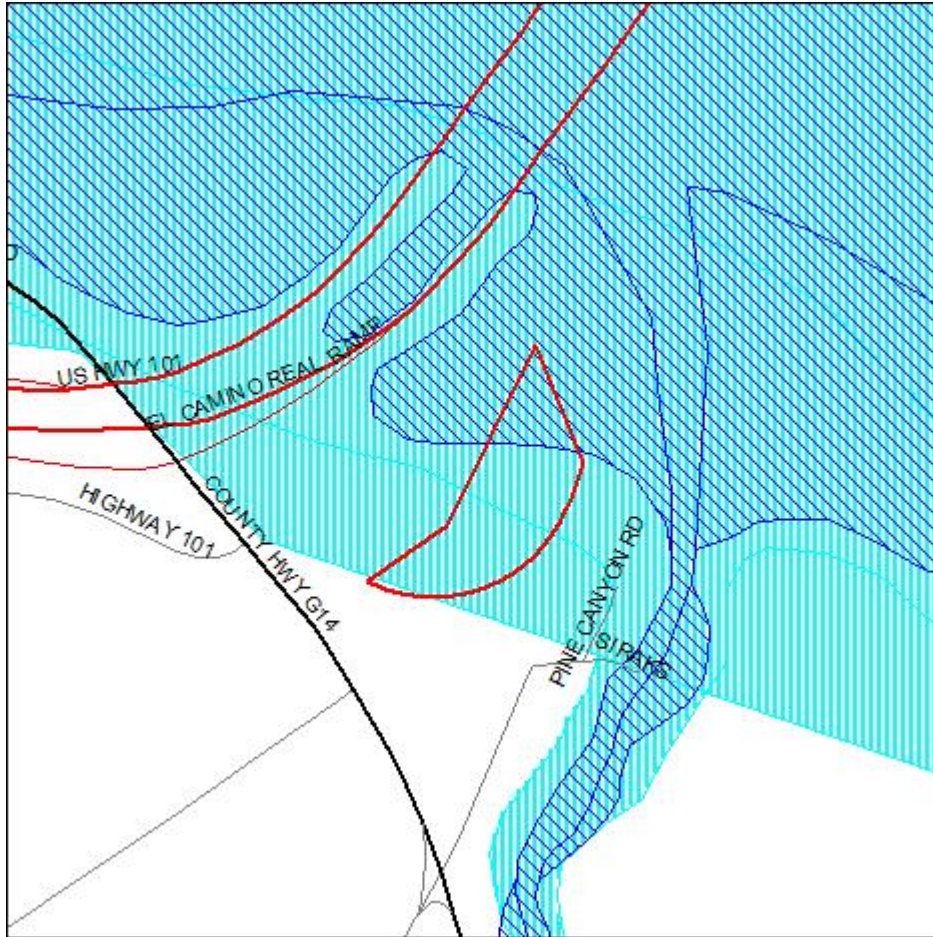


Property Address: 50351 PINE CANYON RD
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 ("Property")

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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



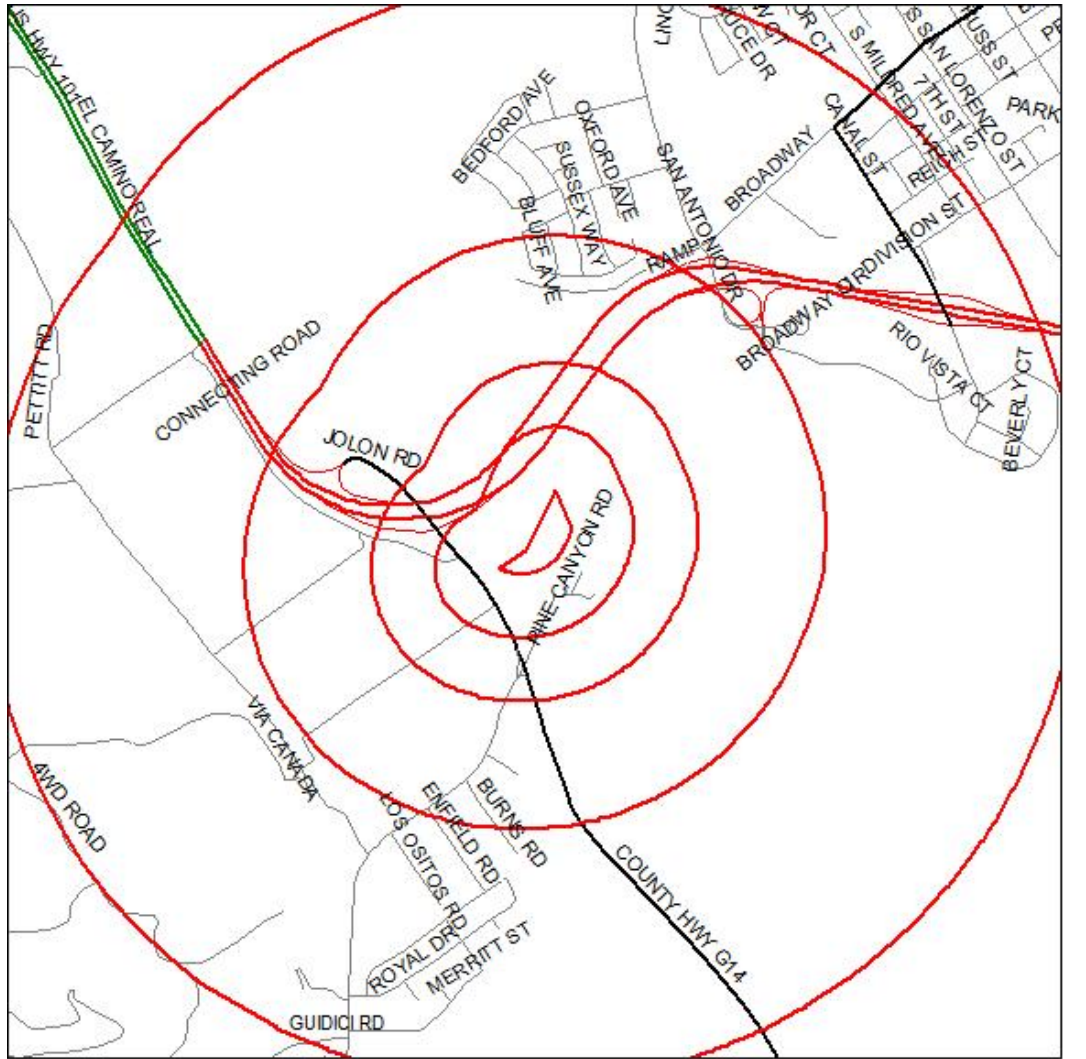
This map is provided for convenience only to show the approximate location of the Property and is not based on a field survey.

This **COMMERCIAL PROPERTY DISCLOSURE REPORT** contains the Commercial Natural Hazard Disclosure Report 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.

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Subject Property

SEE MAP LEGEND ON NEXT PAGE



















NOTE: The map on the previous page 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.



JCP-LGS Commercial Property Disclosure Reports
Environmental Screening Report | MAP LEGEND PAGE
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	(CERCLIS NPL) Federal National Priorities List or "Superfund" sites		(LUST) Leaking Underground Storage Tanks
	(CERCLIS) Fed. Sites investigated for poss. inclusion in the PNL		(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
	(CERCLIS ARCHIVED) CERCLIS-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



The Natural Hazard Disclosure Report For MONTEREY County

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Natural Hazard Disclosure ("NHD") Statement and Acknowledgment of Receipt

The transferor and his or her agent(s) or a third-party consultant disclose the following information with the knowledge that even though this is not a warranty, prospective transferees may rely on this information in deciding whether and on what terms to purchase the Property.

The following are representations made by the transferor and his or her agent(s) or a third-party consultant based on their knowledge and maps drawn by the State. This information is a disclosure and is not intended to be part of any contract between the transferee and the transferor. THIS REAL PROPERTY LIES WITHIN THE FOLLOWING HAZARDOUS AREA(S):

A SPECIAL FLOOD HAZARD AREA (Any type Zone "A" or "V") designated by the Federal Emergency Management Agency

Yes X No Do not know and information not available from local jurisdiction

AN AREA OF POTENTIAL FLOODING shown on a dam failure inundation map pursuant to Section 8589.5 of the Government Code.

Yes X No Do not know and information not available from local jurisdiction

A VERY HIGH FIRE HAZARD SEVERITY ZONE pursuant to Section 51178 or 51179 of the Government Code. The owner of this Property is subject to the maintenance requirements of Section 51182 of the Government Code.

Yes No X

A WILDLAND AREA THAT MAY CONTAIN SUBSTANTIAL FOREST FIRE RISK AND HAZARDS pursuant to Section 4125 of the Public Resources Code. The owner of this Property is subject to the maintenance requirements of Section 4291 of the Public Resources Code.

Yes No X

AN EARTHQUAKE FAULT ZONE pursuant to Section 2622 of the Public Resources Code.

Yes No X

A SEISMIC HAZARD ZONE pursuant to Section 2696 of the Public Resources Code.

Yes (Landslide Zone) Yes (Liquefaction Zone)

No Map not yet released by state X

THESE HAZARDS MAY LIMIT YOUR ABILITY TO DEVELOP THE REAL PROPERTY, TO OBTAIN INSURANCE, OR TO RECEIVE ASSISTANCE AFTER A DISASTER. THE MAPS ON WHICH THESE DISCLOSURES ARE BASED ESTIMATE WHERE NATURAL HAZARDS EXIST. THEY ARE NOT DEFINITIVE INDICATORS OF WHETHER OR NOT A PROPERTY WILL BE AFFECTED BY A NATURAL DISASTER.

Signature of Transferor(s) Date Signature of Transferor(s) Date

Signature of Agent Date Signature of Agent Date

Transferor(s) and their agent(s) represent that the information herein is true and correct to the best of their knowledge as of the date signed by the transferor(s) and agent(s).

Transferor(s) and their agent(s) acknowledge that they have exercised good faith in the selection of a third-party report provider as required in Civil Code Section 1103.7, and that the representations made in this Natural Hazard Disclosure Statement are based upon information provided by the independent third-party disclosure provider as a substituted disclosure pursuant to Civil Code Section 1103.4.

