institute ("NCI") a 1979 study pointed to a possible association between living near electric power lines and childhood leukemia. More recent studies have not found an association or have found one only for those children who lived in homes with very high levels of magnetic fields present in few residences. The NCI also notes that a majority of epidemiological studies have also shown no relationship between breast cancer in women and exposure to extremely low frequency EMFs ("ELF-EMF"s) in the home, although a few individual studies have suggested an association; only one reported results that were statistically significant. Sources of extremely low frequency ELF-EMF include power lines, electrical wiring, and electrical appliances such as shavers, hair dryers, and electric blankets. For more information please visit the NCI Electromagnetic Fields and Cancer portal at <https://www.cancer.gov/about-cancer/causes-prevention/risk/radiation/electromagnetic-fields-fact-sheet>

Weighing in on the same matter The World Health Organization ("WHO") states, "Based on a recent in-depth review of the scientific literature, the WHO concluded that current evidence does not confirm the existence of any health consequences from exposure to low level electromagnetic fields. However, some gaps in knowledge about biological effects exist and need further research." WHO also asserts, "Despite many studies, the evidence for any effect remains highly controversial. However, it is clear that if electromagnetic fields do have an effect on cancer, then any increase in risk will be extremely small. The results to date contain many inconsistencies, but no large increases in risk have been found for any cancer in children or adults." For more information please visit WHO's EMF Q&A website at <https://www.who.int/news-room/q-a-detail/electromagnetic-fields>

The National Institute of Environmental Health Science ("NIEHS") Electric & Magnetic Fields web page at <https://www.niehs.nih.gov/health/topics/agents/emf/index.cfm> states, "If you are concerned about EMFs emitted by a power line or substation in your area, you can contact your local power company to schedule an on-site reading. You can also measure EMFs yourself with the use of a gaussmeter, which is available for purchase online through a number of retailers."

For further information and additional reading please visit:

- United States Environmental Protection Agency ("U.S. EPA")
<https://www.epa.gov/radtown/electric-and-magnetic-fields-power-lines>
- The National Institute of Environmental Health Sciences ("NIEHS") & National Institutes of Health ("NIH")
https://www.niehs.nih.gov/health/materials/electric_and_magnetic_fields_associated_with_the_use_of_electric_power_questions_and_answers_english_508.pdf

END OF NATURAL HAZARD DISCLOSURE REPORT SECTION
See Terms and Conditions at end of this Report.

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California Property Tax Disclosure Report

The parties for whom this Report was prepared are the owner or transferor ("Seller") of the Commercial Property ("Property") on the Report Date, the buyer or transferee ("Buyer") of the Commercial Property from Seller as of the Report Date, and their respective licensed real estate agents ("Agents"). Seller, Buyer and the Agents are sometimes referred to herein as "Party" or "Parties."

Part 1. Introduction and Summary

This Tax Report section discusses the results of an electronic search of specified government lists ("Databases") containing real property tax information concerning the Commercial Property. This tax information is based on the County's Fiscal Year 2023-2024 Secured Property Tax Roll and other sources identified in the Report. To understand the information provided, please read this entire Report.

Summary of Property Tax Determinations

The Commercial Property:	IS	IS NOT	
A.		X	NOT SUBJECT TO a Mello-Roos Community Facilities District. 27
B.		X	NOT SUBJECT TO a 1915 Bond Act District. 27
C.		X	NOT SUBJECT TO a Property Assessed Clean Energy (PACE) Contract. 27
D.	X		SUBJECT TO one or more other direct assessments. 28
E.		X	NOT SUBJECT TO the State Responsibility Area Fire Prevention Fee (SRA Fee is suspended until 2031 by Assembly Bill 398 of 2017). 32

Determined by First American Real Estate Disclosures Corporation

THIS IS A DATABASE REPORT ONLY: The tax information in this Report only provides data derived from the County Tax Assessor's and Treasure's Databases ("Databases") identified in this Report unless specified otherwise in the Report. While JCP-LGS has made good faith efforts to report from the Databases as accurately as possible, the quality, accuracy, and currency ("Database Date") of the information contained in these Databases can vary greatly. For more information regarding a specific Database, please read Part 2 of this Report. By use of this Report, Buyer agrees this is a Report product and not an insurance policy and is subject to the Terms and Conditions attached hereto and incorporated herein.

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Part 2. NOTICE OF SPECIAL TAX/ASSESSMENT

Special assessments, also referred to as direct or fixed assessments, are charges that are not based on the value of the property. These charges are levied to provide funding for services or improvements that directly benefit the property. Mello-Roos Community Facility Districts and 1915 Bond Districts are also classified as special assessments. PACE contract agreements are typically created pursuant to the Mello-Roos Act or the 1915 Bond Act. Certain special assessments may be subject to accelerated foreclosure if allowed to go delinquent.

TO THE PROSPECTIVE PURCHASER OF THE COMMERCIAL PROPERTY AT THE ADDRESS REFERENCED ABOVE: THIS IS A NOTIFICATION TO BUYER PRIOR TO PURCHASING THE COMMERCIAL PROPERTY.

A. Mello-Roos Community Facilities Districts

This Commercial Property is NOT SUBJECT to Mello-Roos Community Facilities Districts.

Database: Secured Property Tax Roll **Database Date:** FY 2023-2024

B. 1915 Bond Act Assessment Districts

This Commercial Property is NOT SUBJECT to 1915 Bond Assessment Districts.

Database: Secured Property Tax Roll **Database Date:** FY 2023-2024

C. Notice of Property Assessed Clean Energy (PACE) Program

Property assessed clean energy (PACE) programs allow owners to finance energy and water efficiency and renewable energy projects, and qualifying seismic and wildfire safety improvements, on residential and commercial structures through a voluntary assessment on the property. PACE programs are offered by many city, county and regional agencies, with repayment periods from 5 to 20 years or more. **PACE liens are authorized pursuant to Section 53328 of the California Government Code, (the "Mello-Roos Community Facilities Act of 1982") or California Streets & Highways Code Section 8500 (the "1915 Act") and are disclosed pursuant to Section 1102.6b of the California Civil Code.**

WHAT THIS MEANS: If a property owner voluntarily enters into a PACE program, a contractual assessment lien is placed on the property. The lien is repaid through installments collected on the property owner's secured county property tax bill. In certain situations the program administrator may bill the property owner directly. If the property is sold and the contractual assessment is not repaid in full, the new owner may be responsible for future assessments contributing towards repayment of the PACE contract.

DISCLOSURES AT RESALE: A PACE lien runs with the land. This means that the responsibility to repay the PACE lien may fall to the new owner upon transfer of the property unless the lien is paid off before closing. This fact may be material to a buyer's decision to purchase or price offered for the property. In addition, the buyer's lender may require the lien to be paid in full before closing (for certain federally backed mortgages, for example). Therefore, the property seller and his or her real estate agent may have a duty to disclose the existence of a PACE lien on the sale property.

The Property IS NOT SUBJECT to a PACE lien documented in the county's Fiscal Year 2023-2024 Secured Property Tax Roll. Note: Buyer should read the preliminary title report and obtain and read all exceptions listed therein to investigate any PACE lien executed more recently. In the title report, lien exceptions are named as recorded with the county; therefore, a PACE lien may be listed under a name that is not obvious.

D. Accelerated Foreclosure Information

Certain assessment or bond issues may contain accelerated foreclosure liens which have priority over other real property taxes and are a legal right included as part of the security for the obligation. The issuers of such bonds are often contractually required to monitor and collect delinquent assessments quickly. Accordingly, these assessments are not subject to the five (5) year waiting period applicable to ad valorem real property taxes. If the real property is subject to such an assessment and the taxes are not paid promptly, the real property may be foreclosed upon and sold at public auction on an expedited basis. **Therefore, it is extremely important that the real property tax bill be paid on time to prevent the accelerated foreclosure.**

E. Approved Districts Which Have Been Formed and Authorized But Are Not Yet Levied

Certain Mello-Roos Communities Facilities Districts or 1915 Bond Act Assessment Districts may have been formed and authorized but have not yet to be levied. These Districts may not appear in this Report. However, the information regarding such districts may appear on your preliminary report issued by a title company. The district may levy a special tax on future property tax bills for the Property.

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Part 3. Current Property Tax Bill Summary

A. Summary of 2023-2024 Property Tax Bill

The following is a summary of Database information obtained from the RIVERSIDE COUNTY Secured Property Tax Roll (Database) for Tax Year 2023-2024 ("Database Date"). This summary is provided for informational purposes only. The summary includes Ad Valorem taxes which are based on the property's Assessed Value as well as other Non- Ad Valorem Direct or Special Assessments. Upon transfer of ownership, the Assessed Value may be reset to the Current Market Value or Sale Price which may result in a substantial change in the Ad Valorem taxes assessed. Please see Parts 4 and 5 of this Report for more information regarding Ad Valorem taxes and Supplemental taxes.

Total Assessed Value:	\$91,795.00
1st Installment Due 11/01/2023	\$1,004.90
2nd Installment Due 02/01/2024	\$1,004.90
Total Annual Tax Liability	\$2,009.80

General Ad Valorem Taxes

AGENCY	DESCRIPTION	AMOUNT	CONTACT PHONE
RIVERSIDE COUNTY	PROP 13 GENERAL 1% TAX RATE	\$917.94	(951) 955-3820
PALM SPRINGS UNIFIED SCHOOL	SCHOOL BONDS B & I 1992 A	\$133.04	(760) 416-6126
DESERT COMMUNITY COLLEGE	COMM COLL BONDS	\$36.26	(760) 773-2513
DESERT WATER AGENCY	UTILITY/WATER DISTRICT	\$73.44	(760)323-4971
TOTAL AD VALOREM TAXES		\$1,160.68	

Direct and/or Special Assessments

AGENCY	DESCRIPTION	AMOUNT	CONTACT PHONE
DESERT WATER DISTRICT	FLOOD/ STORM WATER CONTROL	\$6.52	(800) 439-6553
RIVERSIDE COUNTY	CSA 152-DHTSPRINGS STORMWATER	\$18.00	(888) 683-5234
CITY OF DESERT HOT SPRINGS	CITY OF DESERT H S LT MT DIST	\$67.44	(800) 439-6553
CITY OF DESERT HOT SPRINGS	DHS PUBLIC SAFETY MEASURE TAX	\$749.98	(800) 439-6553
COACHELLA VALLEY MOSQUITO AND VECTOR CONTROL DISTR	MOSQUITO & RIFA CONTROL	\$7.18	(866) 807-6864
TOTAL DIRECT ASSESSMENTS		\$849.12	

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Part 4. Estimating Property Taxes After the Sale

Instantly and securely calculate estimated property taxes and supplemental taxes on our website by clicking on the following link (or manually calculate them below):

<https://orderform.fanhd.com/Order/TaxCalcForm?token=BPcfUZGcNsDRcqSyIn3Ap9D6e1iNPAKIR2j6Xnebs7SCYSsP9KYbrl7%2faYiIG%2b%2ftB2dJCHIGBq44XBGRWxweJst97IaizCfeQApQVaZnKaO%3d>

A. Calculating Property Taxes After Sale (ESTIMATE ONLY)

PROPERTY TAX ESTIMATOR

The following calculation method is provided to assist Buyer in estimating the approximate amount of property tax charges that the Commercial Property may be subject to for the upcoming tax year based on the assessed valuation being equal to the sales price. The amount derived is only an estimate and is not a substitute for a tax bill from the County, nor does it anticipate new property tax charges, fees or other changes in the property tax rates for future tax years.

