

CERES

M. Grant Real Estate, Inc.

**PHASE I
ENVIRONMENTAL SITE ASSESSMENT ***

**Undeveloped Property
APN 384-142-04-00 (off Sunset Trail)
Santee, California**



CERES, Corp.

4617 CALAVO DRIVE
LA MESA, CALIFORNIA 91941
Phone (800) 258-1490

* Based on guidelines designated in ASTM E 1527-13 for the Phase I Environmental Site Assessment Process

CERES

To the user:

This Phase I Environmental Site Assessment (ESA) report is designed by CERES and is based on the *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* developed by the American Society for Testing and Materials (ASTM) Committee E-50 on Environmental Assessment, designated E 1527-13. The purpose of E 1527-13 is to define good commercial and customary practice in the United States of America for conducting an ESA of a parcel of commercial real estate with respect to the range of contaminants within the scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) and petroleum products. As such, this practice is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability; that is, the practices that constitute “all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice” as defined in 42 USC Section 9601(35)(B). An evaluation of business environmental risk associated with a parcel of commercial real estate may necessitate investigation beyond that identified in this practice (ASTM E 1527-13, Section 1.1).

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in Section 312.10 of 40 CFR 312 and we have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. Unless otherwise indicated herein, we have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312 (ASTM E 1527-13, Sections 12.13.1 and 12.13.2). Qualifications of the individuals who prepared this report are included in Appendix A - Professional Qualifications (ASTM E 1527-13, Section 12.14).

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COVER: View of the south end of the Property looking northeastward from Sunset Trail

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Prepared for:

M. Grant Real Estate, Inc.

8510 Railroad Avenue
Santee, California 92072

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Undeveloped Property
APN 384-142-04-00 (off Sunset Trail)
Santee, California

Project C471-01

Prepared by:



Scott W. Green
Senior Environmental Specialist

Reviewed by:



Jeffrey B. Fleming, REPA #994321
President



(E 1527-13, Section 12.12)

CERES, Corp.

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May 3, 2017

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1.0 SUMMARY, CONCLUSIONS, AND RECOMMENDATIONS

At the request of M. Grant Real Estate, Inc., CERES Corp., (CERES) completed a Phase I Environmental Site Assessment (ESA) of an undeveloped property assigned to Assessor's Parcel Number 384-142-04-00, and located within the city limits of Santee, San Diego County, California (Property) (refer to Figure 1 - Property Location Maps). The Phase I ESA included: a Property and adjoining sites reconnaissance; interviews with informed persons; reviews of public records, historical topographic maps, aerial photographs, and an environmental database report.

The reported 2.74-acre Property is located on the north side of Sunset Trail and about 600 feet east of Graves Avenue. It is reportedly owned by Santee Storage, LLC. The sloped Property was covered with naturally-occurring vegetation at the time of the Property reconnaissance. CERES observed a relatively small quantity of broken concrete debris in the southeastern portion of the Property. Other evidence of possible illicit dumping was not observed. It is possible that this debris was from a foundation of a small structure that appeared to be present on the eastern adjoining site in the early 2000s.

CERES has performed a Phase I ESA in conformance with the scope and limitations of ASTM E 1527-13 of the Property and to the limitations provided in Section 6.0 of this report. Any exceptions to, or deletions from, this practice, if any, are described herein. This assessment has revealed no evidence of recognized environmental conditions (including historical and controlled) in connection with the Property (E 1527-13, Section 12.8.1). Based on the findings of this assessment, CERES does not recommend additional assessment at this time (E 1527-13, Sections 12.5. and 12.6).

2.0 PHYSICAL SETTING

2.1 UNITED STATES GEOLOGICAL SURVEY (USGS) MAP REVIEW (E 1527-13, Section 8.2.4)

The elevation of the Property ranges from approximately 490 to 570 feet above mean sea level (amsl). The immediate surrounding area of the Property slopes westward at a gradient of approximately 1.8×10^{-1} feet per foot. The nearest surface water to the Property is the San Diego River which is located about one mile to the northwest (United States Geological Survey [USGS], 1967, *El Cajon Quadrangle, California - San Diego County, 7.5 Minute Series (Topographic)*; photorevised 1975, scale 1:24,000).