Third-Party Disclosure Provider(s) FIRST AMERICAN PROFESSIONAL REAL ESTATE SERVICES, INC. OPERATING THROUGH ITS JCP-LGS DIVISION. Date 24 February 2016

Transferee represents that he or she has read and understands this document. Pursuant to Civil Code Section 1103.8, the representations in this Natural Hazard Disclosure Statement do not constitute all of the transferor's or agent's disclosure obligations in this transaction.

Signature of Transferee(s) Date Signature of Transferee(s) Date

TRANSFEE(S) REPRESENTS ABOVE HE/SHE HAS RECEIVED, READ AND UNDERSTANDS THE COMPLETE JCP-LGS DISCLOSURE REPORT DELIVERED WITH THIS SUMMARY:

- A. Commercial Natural Hazard Disclosure Report, Commercial Environmental Screening Report.
B. Additional Property-specific Statutory Disclosures: Former Military Ordnance Site, Airport Influence Area, Airport Noise, San Francisco Bay Conservation and Development District Jurisdiction (in S.F. Bay counties only).
C. Additional County and City Regulatory Determinations as applicable: Airports, Avalanche, Blow Sand, Coastal Zone, Dam/Levee Failure Inundation, Debris Flow, Erosion, Flood, Fault Zone, Fire, Groundwater, Landslide, Liquefaction, Methane Gas, Mines, Naturally Occurring Asbestos, Redevelopment Area, Right to Farm, Runoff Area, Seiche, Seismic Shaking, Seismic Ground Failure, Slope Stability, Soil Stability, Subsidence, TRPA, Tsunami.
D. General advisories: Methamphetamine Contamination, Mold, Radon, Endangered Species Act, Abandoned Mines, Oil & Gas Wells, Tsunami Maps (coastal only), Non-residential Building Energy Use.
E. Government Guides in Combined Booklet with Report. Refer to Booklet: Commercial Property Owner's Guide to Earthquake Safety. Government Guides are also available on the Company's "Electronic Bookshelf" at http://www.disclosures.com/.



JCP-LGS Commercial Property Disclosure Reports
The Natural Hazard Disclosure Report
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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			IN a Special Flood Hazard Area. The Property is IN a FEMA-designated Flood Zone AE, X.	8
Dam	X			IN an area of potential dam inundation.	8
Very High Fire Hazard Severity		X		NOT IN a very high fire hazard severity zone.	9
Wildland Fire Area		X		NOT IN a state responsibility area.	9
Fault		X		NOT IN an earthquake fault zone designated pursuant to the Alquist-Priolo Act.	10
Landslide			X	Map Not Available	10
Liquefaction			X	Map Not Available	10

County-level NHD Determinations	IN	NOT IN	Map N/A*	Property is:	NHD Report page:
Fault		X		NOT WITHIN a designated fault buffer hazard zone.	12
Landslide	X			IN an area of low relative landslide susceptibility.	12
Liquefaction	X			IN High, Moderate for Liquefaction hazard area.	12
Erosion	X			IN Low, Moderate, Variable for Erosion hazard area.	12
Flood		X		NOT IN a non-regulatory Awareness Floodplain adopted by the County.	12

Additional Statutory Disclosures	IN	NOT IN	Map N/A*	Property is:	NHD Report page:
Former Military Ordnance		X		NOT WITHIN one mile of a formerly used ordnance site.	15
Airport Influence Area		X		NOT IN an airport influence area.	16
Airport Noise Area for 65 Decibel		X		NOT IN a delineated 65 dB CNEL or greater aviation noise zone.	17

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".	18
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.	19
Radon	Provides an advisory on the risk associated with Radon gas concentrations.	20
Endangered Species	Provides an advisory on resources to educate the public on locales of endangered or threatened species.	20
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.	21
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.	21
Energy Use Disclosure Program Requirement	Provides an advisory on the non-residential building energy use disclosure program requirement effective January 1, 2014.	22
Tsunami Map Advisory	Provides an advisory about maximum tsunami inundation maps issued for jurisdictional emergency planning.	23

Environmental Screening Determinations	IS	IS NOT	Property is:	Environmental Report page:
Subject Property listed as a contaminated site?		X	NOT LISTED in any of the databases searched for this Report.	24
Federal National Priorities List or "Superfund" sites (NPL)		X	NOT WITHIN one mile of a NPL site.	40



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Environmental Screening Determinations	IS	IS NOT	Property is:	Environmental Report page:
Corrective Action Sites (RCRA COR)		X	NOT WITHIN one mile of a RCRA COR site.	40
Federal Sites investigated for possible inclusion in the NPL (CERCLIS)		X	NOT WITHIN one-half mile of a CERCLIS site.	40
CERCLIS Sites That Have Been Archived (CERCLIS-Archived)		X	NOT WITHIN one-half mile of a CERCLIS-Archived site.	40
Treatment, Storage & Disposal Sites for Hazardous Materials (RCRA TSD)		X	NOT 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.	41
State EnviroStor Cleanup Sites Database (ENVIROSTOR)		X	NOT WITHIN one-half mile of a ENVIROSTOR site.	41
State List of Spills, Leaks, Investigation & Cleanup (SLIC)		X	NOT WITHIN one-half mile of a SLIC site.	41
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	NOT WITHIN one-half mile of a LUST site.	42
EnviroStor Site With Deed Restriction Or Other Controls (CONTROLS)		X	NOT WITHIN one-half mile of a CONTROLS site.	42
Potential Generator of hazardous materials Sites (RCRA GEN)		X	NOT WITHIN one-eighth mile of a RCRA GEN site.	42
Emergency Response Notification System (ERNS, National Response Center)		X	NOT WITHIN one-eighth mile of a ERNS site.	42
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.	43
State Hazardous Waste Information Summary (HWIS)		X	NOT WITHIN one-eighth mile of a HWIS site.	43
State List of Aboveground Storage Tanks (AST)		X	NOT WITHIN one-eighth mile of a AST site.	43

Determined by First American Professional Real Estate Services, Inc.

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



JCP-LGS Commercial Property Disclosure Reports

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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 are required to have homeowners maintain flood insurance 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.

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.

Zones 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:

http://www.floodsmart.gov/floodsmart/pages/flooding_flood_risks/defining_flood_risks.jsp

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)

DISCUSSION: Local governmental agencies, utilities, and owners of certain dams are required to prepare and submit inundation maps for review and approval by the California Office of Emergency Services ("OES"). A property within an Area of Potential Flooding Caused by Dam Failure is subject to potential flooding in the event of a sudden and total dam failure with a full reservoir. Such a failure could result in property damage and/or personal injury. However, dams rarely fail instantaneously and reservoirs are not always filled to capacity. Please note that not all dams (such as federally controlled dams) located within the state have been included within these dam inundation zones. Also these maps do not identify areas of potential flooding resulting from storms or other causes.

PUBLIC RECORD: Official dam inundation maps or digital data thereof made publicly available by the State of California Office of Emergency Services ("OES") pursuant to California Government Code §8589.5.



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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 is 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

On January 23, 2012, the State Board of Forestry and Fire Protection ("Board") adopted an emergency regulation that implements a Fire Prevention Benefit Fee ("Benefit Fee") imposed annually on property owners in wildland areas where the state has responsibility for providing fire protection. According to the adopted regulation, the Benefit Fee is one hundred fifty-two dollars and thirty-three cents (\$152.33) per habitable structure in the State Responsibility Area ("SRA"), including single-family homes, multi-dwelling structures, mobile and manufactured homes, and condominiums. The Board regulation is pursuant to Chapter 1.5 (commencing with Section 4210) to Part 2 of Division 4 of the Public Resources Code (also known as Assembly Bill X1 29). The regulation allows a fee reduction of thirty-five dollars (\$35.00) per habitable structure located in the SRA and within the boundaries of a local agency that provides fire protection services. For more information, please refer to "Part 6. State Responsibility Area Fire Prevention Fee" in the JCP-LGS Property Tax Report.



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EARTHQUAKE FAULT ZONE

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. Official Seismic Hazard Zone ("SH Zone") maps delineate Areas of Potential Liquefaction and Areas of Earthquake-Induced Landsliding.



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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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Report Number: 1866191

MONTEREY COUNTY GEOLOGIC ZONES DISCUSSION

PUBLIC RECORD(S) SEARCHED: The following Public Records, produced in conjunction with the Safety Element of the General Plan as updated and adopted by the County Board of Supervisors in October 2010, are used for the county-level disclosures below: County-produced digital data of "Active Regional Faults," "Relative Landslide Susceptibility," "Relative Earthquake Induced Liquefaction Susceptibility," and "Erosion Hazards," components of the "County's Geologic Constraints and Hazards Database", as well as California Department of Water Resources digital source data for Awareness Floodplains

Important Note: Because site-specific geologic studies or geologic/geotechnical reports may be required to verify the presence or absence and extent of a geologic or seismic hazard, please contact County Planning in advance of any proposed property improvement to ensure compliance with permitting procedures.

REGIONAL FAULTS

According to the Safety Element, the San Andreas Fault runs through the southeastern portion of the County for approximately 30 miles and poses the single greatest seismic hazard to the County. Two other active faults affecting Monterey County include the Palo Colorado-San Gregorio Fault zone and the Monterey Bay Fault zone. The Palo Colorado-San Gregorio Fault zone connects the Palo Colorado Fault near Point Sur, south of Monterey, with the San Gregorio Fault near Point Ano Nuevo in Santa Cruz County. The Monterey Bay Fault lies seaward of the City of Seaside extending northwesterly to the Pacific Ocean.

Reporting Standards: The Public Record indicates that the San Andreas has a "500 Foot Buffer Hazard Zone" and all other faults have a "300 Foot Buffer Hazard Zone." If any portion of the Property is within a Buffer Hazard Zone as delineated in the Public Record, "WITHIN" shall be reported.