1	Estimated Sales Price.....	• 1	\$	_____
2	Estimated Ad Valorem Tax Rate.....	• 2		0.01264
3	Multiply line 1 by line 2. This is your Estimated Ad Valorem Tax.....	• 3	\$	_____
4	Direct Assessments including Mello Roos Special Taxes, 1915 Bond Act Assessments or PACE Assessments applicable.....	• 4	\$	849.12
5	Add lines 3 and 4. Total Estimated Annual Tax Amount After Sale.....	• 5	\$	_____

The information in this subparagraph A is an estimate only. The purpose of this "ESTIMATOR" is to assist Buyer in planning for property taxes which will be applicable after the Sale Date. This "ESTIMATOR" requires the Buyer's projection of the purchase price of the Commercial Property. Please note that potential exemptions and exclusions are not reflected in this estimate.

Additionally, undeveloped or recently developed properties may be subject to additional Direct Assessments not included in this estimate. JCP-LGS is not responsible or liable for any losses, liabilities or damages resulting from use of this Property Tax Estimator.

B. Exemptions & Exclusions to Ad Valorem Taxes

California law provides certain exemptions or exclusions from reassessments. In order to determine if Buyer may qualify for any exemptions or exclusions or to obtain a comprehensive list of available exemptions and exclusions, please contact the County Tax Assessors Office 951-955-6200 or visit the County website at <https://www.rivcoacr.org/>. Additional information is also available on the website for the California Board of Equalization at www.boe.ca.gov

Reassessment Due to Decline in Value

Real estate markets are cyclical. In a less competitive market there are more sellers than buyers, and real estate prices can drop, sometimes precipitously. When a property is sold, in most cases its assessed value for tax purposes is set equal to the sale price. A drop in market value can mean the original assessment, and your property tax bill, is too high.

The County Tax Assessors Office is required to lower the assessment of any real property if it is higher than the current market value as of January 1 of each year. Each case is reviewed individually upon request by the property owner for the current year or the upcoming year. The annual deadline for filing an appeal – the "assessment appeal filing date" is November 30 in most California counties. For more information or to obtain a property tax reassessment request form, contact the Tax Assessors Office or visit the RIVERSIDE County website.

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Part 5. Supplemental Property Tax Information

A. General Information Regarding Supplemental Taxes

California law mandates the county assessor to reappraise real property upon a change in ownership or completion of new construction. The assessor's office issues a supplemental assessment which reflects the difference between the prior assessed value and the new assessment. This value is prorated based on the number of months remaining in the fiscal tax year which ends June 30.

Notices of the supplemental assessment are mailed out to the property owners prior to the issuance of the supplemental tax bill or refund if the value is reduced. The taxes or refund based on the supplemental assessment are in addition to the regular annual tax bill.

The supplemental tax will be due from the current owner in addition to the regular tax assessment. Accordingly for the first year of ownership, Buyer should plan for this additional payment.

B. Supplemental Property Tax Disclosure

The following notice is mandated by California Civil Code Section 1102.6c:

NOTICE OF YOUR "SUPPLEMENTAL" PROPERTY TAX BILL

"California property tax law requires the Assessor to revalue real property at the time the ownership of the property changes. Because of this law, you may receive one or two supplemental tax bills, depending on when your loan closes.

The supplemental tax bills are not mailed to your lender. If you have arranged for your property tax payments to be paid through an impound account, the supplemental tax bills will not be paid by your lender. It is your responsibility to pay these supplemental bills directly to the Tax Collector.

If you have any question concerning this matter, please call your local Tax Assessor or Collector's Office."

RIVERSIDE County Assessor
Phone: 951-955-6200
Website: <https://www.rivcoacr.org/>

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C. Calculating Supplemental Taxes After Sale (ESTIMATE ONLY)

Instantly and securely calculate estimated property taxes and supplemental taxes on our website (or manually calculate them below):

<https://orderform.fanhd.com/Order/TaxCalcForm?token=BPcfUZGcNsDRcqSyIn3Ap9D6e1iNPAKIR2j6Xnebs7SCYSsP9KYbri7%2faYiIG%2b%2ftB2dJCHIGBq44XBGRWxweJst97IaizCfeQApQVaZnKaO%3d>

SUPPLEMENTAL TAX ESTIMATOR

The following schedule is provided to estimate the potential amount of the supplemental taxes on a given property and does NOT include the amount of the regular annual ad valorem property tax. The following calculation provides an estimate of the supplemental property taxes that can be expected during the first year of ownership, and should be used for planning purposes only.

1	Estimated Sales Price.....	• 1	\$	_____
2	Estimated Current Assessed Value.....	• 2	\$	_____ 91,795.00
3	Subtract line 2 from line 1. Estimated Supplemental Assessed Value.....	• 3	\$	_____
4	Multiply line 3 by 0.01264000 (the Estimated Ad Valorem Tax Rate for the Commercial Property). Estimated Full-Year Supplemental Tax Obligation.....	• 4	\$	_____

If the Sale Date for the Commercial Property falls during the months of January through May, Buyer will receive TWO supplemental tax bills: (a) one for the current partial tax year; and (b) one for the next full tax year. The supplemental taxes can be estimated by completing lines 5 through 8 below:

5	Enter the Month-of-Sale Factor from TABLE 1 below.....	• 5	_____
6	Multiply line 4 by line 5. Estimated Supplemental Tax Bill # 1.....	• 6	\$ _____
7	Enter the amount on line 4. Estimated Supplemental Tax Bill # 2.....	• 7	\$ _____
8	Add lines 6 and 7. Total estimated Supplemental Tax Bill.....	• 8	\$ _____

If the Sale Date for the Commercial Property falls during the months of June through December, Buyer will receive ONE supplemental tax bill. The supplemental tax can be estimated by completing lines 9 and 10 below:

9	Enter the Month-of-Sale Factor from TABLE 2 below.....	• 9	_____
10	Multiply line 4 by line 9. Total estimated Supplemental Tax Bill.....	• 10	\$ _____

TABLE 1. Month-of-Sale Factor

Jan	0.4167
Feb	0.3333
Mar	0.2500
Apr	0.1667
May	0.0833

TABLE 2. Month-of-Sale Factor

Jun	1.0000
Jul	0.9167
Aug	0.8333
Sept	0.7500
Oct	0.6667
Nov	0.5833
Dec	0.5000

The information in this subparagraph C is an estimate only. The purpose of this "ESTIMATOR" is to assist Buyer in planning for the supplemental taxes. The estimated supplemental tax is not a substitute for the supplemental bill and may not be relied upon as such. This "ESTIMATOR" requires the Buyer's projection of the purchase price of the Commercial Property as well as month in which the transaction will be consummated. Please note that potential exemptions and exclusions are not reflected in these estimations. JCP-LGS is not responsible or liable for any losses, liabilities or damages resulting from use of this Supplemental Tax Estimator.

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Part 6. State Responsibility Area Fire Prevention Fee

In 2011, the California Legislature and Governor enacted a "Fire Prevention Fee" on habitable structures in the State's wildland fire responsibility area ("SRA"). The yearly fee, levied on property owners, paid for various activities to prevent and suppress wildfires in the SRA, and was most recently at the rate of \$152.33 per habitable structure on the property.

Effective July 1, 2017, as authorized by Assembly Bill 398 and signed by the Governor, that fire prevention fee is suspended until 2031.

The fire prevention activities supported by the fee will continue, but instead will be funded through a different State program – one aimed at curbing industrial emissions of carbon dioxide (also known as California's "cap-and-trade" program). For more information, please refer to the text of the Assembly bill at the following link:

http://leginfo.ca.gov/faces/billNavClient.xhtml?bill_id=20170180AB398

Part 7. DOCUMENTARY TRANSFER TAX ADVISORY: Governmental Assessments Paid at the Close of Escrow

Documentary Transfer Tax Defined. Under California Revenue and Taxation Code Sections 11911-11929, counties and cities are authorized to impose a tax on the transfer of real property located within their jurisdiction. The tax is commonly known by various names, including the Documentary Transfer Tax, or Real Property Transfer Tax, or Real Estate Transfer Tax (hereinafter, the "Transfer Tax").

How Much? The "one-time" payment is made at the close of escrow and routinely documented on the HUD-1 Settlement Statement. The amount of the Transfer Tax is typically based on the value or sales price of the real estate that is transferred. The county rate is one dollar and ten cents (\$1.10) for each one thousand dollars (\$1,000) of value. The rate for non-charter ("general law") cities is one-half of the county rate and is credited against the county tax due. Charter cities may impose a Transfer Tax at a rate higher than the county rate.

For any city or county in California, the Transfer Tax rate ("Tax Rate Table") is available at no charge from many sources, most conveniently on the website of the **California Local Government Finance Almanac** (sponsored by the California League of Cities).

<http://www.californiacityfinance.com/PropTransfTaxRates.pdf>

To estimate the Transfer Taxes for the Property, multiply the Property's estimated sales price (in thousands of dollars) by the amount shown in the Tax Rate Table for the city and county in which the Property is located.

Who Pays? The law states that, "the Transfer Tax must be paid by the person who makes, signs or issues any document subject to the tax, or for whose use or benefit the document is made, signed or issued." In practice, this means that the payment of the Transfer Tax is customarily made by the Seller or the Buyer, or shared by both, depending on the jurisdiction in which the transferred Property is located.

END OF TAX DISCLOSURE REPORT SECTION
See Terms and Conditions at end of this Report.

JCP-LGS Commercial Resale Property Disclosure Reports
Environmental Screening Report
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Environmental Screening Report

Is Property Listed in a Disclosed Database?