2.2 PROPERTY ENVIRONMENTAL CONDITIONS (E 1527-13, Section 9.4.1.6)

The Property is underlain by Mesozoic -age granitic rocks consisting of biotite granite (gr₃). This light- to dark-colored granite is characterized by abundant coarse pink to gray feldspar and biotite (California Division of Mines and Geology, 1992, *Geologic Map of California, San Diego - El Centro Sheet*). Soil underlying the Property is described as Visalia sandy loam, 9 to 15 percent slopes (VaD). This strongly sloping soil generally occurs at the base of steep slopes. In many areas it formed in colluvium of sandy loam texture. Runoff is medium and VaD has a moderate erosion hazard. The Visalia series consists of moderately well drained, very deep sandy loams derived from granitic alluvium (United States Department of Agriculture, Soil Conservation Service and Forest Service, 1973, *Soil Survey, San Diego Area, California*).

Depth to groundwater beneath the Property was not found. Groundwater depth reportedly ranged from 19 to 23 feet below ground surface (bgs) as measured from groundwater monitoring wells installed at 10775 Rockville Street. The measurements were made in 1998 and 1999. This site is located about 1,000 feet west-northwest of the northwestern Property corner (across California State Highway 67). Groundwater flow direction was not reported from this site (Geocon, Inc., July 12, 2016, *Soil Management Plan, Santee Self-Storage, 10775 Rockville Street, Santee, California*). Based on an interpretation of elevation contours, groundwater beneath the Property is expected to flow approximately westward.

The Property is located in the Santee Hydrologic Subarea of the Lower San Diego Hydrologic Area of the San Diego Hydrologic Unit of the San Diego Basin Planning Area (907.12). Groundwater in the Santee Hydrologic Subarea is beneficial for municipal, agricultural, and industrial supply and process uses (California Regional Water Quality Control Board, 1994, *Water Quality Control Plan for the San Diego Basin (9)*).

3.0 PROPERTY RECONNAISSANCE

3.1 PROPERTY AND ADJOINING SITES DESCRIPTION

An unaccompanied walking reconnaissance of the Property was made on May 2, 2017, by Mr. Scott Green. Environmental irregularities, problems, and concerns, if noted, were marked on a map drawn by CERES in the field (E 1527-13, Section 9.2.3). The Property was observed for evidence of hazardous substances that may affect the environmental quality of the Property. CERES observed the Property for evidence of aboveground and underground storage tanks (ASTs and USTs), surface staining, hazardous materials, suspected polychlorinated biphenyls (PCBs)-containing devices, asbestos-containing building materials (ACBMs), and other indications of environmental concern.

The reported 2.74-acre Property is undeveloped and characterized as sloped, naturally vegetated terrain with occasional rock outcrops. CERES observed a relatively small quantity of broken concrete debris in the southeastern portion of the Property. Refer to Figure 2 and Photographs 1 through 6 in Section 7.0 - Property Photographs (E 1527-13, Section 9).

POTABLE WATER (E 1527-13, Section 9.4.1.9)

Potable water is not currently provided to the Property. Padre Dam Municipal Water District is the likely source of water for future developments.

HEATING AND COOLING (E 1527-13, Section 9.4.3.1)

Heating, ventilation and air conditioning energy s not currently provided to the Property. The source of this energy for future developments is expected to be San Diego Gas and Electric (SDG&E).

SEWAGE DISPOSAL SYSTEM (E 1527-13, Sections 9.4.1.10 and 9.4.4.7)

Sewage disposal for the Property is not currently provided to the Property. Padre Dam Municipal Water District will likely provide municipal sewer service to future developments. Evidence of cesspools was not found.