RELATIVE LANDSLIDE SUSCEPTIBILITY

The focus of the Public Record is large deep-seated landslides caused by strong shaking. These landslides range in size from hundreds to thousands of feet in length or width. Please be advised that because shallow landslides, such as debris flows and rock falls, are strongly dependent on local site conditions, these are not depicted in the Public Record.

Reporting Standards: The most severe Relative Landslide Susceptibility zone (High, Moderate, or Low) as delineated in the Public Record in which the Property is situated shall be reported.

RELATIVE LIQUEFACTION SUSCEPTIBILITY

Liquefaction, a common type of ground failure associated with moderate and large earthquakes, occurs when water-saturated fine-grained cohesionless sediments lose strength and fail during strong ground shaking. Liquefaction susceptibility depends on the age and type of material, relative density of the material, and the depth to first (shallowest) water. Generally, younger sediments (especially latest Holocene that are less than 1,000 years old) such as loose fill, river channel, and flood plain deposits are more likely to liquefy than older Pleistocene terrace deposits. The Public Record shows the areas of highest relative liquefaction susceptibility include the Salinas, Carmel, San Antonio, and Peachtree Valleys.

Reporting Standards: Those Relative Liquefaction Susceptibility zones (High, Moderate, Low, and Variable) as delineated in the Public Record in which the Property is situated shall be reported.

EROSION HAZARDS

The Public Record depicts the relative soil erosion hazard. Erosion is the wearing away of the land surface by flowing water, waves, or wind, or by such process as mass wasting and corrosion. Water and wind erosion are important in assessing the health of the soil and in assessing the soil's potential for different uses. Removal of increasing amounts of soil increasingly alters various properties and capabilities of the soil. Properties and qualities affected include bulk density, permeability, organic matter content, and can degrade surface water quality.

Reporting Standards: Those Relative Erosion Hazards (High, Moderate, Low, and Variable) as delineated in the Public Record in which the Property is situated shall be reported.

AWARENESS FLOODPLAINS

According to the California Department of Water Resources (DWR), the intent of Awareness Floodplain Maps is to identify all pertinent flood hazard areas for areas that are not mapped under the Federal Emergency Management Agency's (FEMA) National Flood Insurance Program (NFIP) and to provide the community and residents an additional tool in understanding potential flood hazards currently not mapped as a regulated floodplain. Awareness maps identify the 100-year flood hazard areas using approximate assessment procedures. These floodplains are shown simply as flood prone areas without specific depths and other flood hazard data. These maps are not FEMA regulatory floodplain maps; however, at the request of the community FEMA would include this data on their maps.

For more information, please visit the Awareness Floodplain Map portal of the California Department of Water Resources at http://www.water.ca.gov/floodmgmt/lrafm/fmb/fes/awareness_floodplain_maps/ or contact County Resource Management for questions regarding specific application of these maps by their department.

Reporting Standards: Those Awareness Floodplains as delineated in the Public Record in which the Property is situated shall be reported. Areas for which maps are not available shall be reported as "Map Not Available."



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OTHER HAZARDS

"Areas of FEMA 100 Year Flood" and "Dam Inundation" as represented in General Plan Figures 8B and 8D, respectively, are redundant of areas disclosed as "Special Flood Hazard Area" and "Areas of Potential Flooding" under state-level disclosures in the preceding section of this Report. For more information on these hazards, please consult the state-level discussion sections for each.



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CITY-LEVEL GEOLOGIC AND SEISMIC ZONES DISCUSSION

This Report reviews the officially adopted geologic hazard maps in the Safety Element that each city in California is required to include in its General Plan. The city the subject Property is located in has either not officially adopted hazard zonation maps in its General Plan at an appropriate scale to delineate where hazards may exist on a single parcel basis or will not make such maps available outside city offices. However, all Parties should be California is "earthquake country." Faults that may exist in this city or in neighboring regions could cause earthquake shaking or other fault related-phenomena on the Property. Other geologic hazards such as, but not limited to liquefaction (a type of soil settling that can occur when loose, water-saturated sediments are shaken significantly in an earthquake) may occur in certain valley floor areas and landslides are a possibility in any hillside area. Such potential natural hazards may exist and be delineated on other sources used by the city in its Planning, Engineering, or Building Departments. Such potential sources are not reviewed in this Report.

END OF LOCAL AREA DISCLOSURES AND DISCUSSIONS SECTION



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Part 3. Additional Property Specific Disclosures

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.



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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 www.cal-iaq.org 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://energy.lbl.gov/ie/high-radon/USgm.htm>). 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.** Columbia University's "Radon Project" website offers help to homeowners in assessing the cost vs. benefit of testing a specific house for radon or modifying it for radon reduction (see <http://www.stat.columbia.edu/~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)
http://ecos.fws.gov/tess_public/



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ABANDONED MINES ADVISORY

DISCUSSION: According to the California Department of Conservation, Office 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 Office of Mine Reclamation (OMR) 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 OMR 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 Office of Mine Reclamation at (916) 323-9198 (website: <http://www.conservation.ca.gov/OMR>), and the Engineering, Planning or Building Departments in the subject City and County.

FOR MORE INFORMATION: For more information visit the State Office of Mine Reclamation's website at: http://www.conservation.ca.gov/omr/abandoned_mine_lands/Pages/index.aspx

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 300,000 oil and gas wells have been drilled in California and around 160,000 are still in use. The majority of remaining wells have been sealed ("capped") under the supervision of the DOC's Division of Oil, Gas and Geothermal Resources. 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, Division of Oil, Gas, and Geothermal Resources at <http://www.consrv.ca.gov/dog>.



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NON-RESIDENTIAL BUILDING ENERGY USE DISCLOSURE PROGRAM
(REFERRED TO HEREIN AS "AB 1103")

Effective January 1, 2014, California's Assembly Bill (AB) 1103 mandates energy benchmarking and energy disclosure for non-residential buildings. The law requires non-residential business owners to input energy consumption and other building data into the Environmental Protection Agency's ENERGY STAR Portfolio Manager system, which generates an energy efficiency rating for the building. Ratings are from 1 to 100, with 100 being the most energy efficient.

Each building has to generate and disclose the ENERGY STAR Portfolio Manager "Data Verification Checklist" when it is sold, leased, financed, or refinanced if the building is above the minimum sizes and is one of the following occupancy types:

- | | |
|--|--|
| Assembly (A) | Mercantile (M) |
| Business (B) | Residential – Transient (R-1) (for example, a hotel) |
| Educational (E) | Storage (S) |
| Institutional – Assisted Living (I-1, R-1) | Utility – Parking Garage (U) |
| Institutional – Nonambulatory (I-2) | |

Disclosure is required on buildings with total gross floor area measuring more than 10,000 square feet as of January 1, 2014, and on buildings with total gross floor area measuring 5,000 square feet or more as of July 1, 2014 [see Emergency Notice below]. Nonresidential buildings less than 5,000 square feet are not required to comply with these regulations.

EMERGENCY NOTICE REGARDING BUILDINGS MEASURING 5,000 UP TO 10,000 SQUARE FEET

On September 2, 2014, the State of California Office of Administrative Law approved an emergency regulatory action proposed by the California Energy Commission to change from July 1, 2014 to July 1, 2016 the date when the disclosure requirements of Public Resources Code section 25402.10 apply for a nonresidential building with a total gross square foot area measuring 5,000 square feet up to 10,000 square feet.– **Office of Administrative Law File No. 2014-0821-05 E**

A Professional Engineer Stamp is not required for preparation of the Data Verification Checklist. However, the Checklist requires data that may be known only by the building owner or manager (such as energy consumption, annual occupancy, weekly operating hours); therefore, disclosure for compliance with AB 1103 cannot be provided through an ordinary natural hazard disclosure report.

Visit <http://www.energy.ca.gov/ab1103/> for details about the law and how to comply.

(Source: California Energy Commission website, <http://www.energy.ca.gov/ab1103/>)



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TSUNAMI MAP ADVISORY

DISCUSSION: The California Emergency Management Agency (CalEMA), the University of Southern California Tsunami Research Center (USC), and the California Geological Survey (CGS) have prepared maps that depict areas of maximum tsunami inundation for all populated areas at risk to tsunamis in California (20 coastal counties). The maps were publicly released in December 2009 with the stated purpose that the maps are to assist cities and counties in identifying their tsunami hazard and developing their coastal evacuation routes and emergency response plans only.

These maps specifically contain the following disclaimer:

Map Disclaimer: This tsunami inundation map was prepared to assist cities and counties in identifying their tsunami hazard. It is intended for local jurisdictional, coastal evacuation planning uses only. This map, and the information presented herein, **is not a legal document and does not meet disclosure requirements for real estate transactions nor for any other regulatory purpose.** The California Emergency Management Agency (CalEMA), the University of Southern California (USC), and the California Geological Survey (CGS) make no representation or warranties regarding the accuracy of this inundation map nor the data from which the map was derived. Neither the State of California nor USC shall be liable under any circumstances for any direct, indirect, special, incidental or consequential damages with respect to any claim by any user or any third party on account of or arising from the use of this map.

A tsunami is a series of ocean waves or surges most commonly caused by an earthquake beneath the sea floor. These maps show the maximum tsunami inundation line for each area expected from tsunamis generated by undersea earthquakes and landslides in the Pacific Ocean. Because tsunamis are rare events in the historical record, the maps provide no information about the probability of any tsunami affecting any area within a specific period of time.

Although these maps may not be used as a legal basis for real estate disclosure or any other regulatory purpose, the CGS has, however, provided diagrams of the maps online which the public can view. To see a maximum tsunami inundation map for a specific coastal community, or for additional information about the construction and/or intended use of the tsunami inundation maps, visit the websites below:

State of California Emergency Management Agency, Earthquake and Tsunami Program:
<http://myhazards.calema.ca.gov/>

University of Southern California -- Tsunami Research Center:
<http://www.usc.edu/dept/tsunamis/2005/index.php>

State of California Geological Survey Tsunami Information:
http://www.conservation.ca.gov/cgs/geologic_hazards/Tsunami/index.htm

National Oceanic and Atmospheric Agency Center for Tsunami Research (MOST model):
<http://nctr.pmel.noaa.gov/time/background/models.html>

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



JCP-LGS Commercial Property Disclosure Reports

Environmental Screening Report

For MONTEREY County

Property Address: 50351 PINE CANYON RD
 KING CITY, MONTEREY COUNTY, CA 93930
 ("Property")

APN: 221-181-002-000
Report Date: 02/24/2016
Report Number: 1866191

Environmental Screening Report

Is Property Listed as a Contaminated Site?