YES The determination here indicates whether the exact property address as listed above was found in any of the databases searched for this Report. Please note that there may be errors or omissions in the addresses contained in the Local, State and Federal databases that prevent an exact match in this search. Refer to the lists beginning in the section titled "Sites Missing Key Location Information" for site addresses that may be similar to the subject property address or that do not include sufficient address information to precisely locate the site on a map

NO

Summary of Environmental Site Search

DATABASE SEARCHED (See "Description of Databases Searched" below)	Are Any Contaminated Sites in Database?	0 to 1/8 mile	1/8 to 1/2 mile	1/2 to 1 mile
Federal National Priorities List or "Superfund" sites (NPL)	YES	0	0	0
Corrective Action Sites (RCRA COR)	YES	0	0	0
Federal Sites investigated for possible inclusion in the NPL (SEMS)	MAYBE	0	0	N/A
SEMS Sites That Have Been Archived (SEMS-Archived)		0	0	N/A
Treatment, Storage & Disposal Sites for Hazardous Materials (RCRA TSD)		1	11	N/A
Tribal UST And/Or Tribal LUST	MAYBE	0	0	N/A
State EnviroStor Cleanup Sites Database (ENVIROSTOR)	MAYBE	0	1	N/A
State List of Spills, Leaks, Investigation & Cleanup (SLIC)	YES	0	0	N/A
State List of Solid Waste Landfill Facilities (SWIS)	MAYBE	0	0	N/A
State List of Leaking Underground Storage Tanks (LUST)	YES	0	4	N/A
EnviroStor Site With Deed Restriction Or Other Controls (CONTROLS)	MAYBE	0	0	N/A
Potential Generator of hazardous materials Sites (RCRA GEN)		0	N/A	N/A
Emergency Response Notification System (ERNS, National Response Center)	MAYBE	0	N/A	N/A
State List of Underground Storage Tanks (UST)		0	N/A	N/A
State List of Historical Underground Storage Tanks (Hist-UST)		0	N/A	N/A
State Hazardous Waste Information Summary (HWIS)	YES	0	N/A	N/A
State List of Aboveground Storage Tanks (AST)		0	N/A	N/A

N/A = Not Applicable Under Required AAI Search Standard.

MAYBE = Contamination is possible; for example, the database searched includes a mix of contaminated and

non-contaminated sites that are not distinguished, or landfill sites where contamination is common although not certainly identified, or sites currently being investigated for contamination by the responsible agency.

AAI TOTALS	1	16	0
CONTAMINATED SITE TOTALS	0	4	0
TOTAL OF SITES FOUND	17		

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Sites Found on the Databases Searched

UST sites are selected from the list maintained by the State Water Resources Control Board. Information regarding the contents of the tank, and any inspections or testing can be found on the web page <http://geotracker.waterboards.ca.gov/>. AST site information can be obtained from the responsible county or local government agency identified in the Unified Program directory available at <https://osfm.fire.ca.gov/divisions/pipeline-safety-and-cupa/certified-unified-program-agency-cupa/>. Sites that have been identified as having a leak may also appear on one or more of the other lists reported above. Sites listed on LUST or RCRACOR may not appear on the UST or AST lists if the tank has been removed and the case has been closed. Sites listed on the SWIS list may contain hazardous materials. Information is available at <https://www2.calrecycle.ca.gov/SolidWaste/Site/Search>. NPL sites are listed by the U.S. EPA as contaminated sites that have received Federal funding to assist in cleanup. Information is available from the State at www.dtsc.ca.gov or from www.epa.gov and by calling (916) 323-3399. The SEMS (formerly CERCLIS) list includes sites the Federal EPA is investigating for possible inclusion on the NPL.

For information on the lists searched for this Report see the "Description of Databases Searched" Section that follows.

Open = Site listed as undergoing clean-up, investigation, or referral to another agency; or as non-active, abandoned or absorbed but not closed or completed.

Closed = Site listed as clean-up completed, release secured, no further remedial action planned, case closed, or delisted.

Active (or Inactive) = Site facility listed as actively (or not actively) engaged in a type of activity regulated under RCRA.

Deed = Site listed as completed or closed with a deed restriction.

N/A = Not Applicable - site listed as uncontaminated, or as using or storing hazardous substances.

N/P = Not Provided - site status not supplied on agency list used.

Site Name	Address	Case No.	Status	Database
Edward L. Wenzlaff Elementary School Modernization	11625 West Drive, Desert Hot Springs, CA 92240	60001140	Closed	CA_ENVIROSTOR_CLEANUP
ARCO #1968	12775 PALM DRIVE, DESERT HOT SPRINGS, CA 92240	T0606511279	Closed	CA_LUST
ARCO STATION #1968	12775 PALM DRIVE, DESERT HOT SPRINGS, CA 92240	T0606500963	Closed	CA_LUST
BILL'S GARAGE	11875 PALM DRIVE, DESERT HOT SPRINGS, CA 92240	T0606500962	Closed	CA_LUST
Desert Hot Springs EZ Serve	12635 PALM DRIVE, DESERT HOT SPRINGS, CA 92240	T0606500965	Closed	CA_LUST
CHEVRON STATION 9 9219	12150 PALM DR, DESERT HOT SPRINGS, CA 92240	CAD983658956	Active	FED_RCRA_TSD
DESERT GARAGE	66465 FLORA DESERT HOT SPRINGS, DESERT HOT SPRINGS, CA 92240	CAD982408957	Active	FED_RCRA_TSD
RIVERSIDE COUNTY - WASTE MANAGEMENT DEPARTMENT	65958 PIERSON BLVD, DESERT HOT SPRINGS, CA 92240	CAH111001190	Active	FED_RCRA_TSD
MARJORIE KIRBY	66021 ESTRELLA AVENUE, DESERT HOT SPRINGS, CA 92240	CAC002978690	Active	FED_RCRA_TSD
AUTOZONE #2877	12660 PALM DR, DESERT HOT SPRINGS, CA 92240-0000	CAL000147956	Active	FED_RCRA_TSD
DESERT HOT SPRINGS WELLNESS CENTER	66321 PIERSON BLVD, DESERT HOT SPRINGS, CA 92440	CAC002976551	Active	FED_RCRA_TSD
DESERT HOT SPRINGS DENTAL	66450 PIERSON BLVD, DESERT HOT SPRINGS, CA 92240	CAL000274474	Active	FED_RCRA_TSD
DESERT HOT SPRINGS COMMUNITY HEALTH CENTER	66675 PIERSON BLVD, DESERT HOT SPRINGS, CA 92240-3737	CAL000414485	Active	FED_RCRA_TSD
GUN GIL LEE DDS INC DBA DHS DENTALS	66450 PIERSON BLVD, DESERT HOT SPRINGS, CA 92240	CAL000436825	Active	FED_RCRA_TSD
NEW CINGULAR WIRELESS PCS LLC	66575 2ND ST, DESERT HOT SPRINGS, CA 92240	CAL000435901	Active	FED_RCRA_TSD
BORREGO HEALTH SPECIALTY CARE CENTER	12520 PALM DRIVE, DESERT HOT SPRINGS, CA 92240	CAL000433234	Active	FED_RCRA_TSD
SEAN ALLEN	66231 DESERT VIEW AVENUE, DESERT HOT SPRINGS, CA 92240	CAC002983990	Active	FED_RCRA_TSD

Sites Missing Key Location Information

Open = Site listed as undergoing clean-up, investigation, or referral to another agency; or as non-active, abandoned or absorbed but not closed or completed.

Closed = Site listed as clean-up completed, release secured, no further remedial action planned, case closed, or delisted.

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Environmental Screening Report
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Active (or Inactive) = Site facility listed as actively (or not actively) engaged in a type of activity regulated under RCRA.
Deed = Site listed as completed or closed with a deed restriction.
N/A = Not Applicable - site listed as uncontaminated, or as using or storing hazardous substances.
N/P = Not Provided - site status not supplied on agency list used.

Many environmental sites in the databases searched have incomplete address information and cannot be precisely located. They are, therefore, considered "unlocatable" with the geocoding methods used in this Report, and could potentially be anywhere in the Property city, county, or state. The table below includes unlocatable sites whose address contains a zip code that matches the Property zip code or matches a neighboring zip code whose boundary is within the radius distance searched. The sites listed are not necessarily within one mile of the Property, and they are not included on the site map in this Report. The databases searched include a large number of unlocatable addresses, and the list below is limited to a maximum of 30 sites per database searched. If you wish to view a **full list** of ALL unlocatable sites in California, please download the full list from our website at the following address:

https://orderform.disclosures.com/Content/Files/Enviro/Current_List_of_Unlocatable_Sites_in_California.xlsx