INTERIOR--STAINS, CORROSION, DRAINS, AND SUMPS (E 1527-13, Sections 9.4.3.2 and 9.4.3.3)

Interior spaces are not present at the Property.

EXTERIOR--PITS, PONDS, LAGOONS, SURFACE STAINING, STRESSED VEGETATION, AND WELLS (E 1527-13, Sections 9.4.4.1, 9.4.4.2, 9.4.4.3, and 9.4.4.6)

Pits, ponds, lagoons, significant surface staining, stressed vegetation, and wells were not observed on the Property.

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SOLID WASTE AND WASTE WATER (E 1527-13, Sections 9.4.4.4 and 9.4.4.5).

Other than a relatively small quantity of broken concrete debris in the southeastern portion of the Property, solid waste and waste water were not observed on the Property.

CURRENT AND PAST USES OF ADJOINING SITES AND SURROUNDING AREA (E 1527-13, Sections 9.4.1.3, 9.4.1.4, and 9.4.1.5)

Undeveloped, naturally vegetated land adjoins the northern border and approximate northern half of the eastern Property border. A driveway to a single-family residence passes through the land north of the Property. An undeveloped parcel and a multi-story residential building of the Lantern Crest Senior Living facility adjoin the Property to the south, across Sunset Trail. A multi-story residential building of the Lantern Crest Senior Living facility adjoins the approximate southern half of the eastern Property border. A large apartment complex (Highline Apartments at 8729 Graves Avenue) adjoins the approximate northern half of the western Property border. A single-family residence (10952 Sunset Trail) adjoins the approximate southern half of the western Property border. The immediate surrounding area of the Property is dominated by single- and multi-family residential uses.

3.2 HAZARDOUS MATERIALS

HAZARDOUS MATERIALS (E 1527-13, Sections 9.4.2.3, 9.4.2.8 and 9.4.2.9)

Evidence of the storage of hazardous materials was not observed at the Property.

STORAGE TANKS (E 1527-13, Section 9.4.2.4)

Evidence of USTs, ASTs, clarifiers, and other hazardous materials storage tanks was observed during the Property reconnaissance.

ODORS, POOLS OF LIQUID, DRUMS (E 1527-13, Sections 9.4.2.5, 9.4.2.6 and 9.4.2.7)

Evidence of unusual odors, pools of liquid, or drums was not observed during the Property reconnaissance.

POLYCHLORINATED BIPHENYLS (PCBs) (E 1527-13, Section 9.4.2.10)

Evidence of PCBs was not found during the Property reconnaissance.

4.0 INTERVIEWS AND DATABASE REVIEW

4.1 INTERVIEWS

- CERES interviewed Ms. Shannon Hines, a representative of the Property owner, for information regarding past uses of the Property and the use, storage, or disposal of hazardous materials on the Property. Ms. Hines indicated that the Property has never been developed, and that she was not aware of any issues regarding hazardous materials/wastes. She was also not aware of the presence or past presence of Property USTs or other subsurface features of concern (E 1527-13, Section 10).
- Mr. Michael Grant, a Property owner, completed a *User Questionnaire* (UQ) provided by CERES. Mr. Grant did not indicate environmental issues regarding the Property on the UQ. Refer to Appendix B - Additional Records for a copy of the completed UQ (E 1527-13, Section 10).
- CERES contacted the County of San Diego Department of Environmental Health (DEH) with a request to research UST and hazardous materials files for the Property listed under the Assessor's Parcel Number. According to Mr. Edwin C. Andrus of the DEH, records for the Property were not found (E 1527-13, Section 11).

All pertinent records may not have been available for this review. If a site is currently under litigation, the file information will not be made available. In addition, some public records may be filed by information that was not given to CERES, i.e. incident date, and thus may not have been accessed.

4.2 ENVIRONMENTAL DATABASE REVIEW

CERES subcontracted the services of an environmental database search firm to provide a list of sites within designated distances of the Property that are listed by regulatory agencies as having potential environmental concern (refer to Appendix C - Environmental Database Report). This is done to assess the potential for offsite contamination which may adversely affect the environmental quality of the Property. A table is provided in Appendix C indicating referenced agency lists and the distances from the Property for which searches are conducted (E 1527-13, Section 8.2.1.1).