YES The exact property address as listed above was NOT 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 (CERCLIS)	MAYBE	0	0	N/A
CERCLIS Sites That Have Been Archived (CERCLIS-Archived)		0	0	N/A
Treatment, Storage & Disposal Sites for Hazardous Materials (RCRA TSD)		0	0	N/A
Tribal UST And/Or Tribal LUST	MAYBE	0	0	N/A
State EnviroStor Cleanup Sites Database (ENVIROSTOR)	MAYBE	0	0	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	0	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

AAI TOTALS	0	0	0
CONTAMINATED SITE TOTALS	0	0	0
TOTAL OF SITES FOUND	0		

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.



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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 www.geotracker.swrcb.ca.gov. AST site information can be obtained from the responsible county or local government agency identified in the Unified Program directory available at www.calepa.ca.gov/CUPA/Directory/default.aspx. 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 RCACOR 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 www.ciwmb.ca.gov/swis. 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 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.

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.
- 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:

<http://www.firstamprs.com/sites/default/files/Current List of Unlocatable Sites in California.xls>

Sitename	Address	Database	Status
ASBESTOS MILL	52103 CATTLEMEN RD KING CITY, CA 93930	CA_AST	N/P
ASBESTOS MINE (JOE PIT)	52103 CATTLEMEN RD. KING CITY, CA 93930	CA_AST	N/P
CALPINE KING CITY COGEN, INC.	750 METZ RD. KING CITY, CA 93930	CA_AST	N/P
DON CHAPIN CO INC	45015 BITTERWATER ROAD KING CITY, CA 93930	CA_AST	N/P
GEORGE L. MEE MEMORIAL HOSP.	300 CANAL ST. KING CITY, CA 93930	CA_AST	N/P
KING CITY	401 CANAL ST KING CITY, CA 93930	CA_AST	N/P



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Sitename	Address	Database	Status
KING CITY ENERGY CENTER	51 DON BATES WAY KING CITY, CA 93930	CA_AST	N/P
KING CITY FOREST FIRE STATION	743 REICH STREET KING CITY, CA 93930	CA_AST	N/P
TORO PETROLEUM CORP.	448 METZ RD. KING CITY, CA 93930	CA_AST	N/P
TORO PETROLEUM CORP.	JANE AND RAIROAD AVE. KING CITY, CA 93930	CA_AST	N/P
VALLEY PACIFIC PETROLEUM SERVICES, INC.	101 PEARL STREET KING CITY, CA 93930	CA_AST	N/P
BEACON TRUCKSTOP 3005	HWY 101 && WILDHORSE RD KING CITY, CA 93930	CA_LUST	Closed
KING CITY DISPOSAL	1 INDUSTRIAL WY KING CITY, CA 93930	CA_LUST	Closed
LONGORIA'S	24255 GRANT ST SUITE A MONTEREY, CA 93930	CA_LUST	Closed
SHELL BRANDED SS (FORMER)	1301 BROADWAY KING CITY, CA 93930	CA_LUST	Closed
BEACON STATION 51-1 SAN LUCA	NONE WILDHORSE ROAD AND HIGHWAY 101 KING CITY, CA93930	CA_HIST_UST	N/P
BROADWAY CIRCLE TEXACO	NONE BROADWAY CIRCLE KING CITY, CA93930	CA_HIST_UST	N/P
CALIDRIA CORPORATION	NONE CATTLEMAN ROAD 5 MILES SOUTH KING CITY, CA93930	CA_HIST_UST	N/P
CRINKLAW RANCH SHOP	NONE MESA VERDE ROAD 3 KING CITY, CA93930	CA_HIST_UST	N/P
ECHENIQUE RANCH	NONE PARRIS VALLEY ROAD KING CITY, CA93930	CA_HIST_UST	N/P
FORMER FORD AGENCY	NONE HWY 101 SO 602 SO FIRST KING CITY, CA93930	CA_HIST_UST	N/P
FR DDEN PRODUCE	4601 N FIRST ST KING CITY, CA93930	CA_HIST_UST	N/P
FRUDDEN PRODUCE	4601 N FIRST ST KING CITY, CA93930	CA_HIST_UST	N/P
GERALDINE BARBAREE	NONE OASIS RD KING CITY, CA93930	CA_HIST_UST	N/P
GERALDINE BARBREE	NONE OASIS RD KING CITY, CA93930	CA_HIST_UST	N/P
HEADQUARTERS RT 103	NONE OFF SPRECKELS ROAD NEAR KING CITY, CA93930	CA_HIST_UST	N/P
JEFF N SCHMIDT	NONE LONAK RT BOX 17A KING CITY, CA93930	CA_HIST_UST	N/P
JOHNSON RANCH	NONE WILDHORSE ROAD KING CITY, CA93930	CA_HIST_UST	N/P
KING CITY SERVICE CENTER	404 NORT SECOND KING CITY, CA93930	CA_HIST_UST	N/P
LAKE CABIN	8121 COUE LANE BRADLEY, CA93930	CA_HIST_UST	N/P



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LEWIS MOZZINI	NONE 3 MI N OF KING CITY ON HWY 1 KING CITY, CA93930	CA_HIST_UST	N/P
LOWER KAISER RANCH	NONE CENTRAL AVE KING CITY, CA93930	CA_HIST_UST	N/P
MARCEL LAYOUS	NONE CATTLEMENS RD KING CITY, CA93930	CA_HIST_UST	N/P
MARCIL LAYOUS	NONE CATTLEMENS RD KING CITY, CA93930	CA_HIST_UST	N/P
MEE RANCH	NONE PEACHTREE ROAD MEE RANCH KING CITY, CA93930	CA_HIST_UST	N/P
MEYER TOMATOES	NONE NORTH THIRD STREET-SPRECKLES KING CITY, CA93930	CA_HIST_UST	N/P
MILLERS SHELL SERVICE	1301 BROADWAY KING CITY, CA93930	CA_HIST_UST	N/P
MR EDS	300 NORTH WEST ON TEAGUE AVE KING CITY, CA93930	CA_HIST_UST	N/P
NATION RANCH	NONE CENTRAL AVE KING CITY, CA93930	CA_HIST_UST	N/P
OLIVEIRA RANCH	NONE HOBSON AVE KING CITY, CA93930	CA_HIST_UST	N/P
PALMER RANCH	NONE PRIEST VALLEY ROAD OFF STATE 1 KING CITY, CA93930	CA_HIST_UST	N/P
PLASKETT RANCH	NONE CROSS ROAD LOCKWOOD, CA93930	CA_HIST_UST	N/P
STA 2-02 KING CITY	NONE COLLINS STREET KING CITY, CA93930	CA_HIST_UST	N/P
STA2-02 KING CITY	NONE COLLINS STREET KING CITY, CA93930	CA_HIST_UST	N/P
STEPHEN A WOOD	NONE 321-323 LYNN ST KING CITY, CA93930	CA_HIST_UST	N/P
AUTOZONE #5510	510 CANAL#A KING CITY, CA 939300000	CA_HWIS	N/P
PG&E - COBURN SUBSTATION	GETZ ROAD AND SPRECKLES ROAD KING CITY, CA 93930	CA_HWIS	N/P
RIO FARMS DBA SPRECKLES SHOP	3 MILES ON SPRECKLES RD KING CITY, CA 93930	CA_HWIS	N/P
USA WASTE OF CALIFORNIA INC	25654 JOLON RD KING CITY, CA 93930	CA_HWIS	N/P
CHALONE PEAKS MIDDLE SCHOOL	667 Meyer Avenue King City, CA 93930	CA_ENVIROSTOR_C	Open LEANUP
KING CITY DISPOSAL SITE	1001 INDUSTRIAL WAY; 1 MI NE OF KING CTY KING CITY, CA 93930	CA_ENVIROSTOR_C	Open LEANUP
Mills Ranch Development	Between Spreckles & Metz Road, North of San Antonio Drive King City, CA 93930	CA_ENVIROSTOR_C	Closed LEANUP
San Antonio Apartments	San Antonio Drive between Amherst Drive & Bedford Avenue King City, CA 93930	CA_ENVIROSTOR_C	Closed LEANUP
UNION CARBIDE CORPORATION	ADJACENT TO HIGHWAY 101 ON CATTLEMEN RD KING CITY, CA 93930	CA_ENVIROSTOR_C	Open LEANUP