Site Name	Address	Case No.	Status	Database
STAGECOACH INN	43851 S. HIGHWAY 79, AGUANGA, CA 92536	N/P	N/P	CA_HIST_UST
A-MART GAS	56245 HIGHWAY 371, ANZA, CA 92539	N/P	N/P	CA_HIST_UST
CIRCLE K #736	56621 HIGHWAY 371, ANZA, CA 92539	N/P	N/P	CA_HIST_UST
VALLEY AUTO	58581 HIGHWAY 371, ANZA, CA 92539	N/P	N/P	CA_HIST_UST
BANNING MUNICIPAL AIRPORT	200 HATHAWAY STREET, BANNING, CA 92220	N/P	N/P	CA_HIST_UST
BEAUMONT HIGH SCHOOL	3171 CHERRY AVE., BANNING, CA 92220	N/P	N/P	CA_HIST_UST
EXXONMOBIL OIL CORPORATION	2192 RAMSEY STREET, BANNING, CA 92220	N/P	N/P	CA_HIST_UST
ROBERTSON'S READY MIX	452 5TH PL, BEAUMONT, CA 92223	N/P	N/P	CA_HIST_UST
ALPINE MCINTYRE, L.L.C.	8750 E. 26TH AVENUE, BLYTHE, CA 92225	N/P	N/P	CA_HIST_UST
CHUCKAWALLA VALLEY STATE PRISON	19025 WILEY'S WELL ROAD, BLYTHE, CA 92225	N/P	N/P	CA_HIST_UST
HARVEST FUELS	10955 W. SEELEY AVENUE, BLYTHE, CA 92225	N/P	N/P	CA_HIST_UST
IRONWOOD STATE PRISON	19005 WILEY'S WELL ROAD, BLYTHE, CA 92225	N/P	N/P	CA_HIST_UST
ROUND-UP JR. MART #1	24370 RAILROAD CANYON ROAD, CANYON LAKE, CA 92387	N/P	N/P	CA_HIST_UST
ALLIANCE	69010 HIGHWAY 111, CATHEDRAL CITY, CA 92234	N/P	N/P	CA_HIST_UST
ULTRAMAR #768	67890 HIGHWAY 111, CATHEDRAL CITY, CA 92234	N/P	N/P	CA_HIST_UST
JOSHUA TREE COTTONWOOD	COTTONWOOD RANGER STN, CHIRIACO SUMMIT, CA 92201	N/P	N/P	CA_HIST_UST
COACHELLA ULTRAMAR	50980 HIGHWAY 86, COACHELLA, CA 92236	N/P	N/P	CA_HIST_UST
CVWD	85820 COACHELLA HEIGHTS, COACHELLA, CA 92236	N/P	N/P	CA_HIST_UST
INFANTE'S	51298 HIGHWAY 86, COACHELLA, CA 92236	N/P	N/P	CA_HIST_UST
VERIZON/COACHELLA CO	923 VINE STREET, COACHELLA, CA 92236	N/P	N/P	CA_HIST_UST
AMERICAN TOWER	SANTIAGO PEAK #6, CORONA, CA 91719	N/P	N/P	CA_HIST_UST
ARCO #5536/PRESTIGE STATIONS INC., #5240	3830 MCKINLEY STREET, CORONA, CA 91719	N/P	N/P	CA_HIST_UST
CERVANTES RESIDENT	897 E CHASE RD, CORONA, CA 92881	N/P	N/P	CA_HIST_UST
CHEVRON SS#1433/91582	2270 W. FRONTAGE ROAD, CORONA, CA 91720	N/P	N/P	CA_HIST_UST
CORONA/NORCO SCHOOL DISTRICT	300 BUENA VISTA AVENUE, CORONA, CA 92882	N/P	N/P	CA_HIST_UST
COSTCO WHOLESALE #432, ONE HOUR PHOTO	480 MCKINLEY ST, CORONA, CA 92879	N/P	N/P	CA_HIST_UST
LENNY DYKSTRA'S CARWASH	465 MCKINLEY STREET, CORONA, CA 92879	N/P	N/P	CA_HIST_UST
MWD/CORONA POWER PLANT	1950 ADOBE STREET, CORONA, CA 92882	N/P	N/P	CA_HIST_UST
MWD/TEMESCAL POWER PLANT	CAJALCO ROAD NEAR TEMESCAL, CORONA, CA 91719	N/P	N/P	CA_HIST_UST
MISSION SPRINGS WATER DISTRICT	14501 VERBENA DRIVE, DESERT HOT SPRINGS, CA 92240	N/P	N/P	CA_HIST_UST
WAL-MART SUPERCENTER #5156	1540 E 2ND STREET, BEAUMONT, CA 92223	N/P	N/p	CA_AST
MODERN GINNING CO.	10601 SEELY AVE., BLYTHE, CA 92226	N/P	N/p	CA_AST
PRATT APIARIES	13510 RIVERSIDE AVE., BLYTHE, CA	N/P	N/p	CA_AST
U.S. BORDER PATROL	16870 W. HOBSON WAY, BLYTHE, CA 92225	N/P	N/p	CA_AST
JESSUP AUTO PLAZA	66-111 HIGHWAY 111, CATHEDRAL CITY, CA 92234	N/P	N/p	CA_AST

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Site Name	Address	Case No.	Status	Database
PALM SPRINGS MOTORS	69-200 HWY 111, CATHEDRAL CITY, CA 92234	N/P	N\p	CA_AST
KCLB TRANSMITTER BUILDING	250 50TH AVE, COACHELLA, CA 92236	N/P	N\p	CA_AST
BULK PLANT #104	50-021 HWY. 86, COACHELLA, CA 92236	N/P	N\p	CA_AST
MESA CONTRACTING CORPORATION	263825 EARTHMOVER CIRCLE, CORONA, CA 92883	N/P	N\p	CA_AST
WAL-MART STORE #1912	479 MCKINLEY STREET, CORONA, CA 92879	N/P	N\p	CA_AST
SKY VALLEY	19-003 BENNET RD, DESERT HOT SPRINGS, CA 92241	N/P	N\p	CA_AST
BAUTISTA CC	33015 BAUTISTA RD, HEMET, CA 92554	N/P	N\p	CA_AST
RYAN FIELD AAB	36850 STETSON AVE, HEMET, CA 92343	N/P	N\p	CA_AST
VISTA GRANDE STATION	STAR RTE. 1, (BOX 810), IDYLLWILD, CA 92349	N/P	N\p	CA_AST
ELSINORE READY MIX	28251 ROBB RD, LAKE ELSINORE, CA 92530	N/P	N\p	CA_AST
KENWORTHY STATION	MORRIS RANCH RD., MOUNTAIN CENTER, CA 92361	N/P	N\p	CA_AST
NORCO	WESTERN & PINE, NORCO, CA 91760	N/P	N\p	CA_AST
DEVERS SUBSTATION	62030 16TH AVENUE, NORTH PALM SPRINGS, CA 92258	N/P	N\p	CA_AST
PALM SPRINGS	5006 CALLE SAN RAPAE, PALM SPRINGS, CA 92264	N/P	N\p	CA_AST
CERES FARM WEST	3202 GOETZ RD., PERRIS, CA 92570	N/P	N\p	CA_AST
PERRIS VALLEY REGIONAL WATER OPERATIONS & MAINTENANCE	1301 CASE RD, PERRIS, CA 92380	N/P	N\p	CA_AST
DEPARTMENT OF DEFENSE , MEDIA CENTER AFRTS-BC	2270 TRUMBLE RD, PERRIS, CA 92572	N/P	N\p	CA_AST
RIVERSIDE POINT OF PRESENCE	23755 Z STREET, RIVERSIDE, CA 92518-2017	N/P	N\p	CA_AST
WAL-MART STORE #2028	1550 MARLBROUGH AVE, RIVERSIDE, CA 92507	N/P	N\p	CA_AST
VALLEY SUBSTATION	5048 VAN BUREN ROAD, RIVERSIDE, CA 92503	N/P	N\p	CA_AST
SAN JACINTO FFS	26125 MENISEE RD., ROMOLAND, CA 92585	N/P	N\p	CA_AST
CALTRANS HEMET MAINTENANCE	123 SOUTH SAN JACINTO RD, SAN JACINTO, CA 92583	N/P	N\p	CA_AST
SUN CITY REGIONAL WATER RECL	24241 JUANITA, SAN JACINTO, CA 92583	N/P	N\p	CA_AST
WAL-MART STORE #2708	29285 VALLEY BLVD, SUN CITY, CA 92381	N/P	N\p	CA_AST
RITE AID #5681	32225 HIGHWAY 79 SOUTH, TEMECULA, CA 92590	N/P	N\p	CA_AST
MARCH AIR RESERVE BASE	72 875 HIGHWAY 111, PALM DESERT, CA 92260	CA0000228486	N/P	CA_HWIS
REACH 4 DISSIPATOR	VARIOUS LOCATIONS ON BASE, MARCH ARB, CA 92518	CA4570024527	N/P	CA_HWIS
FREEDOM CONTAINER, LLC	636 E MINTHORN ST, LAKE ELSINORE, CA 92532	CAC002821018	N/P	CA_HWIS
RENTRAC	2255 VIA CERRO, JURUPA VALLEY, CA 92509	CAC002823366	N/P	CA_HWIS
CITY OF JURUPA VALLEY	10490 DAWSON CANYON RD, CORONA, CA 92883	CAC002854217	N/P	CA_HWIS
MIRA LOMA ASSOCIATES, LLC	LAT/LONG_USED, JURUPA VALLEY, CA 92509	CAC002869001	N/P	CA_HWIS
SOUTHERN CALIFORNIA EDISON ELSINORE SUBSTATION	10250 COUNTRY CLUB DR, JURUPA VALLEY, CA 91752	CAC002871258	N/P	CA_HWIS
TEMECULA VALLEY CHARTER SCHOOL	N/W C/O SPRING ST. AND POTTERY ST., LAKE ELSINORE, CA 92530	CAC002881820	N/P	CA_HWIS
LIVE OAK PROPERTIES, INC.	35755 ABELIA S, WINCHESTER, CA 92596	CAC002883585	N/P	CA_HWIS
RIVERSIDE HOSPITAL	525, 533, 555 E. EVELYN AVE, MOUNTAIN VIEW, CA 94041	CAC002883716	N/P	CA_HWIS
AFFINITY FLAVORS	4445 MAGNOLIA AVE, RIVERSIDE, CA 92501	CAC002889155	N/P	CA_HWIS
DAWNE MALONE	THE CORNER OF TEMESCAL CANYON RD, CORONA, CA 92881	CAC002891846	N/P	CA_HWIS
SHELLY WEAVER	4223 MT VERNE AVE, RIVERSIDE, CA 92507	CAC002892161	N/P	CA_HWIS
TOM MOLLOY CORP. DBA TRENCH SHORING COMPANY	3291, RIVERSIDE, CA 92506	CAC002893103	N/P	CA_HWIS
SOUTHERN CALIFORNIA EDISON GLEN AVON SUBSTATION	91 FWY W/B AT POST MILE 2.99, CORONA, CA 92882	CAC002893265	N/P	CA_HWIS
BUREAU OF LAND MANAGEMENT	N/E C/O GALENA STREET AND TYROLITE, GLEN AVON, CA 92509	CAC002893752	N/P	CA_HWIS
FUEL CELL ENERGY, INC.	LAT/LONG_USED, DESERT HOT SPRINGS, CA 92240	CAC002893915	N/P	CA_HWIS
UNIVERSITY OF CALIFORNIA RIVERSIDE-AG OPS	LIFE STORAGE-24781 CLINTON KEITH RD, WILDOMAR, CA 92595	CAC002895349	N/P	CA_HWIS
MESA GENERAL ENGINEERING INC	1060 MARTIN LUTHER KING, RIVERSIDE, CA 92506	CAC002895442	N/P	CA_HWIS
SKUKT EQUIPMENT, INC.	LAT/LONG_USED, CORONA, CA 92883	CAC002895451	N/P	CA_HWIS
	LAT/LONG_USED, MURRIETA, CA 92563	CAC002895618	N/P	CA_HWIS

JCP-LGS Commercial Resale Property Disclosure Reports
Environmental Screening Report
For RIVERSIDE County

Property Address: 66309 PIERSON BLVD
DESERT HOT SPRINGS, RIVERSIDE COUNTY, CA 92240
("Property")