CERES used a fictitious address of 11000 Sunset Trail to aid in the search. The environmental database report was generated on April 19, 2017. Selected sites found on referenced agency lists within the designated distances of the Property are discussed below. Sites which are listed as not requiring further action (NFA) or were deemed by CERES to be too distant to represent an environmental concern, are excluded from the discussion. Acronyms placed in bold letters refer to database lists and the bold number is the map identification number. The Property and its adjoining sites were not found on referenced agency lists. Nearby sites to the Property were found on referenced agency lists as follows:

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- 1 Construction Renovation Services, 8731 Graves Avenue, is located northwest of the Property, and is listed on **HAZNET** as a facility that generated 58.99 tons of asbestos-containing waste in 2004. Other pertinent information was not included in this listing.
- 2 Construction Renovation Services, 1103 Calabria Street, is located northeast of the Property, and is listed on **HAZNET** as a facility that generated 0.42 tons of an unspecified aqueous solution and 0.37 tons of an unspecified organic liquid mixture in 2007. Other pertinent information was not included in this listing.

The nearest **Leaking UST** site to the Property is as follows:

- A3** J L Davidson Company, 8641 Magnolia Avenue, is reportedly located 0.256 miles west-southwest of the Property, and is listed on **SAN DIEGO CO. SAM** and **LUST**, as a facility that has been assigned an unauthorized release case by the DEH. The case was opened in July 1999, and apparently involved impact to the “soils only” by diesel fuel. The DEH closed this case on January 15, 2002. This site is too distant to represent a significant risk to the environmental integrity of the Property.

Other than the aforementioned, there are numerous sites listed on various agency lists within one-half mile of the Property. This is reflective of the light industrial nature of the immediate surrounding area of the Property. Based on distance and/or case status, the sites listed in the database report are not considered by CERES to represent a significant environmental concern to the Property.

Munger Map Book, California-Alaska Oil and Gas Fields, 1994, is a compilation of maps produced by the State of California Department of Natural Resources - Division of Oil and Gas, Oil Operators, Munger Oilgram, and other journals of present or past drilling locations for oil and gas exploration. CERES reviewed the map book to assess if oil wells were located on the Property. Wells were not depicted on the Property or on its adjoining sites.

5.0 HISTORICAL REVIEW**5.1 HISTORICAL AERIAL PHOTOGRAPHS AND TOPOGRAPHIC MAP**

Historical aerial photographs were reviewed by CERES using an Abrams Instrument Corporation stereoscope, model CB-1, with a built-in 2-power magnifier, and 4-power binoculars. During review, CERES looked for evidence of hazardous materials and features that might affect the environmental quality of the Property, such as sumps, pits, ponds, lagoons, ASTs, landfills, outside storage of hazardous materials, and general land use (E 1527-13, Section 8.3.4.1).

This review has been supplemented by geographic place names and other data obtained in other assessment activities of this ESA. Thirteen aerial photographs, one set of stereoscopic aerial photographs, and one topographic map were reviewed as follows.

SOURCE	YEAR/DATE	PRINTED SCALE	MEDIUM
County of San Diego	1928	1 inch equals 1,000 feet	Stereoscopic Aerial Photographs
historicaerials.com	1953	not printed	Single Aerial Photograph
CERES Archives (XI-SD-12-13)	March 4, 1958	1 inch equal 3,250 feet	Single Aerial Photograph
historicaerials.com	1964	not printed	Single Aerial Photograph
historicaerials.com	1966	not printed	Single Aerial Photograph
historicaerials.com	1971	not printed	Single Aerial Photograph
historicaerials.com	1980	not printed	Single Aerial Photograph
historicaerials.com	1989	not printed	Single Aerial Photograph
Google Earth	May 30, 1994	not printed	Single Aerial Photograph
Google Earth	June 27, 2002	not printed	Single Aerial Photograph
Google Earth	December 24, 2006	not printed	Single Aerial Photograph
Google Earth	August 23, 2010	not printed	Single Aerial Photograph
Google Earth	November 13, 2011	not printed	Single Aerial Photograph
Google Earth	December 22, 2014	not printed	Single Aerial Photograph
United States Geological Survey	1967, Photorevised 1975	1 inch equals 2,000 feet	El Cajon Quadrangle Topographic Map