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Sitename	Address	Database	Status
KING CITY DISPOSAL SITE	BITTERWATER RD KING CITY, CA 93930	FED_CERCLIS_ARC HIVED	Open
CALIFORNIA WATER SERVICE COMPANY KC-2	W. OF COLLINS ST AND N. SAN LORENZO AVE KING CITY, CA93930	FED_RCRA_GEN	Active
KING CITY DISPOSAL SERVICE	3 MI W OF FWY 101 ON JOLON RD KING CITY, CA93930	FED_RCRA_GEN	Active
PACIFIC BELL	L1SOW/S CENTRAL - HOBSON KING CITY, CA93930	FED_RCRA_GEN	Active
PACIFIC BELL	L2S-1000' N/O JOLON & JOLON HW KING CITY, CA93930	FED_RCRA_GEN	Active
SHELL SERVICE STATION 135393	1301 BROADWAY KING CITY, CA93930	FED_RCRA_GEN	Active
CONAGRA FOODS	700 AIRPORT DR. KING CITY,	CA_AST	N/P
KING CITY (DISTRICT 5)	KING CITY,	CA_AST	N/P
SELBY PETROLEUM INC.	225 PEARL ST. KING CITY, CA	CA_AST	N/P
WILD HORSE VINEYARD	51200 WILD HORSE ROAD KING CITY, CA	CA_AST	N/P
Jolon Road Sanitary Landfill	3 Mi S King City King City, CA	CA_SWIS	Closed
Jolon Road Sanitary Landfill	3 Mi S King City King City, CA	CA_SWIS	Open
King City Landfill	Airport Road King City, CA	CA_SWIS	Closed
JOHNSON FARM	KING CITY, CA	CA_SLIC	Closed
CALIFORNIA WATER SERVICE COMPANY KC-1	S/W OF DIVISION ST AND CANAL ST KING CITY, CA939930	FED_RCRA_GEN	Active
	MP 150.50 KING CITY, CA	FED_ERNS	N/P
BIG SUR RIVER INN	HIGHWAY 1 BIG SUR, CA 93920	CA_GEO_UST	N/P
BIG SUR SHELL SERVICE STATION	HIGHWAY 1 BIG SUR, CA 93920	CA_GEO_UST	N/P
BUD OF CALIFORNIA	315 NEPONSET RD. Marina, CA 93933	CA_GEO_UST	N/P
CA ARMY NATIONAL GUARD-CAMP ROBERTS	HIGHWAY 101 CAMP ROBERTS, CA 93451	CA_GEO_UST	N/P
CARMEL SHELL	SE FIFTH && SAN CARLOS CARMEL, CA 93921	CA_GEO_UST	N/P
D'ARRIGO BROTHERS- MAIN SHOP	2911 HARRIS RD. Spreckels, CA 93962	CA_GEO_UST	N/P
DEL REY CARWASH	810 CANYON DEL REY Monterey, CA 93940	CA_GEO_UST	N/P
EDWARD TRUCK CENTER, INC.	1095 HARKING RD. Salinas, CA 93901	CA_GEO_UST	N/P



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Sitename	Address	Database	Status
HAYES CHEVRON	BOX 109E RT 1 Soledad, CA 93960	CA_GEO_UST	N/P
KASEYS	2 DELFINO PLACE CARMEL VALLEY, CA 93924	CA_GEO_UST	N/P
LASSENS MARKET	HWY 101 N. FRONT ST. Soledad, CA 93960	CA_GEO_UST	N/P
MID VALLEY SHELL	501 MID VALLEY ROAD CARMEL, CA 93923	CA_GEO_UST	N/P
MRWPCA- TREATMENT PLANT	REGIONAL 14811DEL MONTE BLVD Marina, CA 93933	CA_GEO_UST	N/P
MRWPCA- TREATMENT PLANT	REGIONAL 14811 DEL MONTE BLVD. Marina, CA 93933	CA_GEO_UST	N/P
NH3 SERVICE COMPANY	HWY 101 && EL CAMINO REAL Greenfield, CA 93927	CA_GEO_UST	N/P
PACIFIC BEL - 7TH & JUNIPERO	7TH ST. Carmel, CA	CA_GEO_UST	N/P
PACIFIC BELL - FRANKLIN ST.	401 FRANKLIN ST. Monterey, CA 93940	CA_GEO_UST	N/P
PACIFIC BELL - NE235	17600 MORD RD. Salinas, CA	CA_GEO_UST	N/P
PACIFIC BELL - NEO23	CARMEL VALLEY RD Carmel Valley, CA 93923	CA_GEO_UST	N/P
PACIFIC BELL - SPRECKELS	3 SPRECKELS CANE Salinas, CA	CA_GEO_UST	N/P
SALINAS AUTO TRUCK PLAZA	1020 TERVIN AVE Salinas, CA 93901	CA_GEO_UST	N/P
SALINAS CONCRETE & BULDING MATERIALS	400 WORL ST. Salinas, CA 93901	CA_GEO_UST	N/P
SALINAS VALLEY STATE PRISON	31625 HWY 101 Soledad, CA 93960	CA_GEO_UST	N/P
SEVEN ELEVEN #24340	335 SANBORN RD. Salinas, CA 93905	CA_GEO_UST	N/P
SHAW'S BEACON	1163 TERVIN AVE, Salinas, CA 93901	CA_GEO_UST	N/P
SIDHU'S DE LA TORRE TOSCO	1222 DELA TORRE Salinas, CA 93905	CA_GEO_UST	N/P
TOWN OF GORDA AMERIGAS	HIGHWAY 1 BIG SUR, CA 93920	CA_GEO_UST	N/P
VILLA HAND CAR WASH, LLC	1430 SOUTH MAIN ST. Salinas, CA 93908	CA_GEO_UST	N/P
AES DELANO INC.,	31500 POND RD DELANO, CA 93216	CA_AST	N/P
ARTHUR R. WILSON QUARRY	QUARRY RD. AROMAS, CA 95004	CA_AST	N/P
BIG SUR STATION #1	BIG SUR MONTEREY COUNTY BIG SUR, CA	CA_AST	N/P
BRADLEY FFS	PO BOX 28 BRADLEY, CA 93426	CA_AST	N/P



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BRADLEY PLANT	73050 HARE CANYON ROAD BRADLEY, CA 93426	CA_AST	N/P
CAMP ROBERTS ARMY AIRFIELD	CAMP ROBERTS, CA 93451-5000	CA_AST	N/P
CARMEL AREA WASTE WATER DIST	26900 STATE ROUTE ONE CARMEL, CA 93922	CA_AST	N/P
CARMEL VALLEY RANCH ROAD	ONE OLD RANCH ROAD CARMEL, CA 93923	CA_AST	N/P
FT. ORD ADMINISTRATIVE SITE	PARKER FLATS & EUCALYPTUS RD. FORT ORD, CA 93941	CA_AST	N/P
HAMES VALLEY VINEYARD	2015 JOLON ROAD BRADLEY, CA	CA_AST	N/P
MAINTENANCE FACILITY	5240 CARMEL VALLEY RD. CARMEL, CA 93923	CA_AST	N/P
MOSS LANDING SWITCHYARD	MOSS LANDING, CA 95039	CA_AST	N/P
PACIFIC BELL	HWY 1 S32 T19S R2E BIG SUR, CA	CA_AST	N/P
PACIFIC BELL (DLROCA50)	161 CALLE DEL OAKS DEL REY OAKS, CA	CA_AST	N/P
PACIFIC VALLEY STATION	PACIFIC VALLEY COAST ROUTE BIG SUR, CA 93920	CA_AST	N/P
AHLPORT PETRO/URQUIZO'S EXXON	975 SANBORN ST N SALINAS, CA 93901	CA_LUST	Closed
CASA PALERMO	158 CYPRESS DR PEBBLE BEACH, CA 93953	CA_LUST	Closed
CORRAL DE TIERRA SERVICE	HWY 68 SALINAS, CA 93906	CA_LUST	Closed
CYPRESS POINT GOLF CLUB	CYPRESS DR PEBBLE BEACH, CA 93953	CA_LUST	Closed
DEATONS FEED STORE	SAN MIGUEL CANYON ROAD PRUNEDALE, CA	CA_LUST	Closed
DEL MONTE AVIATION	100 SKY PARK DRIVE MONTEREY, CA 93940	CA_LUST	Open
ELKHORN SLOUGH RESERVE	1454 ELKHORN RD CASTROVILLE, CA 95012	CA_LUST	Closed
FERNWOOD	HWY 1 BIG SUR, CA 93920	CA_LUST	Closed
FIRESTONE RANCH	ABBOTT ST SALINAS, CA 93901	CA_LUST	Closed
HIGHLAND CHEVRON	HWY 1 CARMEL HIGHLANDS, CA 93923	CA_LUST	Closed
JOHN PRYOR CO	CAMPHORA GLORIA RD SOLEDAD, CA 93960	CA_LUST	Closed
KIRK ERSKINE	HWY 1 && WILDCAT CREEK CARMEL, CA 93923	CA_LUST	Closed
LOCKWOOD STORE	PO BOX 174 LOCKWOOD, CA 93932	CA_LUST	Open



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MARKET PLACE	CANNERY ROW MONTEREY, CA 93940	CA_LUST	Closed
MISSION CAMP	FOOTHILL RD SOLEDAD, CA 93960	CA_LUST	Closed
MONTEREY COUNTY PARK DEPT	SAN ANTONIO LAKE SOUTH SHORE BRADLEY, CA 93426	CA_LUST	Open
MONTEREY REG WATER POLL.CONT	14811 DEL MONTE BLVD MARINA, CA 93933	CA_LUST	Closed
MPCR MAINTENANCE YARD	MISSION RD PEBBLE BEACH, CA 93953	CA_LUST	Closed
NAVY EXCHANGE	NAVAL POSTGRADUATE SCHOOL NAVAL POSTGRADUATE SCHOOL, CA 93941	CA_LUST	Closed
PETE'S SHELL #2	ALTA ST N && HWY 101 GONZALES, CA 93926	CA_LUST	Closed
RIVER INN	PHENEGER CREEK-HWY 1 BIG SUR, CA 93920	CA_LUST	Closed
RMC PACIFIC MATERIALS	HWY 1 MARINA, CA 93933	CA_LUST	Closed
SALINAS RIVER WILDLIFE REFUGE	SOUTH SIDE OF SALINAS RIVER MARINA, CA 93942	CA_LUST	Closed
SAN LUCAS UNION SCHOOL	SAN BENITO ST SAN LUCAS, CA 93954	CA_LUST	Closed
TEXACO EXPLORATION & ROAD INC	111 SARGENT CANYON SAN ARDO, CA 93450	CA_LUST	Open
USDA	PACIFIC VALLEY MONTEREY, CA 93940	CA_LUST	Closed
Bradley Sanitary Landfill	Off El Camino-Bradley/1/2 Mi W Bradley Bradley, CA	CA_SWIS	Closed
Bradley Transfer Station	Off El Camino-Bradley Rd Bradley, CA	CA_SWIS	Open
Chualar River Road Disposal Site	East Of Salinas River On Chualar River R Chualar, CA	CA_SWIS	Closed
Eade Ranch	Hwy 198 East of San Lucas San Lucas, CA	CA_SWIS	Open
Fort Hunter Liggett Transfer Station	Off Mission Road at Nacimiento-Fergusson Jolon, CA	CA_SWIS	Open
Fort Ord Demolition Landfill	Fort Ord Fort Ord, CA	CA_SWIS	Closed
Fort Ord Sanitary Landfill	Fort Ord Fort Ord, CA	CA_SWIS	Closed
Gabilan Ag Services	14201 Del Monte Blvd Marina, CA	CA_SWIS	Open
George J. Morgan and Sons	220 Tucker Road -Royal Oaks Prunedale, CA	CA_SWIS	Closed
Greenfield Disposal Site	Arroyo Seco Rd., South Side, 6 Miles West Greenfield, CA	CA_SWIS	Closed
Hunter Liggett Sanitary Landfill	Off Mission Road Jolon, CA	CA_SWIS	Closed