APN: 641-041-005
Report Date: 08/05/2024
Report Number: 3345257

Site Name	Address	Case No.	Status	Database
J.C. PENNEY CORPORATION, INC.	3605 GALLERIA AT TYLER, RIVERSIDE, CA 92503	CAC002895652	N/P	CA_HWIS
SYSTEM TRANSPORT	3066 HWY 86, THERMAL, CA 92274	CAC002896337	N/P	CA_HWIS
PRG PS1 LLC	75188 HIGHWAY 111, INDIAN WELLS, CA 92210	CAC002896401	N/P	CA_HWIS
CHARLES & JEANETTE BAUGH	138 GREENOAKS DRIVE, RIVERSIDE, CA 92507	CAC002896415	N/P	CA_HWIS
TRYTTEN, RAMONA	4111 POLKS STREET, RIVERSIDE, CA 92505	CAC002896874	N/P	CA_HWIS
SOCALGAS	LAT/LONG_USED, INDIO, CA 92239	CAC002896919	N/P	CA_HWIS
WEST COAST AGGREGATE SUPPLY, INC.	35100 DILLON RD, INDIO HILLS, CA 92240	CAL000221269	N/P	CA_HWIS
ARCO AM/PM #82686	20000 N INDIAN CANYON DR, DESERT HOT SPRINGS, CA 92240	CAL000359545	N/P	CA_HWIS
	47950 DUNE PALMS ROAD, LA QUINTA, CA 0	1245596	Open	FED_ERNS
	5258 EL RIVINO ROAD, RIVERSIDE, CA 92509	1265528	Open	FED_ERNS
ITR AMERICAN COMPANY PARKING LOT	740 PALMYRITA AVE, RIVERSIDE, CA 0	1267437	Open	FED_ERNS
	MILEPOST 9.47, RIVERSIDE, CA 0	1235556	Open	FED_ERNS
	20TH/RANNELLS BLVD, BLTYHE, CA 0	1237276	N/P	FED_ERNS
2 MILES WEST OF I-10 ON OAK VALLEY PKWY	NEAR NICKLAUS PARK, BEAUMONT, CA 0	1238890	Closed	FED_ERNS
2 MILES WEST OF I-10 ON OAK VALLEY PKWY; NEAR NICKLAUS PARK	, BEAUMONT, CA 0	1238915	Closed	FED_ERNS
MULTIPLE LOCATIONS	, RIVERSIDE, CA 0	1239305	N/P	FED_ERNS
	MP: 565.1, BANNING, CA 0	1242066	N/P	FED_ERNS
	2360 COTTONWOOD AVENUE, RIVERSIDE, CA 92508	1244213	Closed	FED_ERNS
	MILE POST 613, COACHELLA, CA 0	1246756	N/P	FED_ERNS
INTERSECTION OF BAIN STREET AND UNION STREET	, JURUPA VALLEY, CA 0	1247471	Closed	FED_ERNS
	4199 BAIN STREET, JURUPA VALLEY, CA 0	1247597	Closed	FED_ERNS
	MILEPOST: 19.6, RIVERSIDE, CA 0	1247694	N/P	FED_ERNS
AT END OF AIRORT BLVD NEAR BUCHANAN ST	AIRPORT BLVD, THERMAL, CA 0	1248092	N/P	FED_ERNS
NEAR LINCOLN AVE	60TH AVE, THERMAL, CA 0	1248094	N/P	FED_ERNS
	MP: 10.3, RIVERSIDE, CA 0	1248468	N/P	FED_ERNS
MCKINLEY STREET RAIL ROAD CROSSING	, CORONA, CA 0	1248885	N/P	FED_ERNS
NORTH SIDE OF THE PROPERTY	8500 HELLMAN AVE, EASTVALE, CA 92880	1257229	N/P	FED_ERNS
PALMYRITA AVE RAILROAD CROSSING	, HIGH GROVE, CA 0	1257537	N/P	FED_ERNS
	MP: 556.52, BEAUMONT, CA 0	1260354	Closed	FED_ERNS
	LOCH LOMOND DRIVE AND, CANYON LAKE, CA 0	1262209	N/P	FED_ERNS
	31700 TEMECULA PARKWAY, TEMECULA, CA 0	1262353	N/P	FED_ERNS
MAIN LINE	, CORONA, CA 0	1263093	N/P	FED_ERNS
RIVERSIDE PLAZA / TRADER JOES PARKING LOT	, RIVERSIDE, CA 0	1263867	N/P	FED_ERNS
ROAD WAY	DE LUZ ROAD AND CARANCHO ROAD, DE LUZ, CA 0	1265062	Closed	FED_ERNS
	MILE POST 21.19, CORONA, CA 0	1268634	N/P	FED_ERNS
BLYTHE ENERGY FACILITY	385 NORTH BUCK ROAD, BLYTHE, CA 92225	1269577	Closed	FED_ERNS
	385 NORTH BUCK BLVD, BLYTHE, CA 92225	1269808	Closed	FED_ERNS
	3051 MALLOW CT, PERRIS, CA 92571	1271535	N/P	FED_ERNS
National Car Rental	2988 Civic Dr, Palm Springs, CA 92262	FA0033309	N/P	CA_GEO_UST
New Lakeview Farms LLC	32748 Reservoir Ave, Lakeview, CA 92567		N/P	CA_GEO_UST
Shell Corona	3905 Bedford Canyon Rd, Corona, CA 92883		N/P	CA_GEO_UST
BLYTHE LANDFILL	7 MILES N. OF CITY OF BLYTHE, BLYTHE, CA 92225	CA0000094508	Open	FED_SEMS_ACTIVE
SHERBORN MAGNOLIA DRUM SITE	SHERBORN & MAGNOLIA STREETS, CORONA, CA 92879	CAN000905946	Open	FED_SEMS_ACTIVE
KAISER EAGLE MOUNTAIN	N OF HWY 10 8M OFF KAISER RD., DESERT CENTER, CA 92239	CA0000053090	Closed	FED_SEMS_ARCHIVE
HIGHGROVE DSPL SITE	1420 DUMP RD OFF PIDGEON PASS, HIGHGROVE, CA 92507	CAD000628396	Closed	FED_SEMS_ARCHIVE
ORANGE HEIGHTS ORANGE ASSN	105 N PEARL, CORONA, CA 91720	CAD007963820	Closed	FED_SEMS_ARCHIVE

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("Property")

APN: 641-041-005
Report Date: 08/05/2024
Report Number: 3345257

Site Name	Address	Case No.	Status	Database
WILBUR-ELLIS CO	53901 HWY 111 AT AVE 54, THERMAL, CA 92274	CAD051971075	Closed	FED_SEMS_ARCHIVE
UNIVERSITY OF CA RIVERSIDE	RIVERSIDE CAMPUS, RIVERSIDE, CA 92521	CAD073134777	Closed	FED_SEMS_ARCHIVE
PACIFIC AIRMOTIVE	RIVERSIDE MUNICIPAL ARPT, RIVERSIDE, CA 92504	CAD980636732	Closed	FED_SEMS_ARCHIVE
RIVERSIDE CO DUMP	1000 MIDLAND RD, BLYTHE, CA 92225	CAD980816581	Closed	FED_SEMS_ARCHIVE
ALL AMERICAN CANAL	PARKSIDE DR & AMER CANAL, NORTH SHORE, CA 92254	CAD980884381	Closed	FED_SEMS_ARCHIVE
LOCKHEED CORP AIRCRAFT LDFL	HIGHLAND SPRINGS RD, BEAUMONT, CA 92223	CAD980887392	Closed	FED_SEMS_ARCHIVE
CHUCK JONES	10950 20TH AVE, BLYTHE, CA 92509	CAD980889208	Closed	FED_SEMS_ARCHIVE
UNITED HECKATHORN	1499 ONTARIO AVE, CORONA, CA 91719	CAD980892848	Closed	FED_SEMS_ARCHIVE
AGRI EMPIRE CO	S MAIN AND 7TH, SAN JACINTO, CA 92383	CAD981569999	Closed	FED_SEMS_ARCHIVE
PARKSIDE	SW QUARTER OF S31, T7S, R11E, MECCA, CA 92254	CAD981622434	Open	FED_SEMS_ARCHIVE
NORCO BATTERY	904 N 1ST ST, NORCO, CA 91760	CAD982040057	Closed	FED_SEMS_ARCHIVE
PACIFIC CLAY PRODUCTS	P.O.BOX 1149 20325 TEMESCAL CANYON RD., CORONA, CA 91720	CAD982312183	Closed	FED_SEMS_ARCHIVE
MARSHLAND DEVELOPMENTS INC	GOLD ST/SAN TOMAS AQUINO CREEK, ALVISO, CA 92505	CAD982359226	Closed	FED_SEMS_ARCHIVE
ALL AMERICAN ASPHALT	14224 MAGNOLIA, CORONA, CA 91720	CAD982359648	Closed	FED_SEMS_ARCHIVE
MURRIETA SCHOOL	24250 ADAMS ST, MURRIETA, CA 92362	CAD982405409	Open	FED_SEMS_ARCHIVE
MURRIETA CREATIVE ACADEMY	41885 IVY ST, MURRIETA HOT SPRINGS, CA 92562	CAD982463820	Closed	FED_SEMS_ARCHIVE
RIVERSIDE FOUNDRY	1326 CITRUS AVENUE, RIVERSIDE, CA 92507	CAD983572595	Closed	FED_SEMS_ARCHIVE
ELSINORE DRUMS	21572 BUNDY CANYON RD, LAKE ELSINORE, CA 92330	CAD983639576	Open	FED_SEMS_ARCHIVE
THERMAL DRUM SITE	54TH ST & AIRPORT BLVD. E.OF VAN BUREN, THERMAL, CA 92202	CAD983664988	Open	FED_SEMS_ARCHIVE
MORONGO LAB WASTE	1 MIL N. OF MORONGO RD ADJ GARCIA RD, BANNING, CA 92220	CAD983671058	Open	FED_SEMS_ARCHIVE
ALUMINUM & MAGNESIUM INC, DIVISION OF VULCAN MATERIALS	1300 W. SAMPSON, CORONA, CA 92879	CAN000908322	Closed	FED_SEMS_ARCHIVE
GREAT WESTERN CHEMICAL	180 SHERMAN DRIVE, CORONA, CA 92882	CAN000908691	Closed	FED_SEMS_ARCHIVE
LOMA LINDA UNIVERSITY	NEAR PENNSYLVANIA AND 3RD ST., BEAUMONT, CA 92223	CASFN0905487	Closed	FED_SEMS_ARCHIVE
INTERSECTION OF IOWA AND COLUMBIA	INTERSECTION OF IOWA AND COLUMBIA, RIVERSIDE, CA 92507	33000007	Open	CA_ENVIROSTOR_CLEANUP
WU PROPERTY, FIELDSTONE COMMUNITIES	SE CONER OF MONTOYA DR. AND TAYLOR AVE., CORONA, CA 92882	33000008	Open	CA_ENVIROSTOR_CLEANUP
IDYLLWILD LANDFILL	SANDERS MEADOW ROAD, IDYLLWILD, CA 92349	33490054	Open	CA_ENVIROSTOR_CLEANUP
STATE LANDS COMMISSION - NORCO	TRACT 23507, SEC. 11,12,13,14 IN T3S R7W, NORCO, CA 91760	33890002	Closed	CA_DTSC_RESPONSE
PACIFIC AIRMOTIVE	RIVERSIDE MUNICIPAL AIRPORT, RIVERSIDE, CA 92504	33420001	Open	CA_ENVIROSTOR_CLEANUP
March USAR	3,545 Acres; E. of Riverside, Riverside, CA 92518	71000040	Closed	CA_ENVIROSTOR_CLEANUP
WOTEN AVIATION SERVICE	25980 NEIGHBORS BLVD; RIPLEY AIRPORT, RIPLEY, CA 92272	33730099	Open	CA_ENVIROSTOR_CLEANUP
Nortronics	Pyrite Canyon, Riverside, CA 92509	60003781	Open	CA_ENVIROSTOR_CLEANUP
UNIVERSAL PROPULSION COMPANY INC	Southwest and southeast of the former Stringfellow disposal ponds, east of Pyrite Creek, Riverside, CA 92509	60003778	Open	CA_ENVIROSTOR_CLEANUP
TELEDYNE	Canyon west of the western ridge forming Pyrite Canyon, Riverside, CA 92509	60003780	Open	CA_ENVIROSTOR_CLEANUP
STEM Education Center	Southwest Corner of Blaine Street and Canyon Crest Drive, Riverside, CA 92507	60003534	Open	CA_ENVIROSTOR_CLEANUP
PYRITE QUARRY	West of Pyrite Street, north of Hwy. 60, 2100 feet southwest of the Stringfellow Acid Pits, Riverside, CA 92509	60003779	Open	CA_ENVIROSTOR_CLEANUP