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Aerial Photographs

- 1928** - The Property and its immediate surround area were undeveloped and covered in naturally-occurring vegetation. Sunset Trail was not present.
- 1953** - The approximate northern half of the Property was undeveloped and covered in naturally-occurring vegetation. The approximate southern half of the Property was undeveloped but appeared to be a furrowed field interspersed with a few trees. Undeveloped land adjoined the Property to the north, south (across unpaved Sunset Trail), and east. The western Property border was adjoined by agricultural land, including what appeared to be a young orchard. A few small structures were also evident on this adjoining area. Graves Avenue and California State Highway 67 were not present.
- 1958** - Except that the adjoining orchard was not observed, significant discernible changes to the Property and its adjoining sites were not observed from what was noted in the 1953 photograph.
- 1964** - Significant discernible changes to the Property and its adjoining sites were not observed from what was noted in the 1958 photograph. Graves Avenue was apparent but appeared to terminate at Sunset Trail. California State Highway 67 appeared to be under construction in the vicinity of the Property.
- 1966** - Significant discernible changes to the Property and its adjoining sites were not observed from what was noted in the 1964 photograph. Graves Avenue extended northward beyond Sunset Trail. California State Highway 67 had been completed.
- 1971** - Significant discernible changes to the Property and its adjoining sites were not observed from what was noted in the 1966 photograph.
- 1980** - Except that agricultural activities appeared to cease on the adjoining site to the west, significant discernible changes to the Property and its adjoining sites were not observed from what was noted in the 1971 photograph.
- 1989** - The Property and its adjoining sites to the north, south (across Sunset Trail), and east were undeveloped and covered in naturally-occurring vegetation. The existing apartment complex adjoined the approximate northern half of the western Property border. The existing residential site adjoined the approximate southern half of the western Property border.
- 1994** - Significant discernible changes to the Property and its adjoining sites were not observed from what was noted in the 1989 photograph. The existing apartment complex was noted nearby to the southwest of the Property, across Sunset Trail.
- 2002** - Except for a small structure on the adjoining site to the east, significant discernible changes to the Property and its adjoining sites were not observed from what was noted in the 1994 photograph.

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- 2006** - Significant discernible changes to the Property and its adjoining sites were not observed from what was noted in the 2002 photograph.
- 2010** - Except that the small structure on the adjoining site to the east appeared to have been removed, significant discernible changes to the Property and its adjoining sites were not observed from what was noted in the 2006 photograph.
- 2011** - Construction activities (grading) was apparent on the adjoining site to the south, across Sunset Trail. The existing senior living facility adjoined the approximate southern half of the eastern Property border. Significant discernible changes to the Property and its other adjoining sites were not observed from what was noted in the 2010 photograph.
- 2014** - The existing senior living facility adjoined the Property to the south, across Sunset Trail. Significant discernible changes to the Property and its other adjoining sites were not observed from what was noted in the 2011 photograph.

Topographic Map (E 1527-13, Section 8.3.4.5)

CERES reviewed *El Cajon Quadrangle, California - San Diego County, 7.5 Minute Series (Topographic)* map printed at a scale of one inch equals 2,000 feet (USGS, 1967, photorevised 1975). This map depicts features from 1967 and 1975 as photorevisions, as follows:

- 1967** - The Property was depicted as undeveloped. Sunset Trail off Graves Avenue was depicted as well as a short road that led from Sunset Trail and terminated near the northwestern Property corner. A few small structures were depicted in the immediate vicinity of the Property, including a structure that appeared to be on an adjoining site near the southwestern Property corner.
- 1975** - Photorevised features were not depicted on the Property or in its immediate vicinity.