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Laguna Seca Landfill	York Road/3 Mi E Of Monterey Laguna Seca, CA	CA_SWIS	Closed
Lockwood Disposal Site	3.9 mi NE of Lockwood-San Ardo Rd San Ardo, CA	CA_SWIS	Closed
Mobil Oil Sanitary Landfill	San Ardo Oil Fields, Sergeant Canyon San Ardo, CA	CA_SWIS	Closed
Monterey Peninsula Landfill	14201 Del Monte Blvd. Marina, CA	CA_SWIS	Open
Monterey Peninsula Landfill	14201 Del Monte Blvd. Marina, CA	CA_SWIS	Open
Monterey Peninsula Landfill	14201 Del Monte Blvd. Marina, CA	CA_SWIS	Open
Monterey Presidio LF	Yerba Buena St. At Presidio Monterey, CA	CA_SWIS	Closed
Parkfield Disposal Site #1	Parkfield-Coalinga Road Parkfield, CA	CA_SWIS	Closed
Parkfield Disposal Site #2	Parkfield Cholame Rd, 1 1/2mi Westof Par Parkfield, CA	CA_SWIS	Closed
Rancho Los Lobos, Inc	Alvarado Rd 6mi S of San Ardo San Ardo, CA	CA_SWIS	Closed
Salinas Mushroom, Inc.	531 Eckhart Road Salinas, CA	CA_SWIS	Open
San Antonio North Shore Disposal Site	San Antonio Lake Bradley, CA	CA_SWIS	Closed
San Antonio South Shore Disposal Site	San Antonio Lake Bradley, CA	CA_SWIS	Closed
San Antonio South Shore Disposal Site	San Antonio Lake Bradley, CA	CA_SWIS	Closed
San Ardo #2 Transfer Station	Cattleman Road San Ardo, CA	CA_SWIS	Open
San Ardo Disposal Site	North of Cattleman Road, near Hwy 101 San Ardo, CA	CA_SWIS	Closed
San Ardo Sanitary Landfill #2	Cattleman Rd/1 Mi W Of San Ardo San Ardo, CA	CA_SWIS	Closed
Sand City Dumpsite	W Side Hwy 1 @ Sand Cty Exit, In Cty Lim Sand City, CA	CA_SWIS	Closed
Sand City Dumpsite	W Side Hwy 1 @ Sand Cty Exit, In Cty Lim Sand City, CA	CA_SWIS	Closed
Soledad Sanitary Landfill	2.5 Mi Nw Soledad On San Vicente Rd Soledad, CA	CA_SWIS	Closed
Veteran`s Memorial Park Landfill	Jefferson Street Extension Monterey, CA	CA_SWIS	Closed
AERA SAN ARDO OIL FIELD	66893 SARGENT CANYON RD. SAN ARDO, CA 93450	CA_SLIC	Closed
Borina Foundation	Abbott Street Salinas, CA 93901	CA_SLIC	Open
BRIDGESTONE/FIRESTONE	340 EL CAMINO SOUTH #48 SALINAS, CA	CA_SLIC	Closed



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Calera Corporation Moss Landing Cement Company	7696 Highway 1 Moss Landing, CA 95039	CA_SLIC	Open
CALTRANS BURNS CREEK	HWY 1 BIG SUR, CA	CA_SLIC	Closed
Carmel Cleaners	SWC of 3rd && Junipero Streets Carmel, CA 93921	CA_SLIC	Open
Dayton Fire - Green Dye Spill	1553 Dayton Street Salinas, CA 93901	CA_SLIC	Closed
Diaz Property	Del Monte Boulevard Seaside, CA 93955	CA_SLIC	Open
Don's One Hour Dry Cleaners	Reservation Road Marina, CA 93921	CA_SLIC	Open
FORMER CALIFORNIA LIQUID FERTILIZER	31677 JOHNSON CANYON ROAD GONZALES, CA 93926	CA_SLIC	Closed
FORMER NATIONAL REFRACTORIES	HWY 1 MOSS LANDING, CA 95039	CA_SLIC	Open
Fort Hunter Liggett, Miller Ranch Crossing Diesel Spill, 7-2008	0 Jolon Rd Jolon, CA 93928	CA_SLIC	Closed
ILLICIT DRUG LAB-CASTROVILLE	270 CASTROVILLE HWY CASTROVILLE, CA	CA_SLIC	Closed
LDS Church site	Old Hilltown Road Salinas, CA 93901	CA_SLIC	Closed
LOWER DEL MONTE DUNES (FORMER TEXACO BULK TERMINAL)	DEL MONTE DUNE SITE MONTEREY, CA	CA_SLIC	N/P
Moss Landing Power Plant	Highway One && Dolan Rd. Moss Landing, CA 95039	CA_SLIC	Open
QUANTIC INDUSTRIES, INC.	520 CRAZY HORSE ROAD SALINAS, CA	CA_SLIC	Closed
RUSSO'S MARINE FUELING STATION	DEL MONTE && FIGUEROA MONTEREY, CA	CA_SLIC	Open
SAFEWAY	CROSSROADS SHOPPING CENTER CARMEL, CA	CA_SLIC	Closed
UNION PACIFIC RAILROAD - SALINAS YARD	RICO && WEST LAKE STREETS SALINAS, CA 93901	CA_SLIC	Open
CORRECTIONAL TRAINING FACILITY	5 MILES NORTH OF SOLEDAD SOLEDAD, CA 939600000	CA_ENVIROSTOR_C ORRACT	N/P
DYNEGY MOSS LANDING	HWY 1 && DOLAN RD MOSS LANDING, CA 950390000	CA_ENVIROSTOR_C ORRACT	N/P
FIRESTONE TIRE & RUBBER CO	340 EL CAMINO REAL SO, #48 SALINAS, CA 939010000	CA_ENVIROSTOR_C ORRACT	N/P
FORT HUNTER LIGGETT, US ARMY	FORT HUNTER LIGGETT JOLON, CA 939280000	CA_ENVIROSTOR_C ORRACT	N/P
PACIFIC GAS & ELECTRIC/ MOSS LANDING SWITCHYARD	HWY 1 && DOLAN RD MOSS LANDING, CA 950120000	CA_ENVIROSTOR_C ORRACT	N/P
US ARMY DLIFLC & POM	FORT ORD FORT ORD, CA 939410000	CA_ENVIROSTOR_C ORRACT	N/P



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CAMP ROBERTS (J09CA0030)	Bradley, CA	CA_ENVIROSTOR_C LEANUP	Closed
CRAZY HORSE SANITARY LANDFILL	CRAZY HORSE CANYON ROAD SALINAS, CA 93907	CA_ENVIROSTOR_C LEANUP	Open
Creekbridge Middle School	East Boronda Road/Hemmingway Road Salinas, CA 93906	CA_ENVIROSTOR_C LEANUP	Closed
D'ARRIGO PROPERTY	BROTHERS Herold Parkway/State Highway 101 Gonzales, CA 93926	CA_ENVIROSTOR_C LEANUP	Closed
DAVIS ROAD DISPOSAL SITE	DAVIS ROAD SALINAS, CA 93901	CA_ENVIROSTOR_C LEANUP	Open
Elementary School #12 (Creek Bridge Property)	East Boronda Road/Hemingway Drive Salinas, CA 93906	CA_ENVIROSTOR_C LEANUP	Closed
Elementary School #14 (Global Property)	Williams Road/East Boronda Road Salinas, CA 93906	CA_ENVIROSTOR_C LEANUP	Closed
Elementary School #15 (Matthews Property)	Williams Road/Old Stage Road Salinas, CA 93906	CA_ENVIROSTOR_C LEANUP	Closed
Fanoe Ranch	Between Fanoe Road && Iverson Road Gonzales, CA 93926	CA_ENVIROSTOR_C LEANUP	Open
Fort Ord - East Garrison (VCA)	Northeast side of former Fort Ord Base Fort Ord, CA 93941	CA_ENVIROSTOR_C LEANUP	Open
Fort Ord - University Villages (VCA)	8th Street && 1st Street to the south && HWY 1 to the West City of Marina, CA 93933	CA_ENVIROSTOR_C LEANUP	Open
Fort Ord State Park-MOU with DPR	Intersection of HWY 1 && 8th Street City of Marina, CA 93933	CA_ENVIROSTOR_C LEANUP	Open
FORT ORD, US ARMY	FORT ORD FORT ORD, CA 93941	CA_ENVIROSTOR_C LEANUP	Open
Fort Ord-Del Rey Oaks Development	Del Rey Oaks Monterey, CA 93941	CA_ENVIROSTOR_C LEANUP	Open
LEWIS ROAD DISPOSAL SITE	LEWIS ROAD AROMAS, CA 95004	CA_ENVIROSTOR_C LEANUP	Open
Monte Bella Elementary School	Southwest corner of Tuscany Blvd. && Freedom Parkway Salinas, CA 93901	CA_ENVIROSTOR_C LEANUP	Closed
Olson Elementary School Expansion	175-011-038 Marina, CA 93933	CA_ENVIROSTOR_C LEANUP	Open
Pacific Grove Naval Reserve Center	located in Pacific Grove Pacific Grove, CA 93950	CA_ENVIROSTOR_C LEANUP	Closed
PG&E, MONTEREY MGP	Southwest Corner of Figueroa Street && Del Monte Avenue Monterey, CA 93940	CA_ENVIROSTOR_C LEANUP	Open
Point Pinos Lighthouse	98 Asilomar Avenue. Located near the intersection of Lighthouse Avenue && Asilomar Avenue, on Point Pinos, Pacific Grove Pacific Grove, CA 93950	CA_ENVIROSTOR_C LEANUP	Open
Proposed Elementary School #5 Harrod Property	Northeast of East Boronda/Natividad Road Salinas, CA 93906	CA_ENVIROSTOR_C LEANUP	Closed
Reservation Road High School	FORA Parcels E5a.1 && E5a.2 Marina, CA 93933	CA_ENVIROSTOR_C LEANUP	Open
SALINAS GARRISON (J09CA0926)	Salinas, CA	CA_ENVIROSTOR_C LEANUP	Closed