JCP-LGS Commercial Resale Property Disclosure Reports

Environmental Screening Report

For RIVERSIDE County

Property Address: 66309 PIERSON BLVD
DESERT HOT SPRINGS, RIVERSIDE COUNTY, CA 92240
("Property")

APN: 641-041-005
Report Date: 08/05/2024
Report Number: 3345257

Description of Databases Searched

The JCP-LGS Commercial Environmental Screening Report is based on an electronic search of certain federal, tribal and state level environmental-hazard record systems, or databases. These databases are searched for hazard sites within certain radius distances around the subject property. The databases searched, and the radius distances searched from the subject property, comply with the U.S. Environmental Protection Agency (EPA) "All Appropriate Inquiry" (AAI) standard for government records search (40 CFR Part 312.26) under the U.S. Small Business Liability Relief and Revitalization Act ("the Brownfields Law").

The government databases searched for this Report are identified below, along with the abbreviation used in this Report, and a brief explanation about the nature of the hazard sites included in those databases.

DISCLAIMER: An EPA-compliant government records search is only one part of the "All Appropriate Inquiry" standard defined under the Brownfields Law. Compliance with all parts of the Brownfields Law is required for an "innocent landowner defense" against the future discovery of contamination on the property. This Report, by itself, does NOT provide that liability protection. Please see the Terms and Conditions Section for additional information on the preparation and limitations of this Report.

Federal National Priorities List, or "Superfund" sites (SEMS NPL):

This is a list compiled by the Federal Environmental Protection Agency (EPA) of contaminated sites with the highest priority of cleanup. The federal EPA is required to force clean up of these sites under the authority of a law called the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), which is commonly called "Superfund". The status of National Priority List ("NPL") and non-NPL sites governed by the statute is now contained in the U.S. EPA Superfund Enterprise Management System ("SEMS") which replaced the Comprehensive Environmental Response, Compensation, and Liability Information System ("CERCLIS")

Source Agency: U.S. Environmental Protection Agency.

Search Distance Used: 1.0 mile

Database last checked by JCP-LGS: 28 Mar 2024

WANT MORE INFORMATION? Contact the Environmental Information Center for US EPA Region 9 at (866) 372-9378 or via e-mail at r9.info@epa.gov.

Corrective Action Sites, sites with Known Contamination (RCRA COR):

This subset of the RCRA database (also known as the RCRA CORRACTS List), maintained by US EPA, identifies sites "subject to corrective action" at which contamination has been discovered and where some level of corrective clean-up activity has been or may be undertaken. For example, a site may have been on the RCRA TSD or a RCRA GEN site list (see above), and was placed on the CORRACTS list once contamination was discovered and remediation was underway.

Source Agency: U.S. Environmental Protection Agency.

Search Distance Used: 1.0 mile

Database last checked by JCP-LGS: 23 May 2024

WANT MORE INFORMATION? Contact the Environmental Information Center for US EPA Region 9 at (866) 372-9378 or via e-mail at r9.info@epa.gov.

Federal Sites Investigated for Possible Inclusion in the NPL (SEMS):

The Superfund Program has deployed the Superfund Enterprise Management System (SEMS), which integrates multiple legacy systems into a comprehensive tracking and reporting tool. Replacing The Comprehensive Environmental Response, Compensation, and Liability Act Information System (CERCLIS), SEMS provides updated data on the inventory of active and archived hazardous waste sites evaluated by the Superfund program. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. After investigation is complete, the sites on this list will either be closed because no contamination was found, added to the NPL to be cleaned up, or sent to a local state overseeing agency for clean-up.

Source Agency: U.S. Environmental Protection Agency.

Search Distance Used: 0.5 mile

Database last checked by JCP-LGS: 28 Mar 2024

WANT MORE INFORMATION? Contact the Environmental Information Center for US EPA Region 9 at (866) 372-9378 or via e-mail at r9.info@epa.gov.

SEMS Sites That Have Been Archived (SEMS-Archived):

Most sites in this database have been assigned the status "NFRAP" (which means "No Further Response Action Planned"). These sites, once listed in the active SEMS database, which has replaced CERCLIS, have been removed from that database into

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an archive list because they have been assessed by the EPA and determined not to require further remedial action under the Superfund Program.

Source Agency: U.S. Environmental Protection Agency.

Search Distance Used: 0.5 mile

Database last checked by JCP-LGS: 28 Mar 2024

WANT MORE INFORMATION? Contact the Environmental Information Center for US EPA Region 9 at (866) 372-9378 or via e-mail at r9.info@epa.gov.

Treatment, Storage and Disposal Sites for Hazardous Materials (RCRA TSD):

TSD stands for Treatment, Storage and Disposal. This list of facilities is maintained by the Federal EPA, and includes sites that are licensed to treat, store, or dispose of hazardous substances. They are not necessarily contaminated.

Source Agency: U.S. Environmental Protection Agency.

Search Distance Used: 0.5 mile

Database last checked by JCP-LGS: 23 May 2024

WANT MORE INFORMATION? Contact the Environmental Information Center for US EPA Region 9 at (866) 372-9378 or via e-mail at r9.info@epa.gov.

Tribal UST And/Or Tribal LUST:

Federally recognized Native American tribes are sovereign entities subject to federal laws. Underground storage tanks (including leaking tanks, UST/LUST) located on tribal lands generally are not subject to state laws. As a result, unless a state acts as a tribe's agent pursuant to a formal agreement with a tribe, EPA and the tribe are responsible for implementing and enforcing the UST program on tribal lands. There are approximately 6,000 UST/LUST's on Native American lands in the U.S. The EPA works with tribal entities to identify and assess hazards to public health and the environment on tribal lands from UST's and LUST's, to bring all tanks on tribal lands into compliance so as to prevent future leaks and to cleanup existing leaks. Other tribal databases are not included in this search. The EPA notes that tribal government records need only be searched for in those instances where the subject property is located on or near tribal-owned lands. While tribal hazardous waste sites are included in the California Department of Toxic Substances Control (DTSC) "Envirostor" database, only some are listed and they are not identified in order to maintain the privacy of the tribe(s) and their lands, according to DTSC. See Envirostor database (described below) for more information, or visit: <https://www.envirostor.dtsc.ca.gov/public/>

Source Agency: U.S. Environmental Protection Agency.

Search Distance Used: 0.5 mile

Database last checked by JCP-LGS: 01 Jun 2018

WANT MORE INFORMATION? Contact the Environmental Information Center for US EPA Region 9 at (866) 372-9378 or via e-mail at r9.info@epa.gov.

State EnviroStor Database (ENVIROSTOR, formerly SMBRPD):

The EnviroStor database, maintained by the California Department of Toxic Substances Control (DTSC), replaces the former Site Mitigation and Brownfields Reuse Program (SMBRP) database (CalSites). EnviroStor identifies sites that have known contamination or sites for which there may be reasons to investigate further as well as hazardous waste treatment, storage, disposal or transfer facilities (TSDTF). The EnviroStor data disclosed in this Report includes those sites identified in the EnviroStor Cleanup Sites database as well as those listed in the EnviroStor Permitted and Corrective Action Facilities database download. Among the site types included in EnviroStor database are State Response Sites, generally high-priority and high potential risk confirmed release sites where DTSC is involved in remediation; Voluntary Cleanup Sites with either confirmed or unconfirmed releases where DTSC has been asked to oversee evaluation, investigation, and/or cleanup activities; and Evaluation sites with suspected but unconfirmed contamination. DTSC cautions that the EnviroStor database does not include ALL contaminated sites, permitted transportable treatment units, hazardous waste generators/transporters, or former methamphetamine (meth) labs. This database also does not include information on sites where DTSC has made a "No Action Required" determination, as these sites had assessments that revealed no evidence of recognized environmental conditions in connection with the property.

Source Agency: California Department of Toxic Substances Control.

Search Distance Used: 0.5 mile

Database last checked by JCP-LGS: 13 Jun 2024

WANT MORE INFORMATION? Contact the CA Environmental Protection Agency, Department of Toxic Substances Control, (916)323-3400.

State List of Spills, Leaks, Investigation & Cleanup (SLIC):

The Spills, Leaks, Investigations & Cleanup (SLIC) Program, administered by the California Water Resources Control Board, is designed to protect and restore water quality from spills, leaks, and similar discharges. Sites identified by the SLIC program are now listed in the GeoTracker database as "Cleanup Program Sites". The program oversees soil and water investigations, corrective actions, and human health risk assessments at sites with current or historic unauthorized discharges, which have adversely affected or threaten to adversely affect waters of the state. The program covers all types of pollutants (such as solvents, petroleum fuels, heavy metals, pesticides, etc) and all environments (including surface water, groundwater, sediment, and soil).