5.2 BUILDING DEPARTMENT RECORDS

CERES requested a review of building department records for the Property at the City of Santee Building Department. According to Building Department staff, permits have not been issued for the Property (E 1527-13, Section 8.3.4.7).

5.3 ADDITIONAL HISTORICAL SOURCES

The aforementioned sources of historical information provided historical information of the Property use pursuant to Section 8.3 of E 1527-13; thus, additional information and reports were not reviewed for this ESA.

5.4 SUMMARY OF HISTORICAL USE

Based on reviews of available historical records, the Property has been undeveloped since as early as 1928. Furrowing on the approximate southern half of the Property observed in aerial photographs dated as early as 1953, suggest that a small agricultural operation may have been occurred on this portion of the Property in the 1950s and 1960s. Reasonably ascertainable historical information dated prior to 1928, was not found during the assessment activities of this Phase I ESA (E 1527-13, Section 8.3.2).

6.0 LIMITATIONS

The scope of work described herein is designed to meet the minimum requirements of ASTM document E 1527-13. However, it is not intended to be all inclusive, identify all potential concerns, or eliminate the possibility of the Property having some degree of environmental problems. It is possible that variations in soil or groundwater conditions or unpermitted, undocumented, or concealed improvements or alterations to the Property could exist beyond what was found during this ESA. Changes in observed conditions could also occur in the future due to variations in environmental and physical conditions.

Any geologic and hydrogeologic data are gathered for drawing conclusions, by CERES, within the context and timing of this report only.

No ESA can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. Performance of Practice E 1527-13 is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with a property, and this practice recognizes reasonable limits of time and cost (E 1527-13, Section 4.5.1).

All appropriate inquiry does not mean an exhaustive assessment of a clean property. There is a point at which the cost of information obtained or the time required to gather it outweighs the usefulness of the information and, in fact, may be a material detriment to the orderly completion of transactions. One of the purposes of E 1527-13 is to identify a balance between the competing goals of limiting the costs and time demands inherent in performing an ESA and the reduction of uncertainty about unknown conditions resulting from additional information (E 1527-13, Section 4.5.2). Not every property will warrant the same level of assessment (E 1527-13, Section 4.5.3).

Much of the information on which the conclusions and recommendations of this ESA are based comes from data provided by others. CERES is not responsible for the accuracy or completeness of this information. CERES is not required to verify independently the information provided [from others] but may rely on information provided (E 1527-13, Section 7.5.2.1). Inaccurate data or information that was not found or made available to CERES may result in a modification of the presented conclusions and recommendations.

REPORT USE

This report was prepared for the sole use and benefit of M. Grant Real Estate, Inc. This report is not a legal opinion and does not offer warranties or guarantees.

CERES would like to thank M. Grant Real Estate, Inc., for the opportunity to work on this project. We look forward to working together on future projects.

7.0 PROPERTY PHOTOGRAPHS



Photograph 1: View of the south end of the Property looking northwestward from Sunset Trail



Photograph 2: View of the southern end of the Property looking southward



Photograph 3: View of the northern end of the Property looking northward



Photograph 4: View of the central portion of the Property looking southward



Photograph 5: View of the central portion of the Property looking northward



Photograph 6: View of concrete debris located in the southeastern portion of the Property