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SAN ARDO SOLID WASTE DISPOSAL SITE	HIGHWAY 101 && SAN ARDO SAN ARDO, CA 93450	CA_ENVIROSTOR_C LEANUP	Open
WILLIAMS RANCH SITE	Qual Drive/Javelina Drive Salinas, CA 93905	CA_ENVIROSTOR_C LEANUP	Open
FORT ORD REUSE AUTHORITY (EARLY TRANSFER)	3500 ACRES OF THE FORMER FORT ORD; 5 MILES N OF MONTEREY, CA FORT ORD, CA 93941	CA_DTSC_DEED	Open
FORT ORD REUSE AUTHORITY (EARLY TRANSFER)	3500 ACRES OF THE FORMER FORT ORD; 5 MILES N OF MONTEREY, CA FORT ORD, CA 93941	CA_DTSC_DEED	Open
FORT ORD REUSE AUTHORITY (EARLY TRANSFER)	3500 ACRES OF THE FORMER FORT ORD; 5 MILES N OF MONTEREY, CA FORT ORD, CA 93941	CA_DTSC_DEED	Open
FORT ORD REUSE AUTHORITY (EARLY TRANSFER)	3500 ACRES OF THE FORMER FORT ORD; 5 MILES N OF MONTEREY, CA FORT ORD, CA 93941	CA_DTSC_DEED	Open
FORT ORD REUSE AUTHORITY (EARLY TRANSFER)	3500 ACRES OF THE FORMER FORT ORD; 5 MILES N OF MONTEREY, CA FORT ORD, CA 93941	CA_DTSC_DEED	Open
FORT ORD REUSE AUTHORITY (EARLY TRANSFER)	3500 ACRES OF THE FORMER FORT ORD; 5 MILES N OF MONTEREY, CA FORT ORD, CA 93941	CA_DTSC_DEED	Open
FORT ORD REUSE AUTHORITY (EARLY TRANSFER)	3500 ACRES OF THE FORMER FORT ORD; 5 MILES N OF MONTEREY, CA FORT ORD, CA 93941	CA_DTSC_DEED	Open
FORT ORD REUSE AUTHORITY (EARLY TRANSFER)	3500 ACRES OF THE FORMER FORT ORD; 5 MILES N OF MONTEREY, CA FORT ORD, CA 93941	CA_DTSC_DEED	Open
FORT ORD REUSE AUTHORITY (EARLY TRANSFER)	3500 ACRES OF THE FORMER FORT ORD; 5 MILES N OF MONTEREY, CA FORT ORD, CA 93941	CA_DTSC_DEED	Open
FORT ORD STATE PARK-MOU WITH DPR	INTERSECTION OF HWY 1 && 8TH STREET CITY OF MARINA, CA 93933	CA_DTSC_DEED	Open
FORT ORD, CA	28,016 ACRES; 5 MILES N OF MONTEREY, CA FORT ORD, CA 93941	CA_DTSC_DEED	Open
FORT ORD, CA	28,016 ACRES; 5 MILES N OF MONTEREY, CA FORT ORD, CA 93941	CA_DTSC_DEED	Open
FORT ORD, CA	28,016 ACRES; 5 MILES N OF MONTEREY, CA FORT ORD, CA 93941	CA_DTSC_DEED	Open
FORT ORD, CA	28,016 ACRES; 5 MILES N OF MONTEREY, CA FORT ORD, CA 93941	CA_DTSC_DEED	Open
FORT ORD, CA	28,016 ACRES; 5 MILES N OF MONTEREY, CA FORT ORD, CA 93941	CA_DTSC_DEED	Open
FORT ORD, CA	28,016 ACRES; 5 MILES N OF MONTEREY, CA FORT ORD, CA 93941	CA_DTSC_DEED	Open
FORT ORD, CA	28,016 ACRES; 5 MILES N OF MONTEREY, CA FORT ORD, CA 93941	CA_DTSC_DEED	Open
FORT ORD, CA	28,016 ACRES; 5 MILES N OF MONTEREY, CA FORT ORD, CA 93941	CA_DTSC_DEED	Open
FORT ORD, CA	28,016 ACRES; 5 MILES N OF MONTEREY, CA FORT ORD, CA 93941	CA_DTSC_DEED	Open



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FORT ORD, CA	28,016 ACRES; 5 MILES N OF MONTEREY, CA FORT ORD, CA 93941	CA_DTSC_DEED	Open
FORT ORD, CA	28,016 ACRES; 5 MILES N OF MONTEREY, CA FORT ORD, CA 93941	CA_DTSC_DEED	Open
FORT ORD, CA	28,016 ACRES; 5 MILES N OF MONTEREY, CA FORT ORD, CA 93941	CA_DTSC_DEED	Open
FORT ORD, CA	28,016 ACRES; 5 MILES N OF MONTEREY, CA FORT ORD, CA 93941	CA_DTSC_DEED	Open
FORT ORD, CA	28,016 ACRES; 5 MILES N OF MONTEREY, CA FORT ORD, CA 93941	CA_DTSC_DEED	Open
FORT ORD, CA	28,016 ACRES; 5 MILES N OF MONTEREY, CA FORT ORD, CA 93941	CA_DTSC_DEED	Open
FORT ORD, CA	28,016 ACRES; 5 MILES N OF MONTEREY, CA FORT ORD, CA 93941	CA_DTSC_DEED	Open
FORT ORD, CA	28,016 ACRES; 5 MILES N OF MONTEREY, CA FORT ORD, CA 93941	CA_DTSC_DEED	Open
FORT ORD, CA	28,016 ACRES; 5 MILES N OF MONTEREY, CA FORT ORD, CA 93941	CA_DTSC_DEED	Open
FORT ORD-DEL REY OAKS DEVELOPMENT	DEL REY OAKS MONTEREY, CA 93941	CA_DTSC_DEED	Open
GRANITE CANYON MARINE LAB	34500 HIGHWAY ONE MONTEREY, CA 93940	CA_DTSC_DEED	Open
FIRESTONE TIRE & RUBBER CO. (SALINAS PLANT)	340 EL CAMINO REAL S, SALINAS 93901	FED_CERCLIS_NPL	Closed
FORT ORD	FORMER ARMY BASE FORT ORD, MARINA 93933	FED_CERCLIS_NPL	Open
DAYTON STREET CHEMICAL FIRE	1224 DAYTON STREET, SALINAS	FED_CERCLIS_ACTI VE	Open
DUKE ENERGY TANK FIRE	IN MOSS LANDING, MOSS LANDING	FED_CERCLIS_ACTI VE	Open
PRESIDIO OF MONTEREY CA	DEFENSE LANGUAGE INSTITUTE, PRESIDIO OF MONTEREY 93944	FED_CERCLIS_ACTI VE	Open
AEROJET GENERAL CORP	1321 SALINAS HWY MONTEREY, CA 93940	FED_CERCLIS_ARC HIVED	Open
AMSTAR CORP SPRECKELS SUGAR DIV F-1	SPRECKELS BLVD SPRECKELS, CA 93962	FED_CERCLIS_ARC HIVED	Open
BERMAN STEEL CO	ON HWY 101 APPROX 3 MI S OF SALINAS, CA 93901	FED_CERCLIS_ARC HIVED	Open
COMSAT	CACHAGUA RD UPPER CARMEL VALLEY, CA 93924	FED_CERCLIS_ARC HIVED	Open
CPB	SE SIDE OF OLD HILLTOWN RD. SALINAS, CA 93906	FED_CERCLIS_ARC HIVED	Open
DAVIS RD DSPL SITE	DAVIS RD SALINAS, CA 93901	FED_CERCLIS_ARC HIVED	Open
FORT HUNTER LIGGETT	FORT HUNTER LIGGETT JOLON, CA 93928	FED_CERCLIS_ARC HIVED	Open
KAISER REFRACTORIES MOSS LANDING	HWY ONE MOSS LANDING, CA 95039	FED_CERCLIS_ARC HIVED	Open