JCP-LGS Commercial Resale Property Disclosure Reports

Environmental Screening Report

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Report Date: 08/05/2024
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The outcome of the SLIC program process may range from a No Further Action (NFA) letter indicating cleanup is complete with no land-use restrictions, to the design and implementation of a remedial system. Sites in the SLIC program are generally small to medium-sized industrial sites with non-fuel contamination. Many of these sites are regulated under Site Cleanup Requirements, which are issued by the Regional Board. Site Cleanup Requirements generally mandate a time schedule for specific tasks that must be performed by the responsible party(ies) to investigate and cleanup the site. Statutory authority for the program is derived from the California Water Code, Division 7, Section 13304. Guidelines for site investigation and remediation are promulgated in State Board Resolution No. 92-49 entitled Policies and Procedures.

Source Agency: California Water Resources Control Board.

Search Distance Used: 0.5 mile

Database last checked by JCP-LGS: 06 Jun 2024

WANT MORE INFORMATION? Contact the CA State Water Resources Control Board, Underground Storage Tank Program, (916)341-5808.

Solid Waste Landfill Facilities (SWIS):

The Solid Waste Information System is maintained by California's Integrated Waste Management Board. This system tracks known landfills. Sites on this list are often reported as "unlocatable" because the site address information on the state list is frequently insufficient for precise location (landfills are typically distant from population centers, in undeveloped or rural areas where there are no street names or address numbers).

Source Agency: California Integrated Waste Management Board.

Search Distance Used: 0.5 mile

Database last checked by JCP-LGS: 18 Apr 2024

WANT MORE INFORMATION? Contact the CA State Integrated Waste Management Board, (916)341-6320.

State List of Leaking Underground Storage Tanks (LUST):

California's Water Resources Control Board, under its Underground Storage Tank Program, maintains a list of all underground storage tanks which have been reported as having released contaminants. Formerly identified as a standalone database called the Leaking Underground Storage Tank Information System (LUSTIS), these sites are now identified as "LUST Cleanup Sites" in the GeoTracker database.

Source Agency: California Water Resources Control Board.

Search Distance Used: 0.5 mile

Database last checked by JCP-LGS: 06 Jun 2024

WANT MORE INFORMATION? Contact the CA State Water Resources Control Board, Underground Storage Tank Program, (916)341-5808.

EnviroStor Site With Deed Restriction Or Other Controls (CONTROLS)

California law requires that the Department of Toxic Substances Control (DTSC) notify the planning and building departments of all local governments of any recorded land use restriction ("Deed Restriction"). The DTSC maintains a database called "EnviroStor" that lists all deed restrictions, including street addresses or the equivalent description of location. According to DTSC, this database may not include all deed restrictions and other land use controls that exist at the current time.

Source Agency: California Department of Toxic Substances Control.

Search Distance Used: 0.5 mile

Database last checked by JCP-LGS: 25 Apr 2024

WANT MORE INFORMATION? Contact the CA Environmental Protection Agency, Department of Toxic Substances Control, (916)323-3400.

Sites of Potential Generators of Hazardous Materials (RCRA GEN):

Small scale and large scale generators (GEN) are included in this list, as required under the Resource Conservation and Recovery Act (RCRA). This list is maintained by the Federal EPA of facilities that generate hazardous substances. Depending on the quantity, they will be listed as small or large. Sites on this list are not necessarily contaminated, but they are tracked because they deal with hazardous substances on the site. RCRA is a federal law that governs how hazardous substances are produced, transported, stored, and disposed of.

Source Agency: U.S. Environmental Protection Agency.

Search Distance Used: 0.125 mile

Database last checked by JCP-LGS: 23 May 2024

WANT MORE INFORMATION? Contact the Environmental Information Center for US EPA Region 9 at (866) 372-9378 or via e-mail at r9.info@epa.gov.

Emergency Response Notification System (ERNS, National Response Center):

The National Response Center (NRC) is the sole federal point of contact for reporting environmental hazard spills. The NRC operates 24 hours a day, 7 days a week, 365 days a year. The National Response System (NRS) is the government's mechanism for emergency response to discharges of oil and the release of chemicals into the navigable waters or environment of the United

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States and its territories. Initially, this system focused on oil spills and selected hazardous polluting substances discharged into the environment. It has since been expanded by other legislation to include hazardous substances and wastes released to all types of media. The ERNS database includes information about location, type, and severity of spills reported to the NRC.

Source Agency: U.S. Coast Guard.

Search Distance Used: 0.125 mile

Database last checked by JCP-LGS:

WANT MORE INFORMATION? Contact the National Response Center, (800) 424-8802.

State List of Underground Storage Tanks (UST):

Part of the larger GeoTracker database, this list identifies permitted tanks storing hazardous substances which are substantially or totally beneath the surface of the ground. The list is maintained by California's Water Resources Control Board. When a tank on this list is discovered to be leaking, it may also appear on the LUST or RCRA COR list (see above). Sites on the LUST or RCRA COR lists may not appear on the UST list if the tank has been removed and the case has been closed.

Source Agency: California Water Resources Control Board.

Search Distance Used: 0.125 mile

Database last checked by JCP-LGS: 25 Apr 2024

WANT MORE INFORMATION? Contact the CA State Water Resources Control Board, Underground Storage Tank Program, (916)341-5808

State List of Historical Underground Storage Tanks (Hist-UST):

The California State Water Resources Control Board keeps the Hazardous Substances Storage Container Information on file. This is a database of historical underground storage tanks that was kept until the late 1980's, but has been discontinued and is no longer updated.

Source Agency: California Water Resources Control Board.

Search Distance Used: 0.125 mile

Database last checked by JCP-LGS: 01 Jun 2018

WANT MORE INFORMATION? Contact the CA State Water Resources Control Board, Underground Storage Tank Program, (916)341-5808

State Hazardous Waste Information Summary (HWIS):

The Hazardous Waste Information Summary (also called the Hazardous Waste Summary Report, and formerly the Tanner Report), is a database that summarizes the chemical data contained in manifests submitted to the California Department of Toxic Substances Control (DTSC) by hazardous waste generators and facilities around the state. The volume of manifests submitted to the DTSC is typically 900,000 - 1,000,000 annually, representing approximately 450,000 - 500,000 shipments.

Source Agency: California Department of Toxic Substances Control.

Search Distance Used: 0.125 mile

Database last checked by JCP-LGS: 28 Feb 2020

WANT MORE INFORMATION? Contact the CA Environmental Protection Agency, Department of Toxic Substances Control, (916)323-3400.

Sites Reported but Not Required for AAI Compliance

As a courtesy to JCP-LGS clients, the Commercial Environmental Screening Report also includes storage tank sites listed by state agencies that are not required by the AAI standard to be included in a government records search. These sites are listed in the following database:

State List of Aboveground Storage Tanks (AST):

This historic list tracks aboveground petroleum storage tanks of 10,000 gallons or more, with exceptions for certain uses (e.g., agricultural). It was maintained by the state's Water Resources Control Board. When an aboveground tank is discovered to be leaking, it may also appear on the RCRA COR list (see above). Sites on the RCRA COR list may not appear on the AST list if the tank has been removed and the case has been closed. NOTE: Effective January 1, 2008 the Certified Unified Program Agencies (CUPAs) at the local level are vested with the responsibility and authority to implement the Aboveground Petroleum Storage Act (APSA) which regulates ASTs.

Source Agency: California Water Resources Control Board.

Search Distance Used: 0.125 mile

Database last checked by JCP-LGS: 01 Jun 2018

WANT MORE INFORMATION? Contact the local responsible agency from the online directory at

<https://osfm.fire.ca.gov/divisions/pipeline-safety-and-cupa/certified-unified-program-agency-cupa/aboveground-petroleum-storage-act/>.

END OF ENVIRONMENTAL SCREENING REPORT SECTION



JCP-LGS Commercial Resale Property Disclosure Reports
Environmental Screening Report
For RIVERSIDE County

Property Address: 66309 PIERSON BLVD
DESERT HOT SPRINGS, RIVERSIDE COUNTY, CA 92240
("Property")

APN: 641-041-005
Report Date: 08/05/2024
Report Number: 3345257

See Terms and Conditions at end of this Report.

Property Address: 66309 PIERSON BLVD
DESERT HOT SPRINGS, RIVERSIDE COUNTY, CA 92240
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APN: 641-041-005
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TERMS and CONDITIONS

ACCEPTANCE OR USE OF THIS REPORT CONSTITUTES APPROVAL AND ACCEPTANCE OF THE TERMS, CONDITIONS, AND LIMITATIONS STATED HEREIN.

The Report ("Report") is subject to each of the following Terms and Conditions. Each Recipient (defined below) of the Report agrees that the Report is subject to the following Terms and Conditions, and each Recipient agrees to be bound by such. Use of this Report by any Recipient constitutes acceptance of the Terms and Conditions to the Report. The Terms and Conditions below are incorporated by this reference into the Report. **This Report is not an insurance policy.**

This Report is made for the real property specifically described in the Report (the "Property") and solely for the transaction for which it was originally purchased ("Transaction"). The Property shall not include any property beyond the boundaries of the real property described in the Report. The Property shall not include any structures (whether located on the Property, or not), easements, or any right, title, interest, estate, or easement in any abutting streets, roads, alleys, lanes, ways, or waterways.

IMPORTANT NOTICE: Transferor(s) and transferee(s) shall read the complete Report in its entirety before the close of escrow. A "Signature Page" or "Summary Pages" document may be included in the electronic delivery of this Report. Those documents do not replace the complete Report or remove the need to read the complete Report, and do not remove the requirement to disclose. The Signature Page and Summary Pages documents are subject to the Terms and Conditions of the complete Report.

- A. **No Third Party Reliance on This Report.** Only the transferor(s) and transferee(s), and their agents/brokers, if any, involved in the Transaction (collectively, the "Recipients") may use and rely on this Report and only after they have paid in full for the Report. While disclosures made on the Natural Hazard Disclosure Statement in the Report may indicate certain risks to the Property, the disclosures are only "...between the transferor, the transferor's agents, and the transferee, and shall not be used by any other party, including, but not limited to, insurance companies, lenders, or governmental agencies, for any purpose." Cal. Civil Code section 1103.2, subdivision (g).
- B. **Seller and Seller's Agent's Responsibility of Full Disclosure.** Recipients are obligated to make disclosures, and always disclose material facts, that are within their actual knowledge.
- C. **Scope of Report.** This Report is limited to determining whether the Property is in those specified natural hazard zones and property tax districts, and in proximity to those specified environmental sites (depending on the report product ordered), as defined in the Report. The Report is not a geologic report or a land survey and no site inspection has been made in producing the Report. JCP-LGS makes no determination, expresses no opinion or view, and assumes no responsibility in this Report concerning the right, entitlement, or ability to develop or improve the Property. JCP-LGS has no information concerning whether the Property can be developed or improved. No determination is made and no opinion is expressed, or intended, by this Report concerning structures or soils on or outside of the Property, including, without limitation, habitability of structures or the Property, suitability of the Property for construction or improvement, potential for soil settlement, drainage, soil subsidence, or other soil or site conditions. The Recipient(s) is advised to consult the local Planning Department to determine whether factors beyond the scope of this Report may limit the transferee(s) ability to use or improve the Property.

The Report is not a title report, and no determination is made and no opinion is expressed, or intended, by this Report as to title to the Property or liens against the Property, recorded or otherwise, or whether the Property is comprised of legal lots in conformance with the California Subdivision Map Act or local ordinances. The Report is not a property inspection report, and no determination is made and no opinion is expressed, or intended, by this Report concerning architectural, structural, mechanical, engineering, or legal matters, or the marketability or value of the Property. JCP-LGS has not conducted any testing or physical or visual examination or inspection of the Property, nor is this Report a substitute for any such testing, physical or visual examination, or inspection.

- D. **Tax and Environmental Disclosures (if included in Report).** No determination is made and no opinion is expressed, or intended, by the Report concerning the existence of property tax liabilities, or the existence of hazardous or toxic materials or substances, or any other defects, on, under, or in proximity to the Property, unless specifically described in the Report. JCP-LGS's total liability for any error or omission in its disclosures relating to taxes and/or environmental matters shall be limited to actual proven damages not to exceed the price paid for this Report.
- E. **JCP-LGS Database Updates.** Each database used in this Report is updated by the responsible agency at various intervals. Updates for a database are determined by the responsible agency and may be made at any time and without notice. JCP-LGS maintains an update schedule and makes reasonable efforts to use updated information. For these reasons, JCP-LGS reports information as of the date when the database was last updated by JCP-LGS. That date is specified as the "Database Date" for each database. The Tax Report discloses Mello Roos Community Facilities Districts, 1915 Bond Act Assessments and PACE assessments documented in the county's Fiscal Year 2023-2024 annual secured property tax roll. The Report may disclose PACE contracts where PACE taxes were first assessed or liens were recorded after the Fiscal Year 2023-2024 secured property tax roll, where recordation data is available to JCP-LGS. To discover a PACE lien on the Property executed more recently, the buyer should read the preliminary title report and obtain and read all exceptions listed therein. Note that, in the title report, lien exceptions are named as recorded with the county; therefore, a PACE lien may be listed under a name that is not obvious.
- F. **Statutory and Additional Disclosures, Advisories, and Local Addenda (if included in Report).** No determination is made and no opinion is expressed, or intended, by this Report concerning the need to purchase earthquake or flood insurance for the Property. In preparing the Report, JCP-LGS accurately reported on information contained in Government Records. JCP-LGS reviewed and relied upon those Government Records specifically identified and described in the Report. JCP-LGS has not reviewed or relied upon any Government Records that are not specifically identified in the Report. JCP-LGS also has not reviewed any plat maps, survey maps, surveyor maps, assessor maps, assessor parcel maps, developer maps, or engineering maps, whether or not such maps have been recorded. No determination is made and no opinion is expressed, or intended, by the Report concerning any matters identified in Government Records that were not reviewed by JCP-LGS. Local Addenda, where applicable, are included "AS IS" as an accommodation to the local real estate board that provided the content; JCP-LGS assumes no responsibility for the accuracy of any information included in the Local Addenda.
- G. **FEMA Flood Determination Certificate (if accompanying the Report).** No determination is made and no opinion is expressed, or intended, by the Report concerning the requirement for or cost of flood insurance on the Property. Recipient(s) understands that a lender may require flood insurance to secure its loan collateral independent of whether FEMA may require flood insurance under the National Flood Insurance Program on a federally backed mortgage. The FEMA Flood Determination Certificate ("Flood Certificate"), which may accompany the Report, is produced by a third-party expert certified by FEMA to provide Flood Certificates. JCP-LGS assumes no liability for errors in that third-party flood determination.
- H. **Changes to Government Record after Report Date.** This Report is issued as of the Report Date identified in the Report. JCP-LGS shall have no obligation to advise any Recipient of any information learned or obtained after the Report Date even if such information would modify or otherwise affect the Report.

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Subsequent to JCP-LGS acquisition of Government Records, changes may be made to said Government Records and JCP-LGS is not responsible for advising the Recipients of any changes. JCP-LGS will update this Report upon request and at no charge during the transaction process for which this Report was issued, but not to exceed one year from the date of the Report. Likewise, JCP-LGS is not liable for any impact on the Property that any change to the Government Records may have.

- I. **Government Record Sources.** JCP-LGS relies upon the Government Records specifically identified in the Report without conducting an independent investigation of their accuracy. JCP-LGS assumes no responsibility for the accuracy of the Government Records identified in the Report. JCP-LGS makes no warranty or representation of any kind, express or implied, with respect to the Report. JCP-LGS expressly disclaims and excludes any and all other express and implied warranties, including, without limitation, warranties of merchantability or fitness for a particular purpose. The JCP-LGS Report is "AS IS".
- J. **Limitation of JCP-LGS's Liability**
- JCP-LGS is not responsible for:
 - Any inaccuracies or incompleteness of the information in the Public Records.
 - Inaccurate address information provided for the Property.
 - Any other information not contained in the Public Records as of the Report Date.
 - Any information which would be disclosed by a physical inspection of the Property.
 - Any information known by one of the Parties.
 - The health or risk to humans or animals that may be associated with any of the disclosed hazards.
 - The costs of investigating or remediating any of the disclosed hazards.
 - JCP-LGS's total liability and responsibility to all Recipients collectively for any and all liabilities, causes of action, claim or claims, including but not limited to claims for breach of contract or negligence, shall be limited to the price paid for the Report. JCP-LGS expressly disclaims any liability for Recipients indirect, incidental and/or consequential damages, including without limitation lost profits even if such damages are foreseeable. In the event of any error, omission or inaccuracy in the JCP-LGS Report for which JCP-LGS is liable, JCP-LGS shall have no duty to defend or pay any attorneys' fees, costs or expenses incurred by the Recipients, or any of them. The Recipients, and each of them, expressly waive the benefits of California Civil Code Section 2778. JCP-LGS has not conducted an independent investigation of the accuracy of the information provided by the Recipient. JCP-LGS assumes no responsibility for the accuracy of information provided by the Recipient. JCP-LGS shall be subrogated to all rights of any claiming party against anyone including, but not limited to, another party who had actual knowledge of a matter and failed to disclose it to the Recipients in writing prior to the close of escrow.
- K. **Reporting of Risk Elements for Condominium Projects, Planned Unit Developments, and Other Properties with Common or Undivided Interests ("Common Interests")** Unless otherwise noted, this report is based solely on the real Property referenced by the Property's Assessor's Parcel Number ("APN"). An APN whose boundary does not include all Common Interests associated with the parcel will generate a report which does not identify the natural hazards relating to the Common Interests that extend beyond the APN parcel boundary. Accordingly, it is imperative that you consult with the property's homeowners association(s) to determine those risks.
- L. **Governing Law.** The Report shall be governed by, and construed in accordance with, the laws of the State of California.
- M. **Small Claims or Arbitration.** This provision constitutes an agreement to arbitrate disputes on an individual basis. Any party may bring an individual action in small claims court instead of pursuing arbitration, so long as the action remains in that court. All disputes and claims arising out of or relating to the Website, Customer Service, or any Report, must be resolved by binding arbitration. This agreement to arbitrate includes, but is not limited to, all disputes and claims between Company, transferor(s) and transferee(s) and claims that arose prior to purchase of the Report. This agreement to arbitrate applies to transferor(s) and transferee(s) successors in interest, assigns, heirs, spouses, and children. As noted above, a party may elect to bring an individual action in small claims court instead of arbitration, so long as the dispute falls within the jurisdictional requirements of small claims court.
- Any arbitration must take place on an individual basis. Company, transferor(s) and transferee(s) agree that they are waiving any right to a jury trial and to bring or participate in a class, representative, or private attorney general action, and further agree that the arbitrator lacks the power to grant relief affecting anyone other than the individual claimant. If a court decides that any of the provisions of this paragraph are invalid or unenforceable as to a particular claim or request for a particular remedy (such as a request for public injunctive relief), then that claim or request for that remedy must be brought in court and all other claims and requests for remedies must be arbitrated in accordance with this agreement
- The arbitration is governed by the Consumer Arbitration Rules (the "AAA Rules") of the American Arbitration Association ("AAA"), as modified by this Agreement, and will be administered by the AAA. Company will pay all AAA filing, administration and arbitrator fees for any arbitration it initiates and for any arbitration initiated by another party for which the value of the claims is \$75,000 or less, unless an arbitrator determines that the claims have been brought in bad faith or for an improper purpose, in which case the payment of AAA fees will be governed by the AAA Rules #A COPY OF THESE RULES IS AVAILABLE FROM THE AAA'S WEB SITE AT WWW.ADR.ORG OR ON REQUEST FROM THE COMPANY. THE ARBITRATION AWARD MAY INCLUDE ATTORNEY'S FEES IF ALLOWED BY FEDERAL, STATE, OR OTHER APPLICABLE LAW AND MAY BE ENTERED AS A JUDGMENT IN ANY COURT OF PROPER JURISDICTION.
- The arbitration will take place in the same county in which the property covered by the Report is located. The Federal Arbitration Act will govern the interpretation, applicability and enforcement of this arbitration agreement. This arbitration agreement will survive the termination of the Report.
- N. **Severability.** If any provision of the Terms and Conditions to this Report is determined to be invalid or unenforceable for any reason, then such provision shall be treated as severed from the remainder of the Terms and Conditions, and shall not affect the validity and enforceability of all of the other provisions of the Terms and Conditions.
- O. **Other Agreements.** This Report constitutes the entire, integrated agreement between JCP-LGS and Recipients, and supersedes and replaces all prior statements, representations, negotiations, and agreements.

END OF REPORT