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MARINA WELL #9	1 MI E OF HWY 1 && DEL MONTE BL MARINA, CA 93933	FED_CERCLIS_ARC HIVED	Open
MOSS LANDING HARBOR ISLAND	SANDHOLT RD OPPOSITE 7532 SANDHOLT MOSS LANDING, CA 95039	FED_CERCLIS_ARC HIVED	Open
NAVAL POSTGRADUATE SCHOOL	DEL MONTE AVENUE MONTEREY, CA 93940	FED_CERCLIS_ARC HIVED	Open
OLD SAND CITY DUMP	EAST OF HWY 101 A FREMONT BLVD MONTEREY, CA 93940	FED_CERCLIS_ARC HIVED	Open
PG&E GAS PLANT MONTEREY	DEL MONTE FRANKLIN ADAMS FIGER MONTEREY, CA 93940	FED_CERCLIS_ARC HIVED	Open
PG&E GAS PLANT SALINAS	BRIDGE E LAKE SOLEDAD && E MARK SALINAS, CA 93901	FED_CERCLIS_ARC HIVED	Open
POINT SUR NAVAL FACILITY	BIG SUR BIG SUR, CA 93920	FED_CERCLIS_ARC HIVED	Open
WESTERN FARM SERVICE	1127 TERREN AVE SALINAS, CA 93901	FED_CERCLIS_ARC HIVED	Open
AERA SAN ARDO UNIT	66893 SARGENT CYN RD SAN ARDO, CA93450	FED_RCRA_GEN	Active
AMSTAR CORP SPRECKELS SUGAR DIV F-1	SPRECKELS BLVD SPRECKELS, CA93962	FED_RCRA_GEN	Active
BUTTS PONTIAC CADILLAC	4 HEITSINER PLAZA - AUTO CENTE SEASIDE, CA93955	FED_RCRA_GEN	Active
CARMEL CLEANERS	JUNIPERO @ 3RD CARMEL, CA93921	FED_RCRA_GEN	Active
CARMEL UNIFIED SCHOOL DISTRICT	CARMEL VALLEY ROAD CARMEL, CA93922	FED_RCRA_GEN	Active
CHEMICAL LIME NATIVIDAD PLANT	11771 OLD STAGE RD SALINAS, CA93908	FED_RCRA_GEN	Active
CORRECTIONAL TRAINING FACILITY	5 MILES NORTH OF SOLEDAD SOLEDAD, CA93960	FED_RCRA_GEN	Active
COUNTRY CLUB CLEANERS	910 DELMONTE CENTER MONTEREY, CA93940	FED_RCRA_GEN	Active
CROP FLIGHT INC	40500 METZ RD GREENFIELD, CA93927	FED_RCRA_GEN	Active
DOHS-MONTEREY CO	1200 AGUAJITA RD MONTEREY, CA93940	FED_RCRA_GEN	Active
FORT ORD REUSE AUTHORITY	SE CORNER OF 8TH AVE. & GIGGLING RD SEASIDE, CA93955	FED_RCRA_GEN	Active
GENE'S IMPORT AUTO BODY	531 A SHASTA SAND CITY, CA93955	FED_RCRA_GEN	Active
MISSION PARK ELEMENTARY	403 ACACICA STREET SALINAS, CA93901	FED_RCRA_GEN	Active
NATIONAL REFRACTORIES & MINERALS	HWY 1 MOSS LANDING, CA95039	FED_RCRA_GEN	Active
NAVAL SUPPORT ACTIVITY MONTEREY	7 GRACE HOPPER AVE MONTEREY, CA93943	FED_RCRA_GEN	Active
ORD MILITARY COMMUNITY	BLDG. 4495 JOE LLOYD WAY MONTEREY, CA93944	FED_RCRA_GEN	Active



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SALINAS RIVER COGENERATION CO	STAR RTE 42 SARGENTS RD SAN ARDO, CA93450	FED_RCRA_GEN	Active
SARGENT COGENERATION CO	CANYON STAR ROUTE 42, SKYLINE RD SAN ARDO, CA93450	FED_RCRA_GEN	Active
SHELL OIL CO	1290 DEL MONTE MONTEREY, CA93940	FED_RCRA_GEN	Active
SHELL STATION #204-7320-0200	HWY 101/SOLEDAD SOLEDAD, CA93960	FED_RCRA_GEN	Active
STONE CONTAINER CORP	1078 MERILL ST SALINAS, CA93901	FED_RCRA_GEN	Active
U.S ARMY GARRISON - FORT HUNNTER LIGGETT	ATTW: IMWE-CST-PWE JOLON, CA93928	FED_RCRA_GEN	Active
USCG GROUP MONTEREY	100 LIGHT HOUSE AVE MONTEREY, CA93940	FED_RCRA_GEN	Active
USNAVY POINT SUR NAVAL FACILITY	NAVAL FACILITY POINT SUR BIG SUR, CA93920	FED_RCRA_GEN	Active
DYNEGY MOSS LANDING LLC	HWY 1 AND DOLAN RD SOUTH PROPERTY MOSS LANDING, CA95039 0690	FED_RCRA_TSD	Active
DYNEGY MOSS LANDING LLC	HWY 1 AND DOLAN RD SOUTH PROPERTY MOSS LANDING, CA95039 0690	FED_RCRA_COR	Active
FIRESTONE TIRE & RUBBER CO	340 EL CAMINO REAL SOUTH SALINAS, CA93902	FED_RCRA_COR	Inactive
U.S ARMY GARRISON - FORT HUNNTER LIGGETT	ATTW: IMWE-CST-PWE JOLON, CA93928	FED_RCRA_COR	Active
	1201 FOREST AVE. PACIFIC GROVE, CA	FED_ERNS	Open
	HWY 101 SOLEDAD, CA	FED_ERNS	Open
	1135 MADISON LN SALINAS, CA	FED_ERNS	Closed
	7881 SANDHOLDT ROAD MOSS LANDING, CA 95039	FED_ERNS	N/P
	7881 SANDHOLDT ROAD MOSS LANDING, CA 95039	FED_ERNS	N/P
	32 CANNERY ROW MONTEREY, CA 93940	FED_ERNS	N/P
	SOLEDAD, CA	FED_ERNS	N/P
	7881 SANDHOLDT ROAD MOSS LANDING HARBOR MOSS LANDING, CA 95039	FED_ERNS	Open
	256 FIGUEROA STREET MONTEREY, CA 94340	FED_ERNS	N/P
	66893 SERGEANT ROAD SAN ARDO, CA 93450	FED_ERNS	Closed
	MONTEREY, CA	FED_ERNS	N/P
	1076 & 1078 CHALONE DR. GREENFIELD, CA	FED_ERNS	Closed



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	217 NASSOLO CT. SALINAS, CA	FED_ERNS	N/P
	32 CANNERY ROW MONTEREY, CA 93940	FED_ERNS	Closed
	SALINAS RAIL FACILITY SALINAS, CA	FED_ERNS	N/P
	315 ENGLISH AVE MONTEREY, CA	FED_ERNS	Closed
	MOSS LANDING, CA	FED_ERNS	N/P
	7600 SANDHOLDT ROAD MOSS LANDING, CA	FED_ERNS	N/P
	7881 SANDHOLDT ROAD MOSS LANDING, CA 95039	FED_ERNS	Closed
	7881 SANDHOLDT ROAD MOSS LANDING, CA 95039	FED_ERNS	Open
	MONTEREY, CA	FED_ERNS	N/P
	500 SOUTH ALTA ST. GONZALES, CA	FED_ERNS	Closed
	36 37.1N 121 52.7W MONTEREY, CA	FED_ERNS	N/P
	1 PALO COLORADO ROAD CARMEL, CA	FED_ERNS	N/P
	NEAR HWY 1 , CA	FED_ERNS	N/P
	, CA	FED_ERNS	N/P
	APROXIMATELY 4 NM OFF POINT SUR , CA	FED_ERNS	N/P
	7881 SANDHOLDT ROAD MOSS LANDING, CA 95039	FED_ERNS	N/P
	MONTEREY, CA	FED_ERNS	N/P



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Description of Databases Searched

The JCP-LGS Commercial Environmental Screening Report is based on an electronic search of certain federal 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 (CERCLIS 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."

Source Agency: U.S. Environmental Protection Agency.

Search Distance Used: 1.0 mile

Database last checked by JCP-LGS: September 2015

WANT MORE INFORMATION? Contact the United States Environmental Protection Agency, (800) 424-9346.

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: September 2015

WANT MORE INFORMATION? Contact the United States Environmental Protection Agency, (800) 424-9346.

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

The Comprehensive Environmental Response, Compensation, and Liability Act Information System (CERCLIS) is a list of sites that the Federal EPA is investigating 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: September 2015

WANT MORE INFORMATION? Contact the United States Environmental Protection Agency, (800) 424-9346.

CERCLIS Sites That Have Been Archived (CERCLIS-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 CERCLIS database, have been removed from that database into 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: September 2015

WANT MORE INFORMATION? Contact the United States Environmental Protection Agency, (800) 424-9346.

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.



Environmental Screening Report For MONTEREY County

Property Address: 50351 PINE CANYON RD
KING CITY, MONTEREY COUNTY, CA 93930
("Property")

APN: 221-181-002-000
Report Date: 02/24/2016
Report Number: 1866191

Source Agency: U.S. Environmental Protection Agency.

Search Distance Used: 0.5 mile

Database last checked by JCP-LGS: September 2015

WANT MORE INFORMATION? Contact the United States Environmental Protection Agency, (800) 424-9346.

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.

Source Agency: U.S. Environmental Protection Agency.

Search Distance Used: 0.5 mile

Database last checked by JCP-LGS: October 2015

WANT MORE INFORMATION? Contact the United States Environmental Protection Agency, (800) 424-9346.

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: September 2015

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). 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: September 2015

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).



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Source Agency: California Integrated Waste Management Board.

Search Distance Used: 0.5 mile

Database last checked by JCP-LGS: September 2015

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: September 2015

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: November 2014

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: September 2015

WANT MORE INFORMATION? Contact the United States Environmental Protection Agency, (800) 424-9346.

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 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: September 2015

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: September 2015

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



JCP-LGS Commercial Property Disclosure Reports

Environmental Screening Report

For MONTEREY County

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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: September 2014

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: September 2015

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 EnviroCheck™ 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: November 2014

WANT MORE INFORMATION? Contact the local responsible agency from the online directory at www.calepa.ca.gov/CUPA/Directory/default.aspx.

END OF ENVIRONMENTAL SCREENING REPORT SECTION
See Terms and Conditions at end of this Report.



JCP-LGS Commercial Property Disclosure Reports Terms and Conditions

Property Address: 50351 PINE CANYON RD
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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.
- 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.



JCP-LGS Commercial Property Disclosure Reports Terms and Conditions

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- 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. 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**
1. 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.
 2. 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.** Because California's Residential Natural Hazard Disclosure Law requires disclosure if any portion of the Property is located within a specified natural hazard area/zone, the Report must indicate that the subject Property falls within the area/zone if any portion of such a condominium project, planned unit development, or common area is located within a specified hazard area/zone.
- 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. All disputes and claims arising out of or relating to the Report must be resolved by binding arbitration. This Report to arbitrate includes, but is not limited to, all disputes and claims between JCP-LGS, 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, JCP-LGS, 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 consider claims for injunctive or declaratory relief, or to grant relief effecting anyone other than the individual claimant.
- The arbitration is governed by the Commercial Arbitration Rules and the Supplementary Procedures for Consumer Related Disputes (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 this 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