FIGURES



Delorme Street Atlas USA 2015

Undeveloped Property
 APN 384-142-04-00 (off Sunset Trail)
 Santee, California

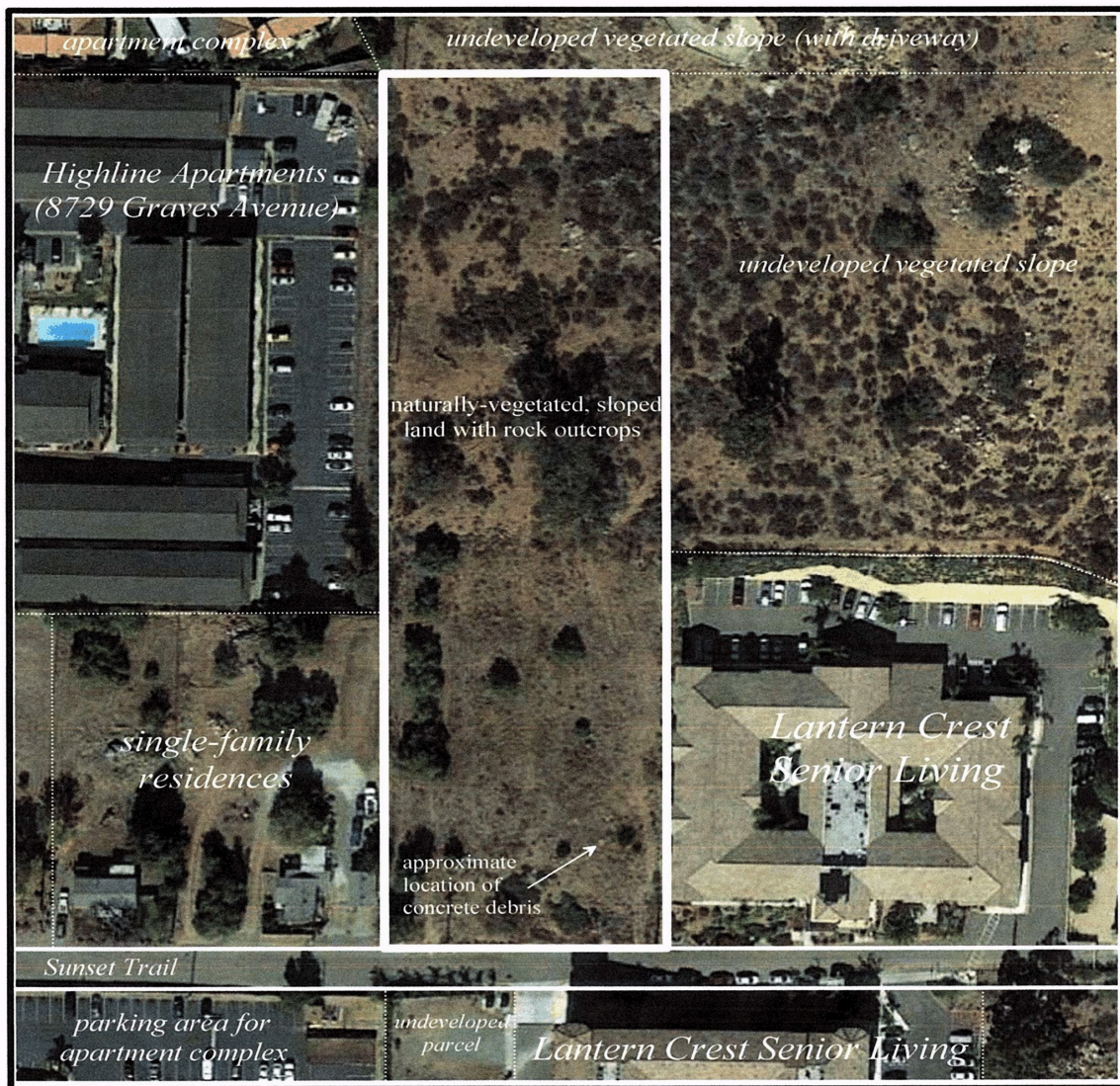


Property
 Location Maps

FIGURE
1

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Project C471-01 May 2017



Approximate scale: 1 inch = 105 feet

underlying image courtesy of Google Earth collection date: November 8, 2016

Undeveloped Property
APN 384-142-04-00
(off Sunset Trail)
Santee, California

— approximate Property border
Adjoining sites in italics



Property Map

FIGURE
2

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Project C471-01

May 2017

APPENDIX A
PROFESSIONAL QUALIFICATIONS

SCOTT W. GREEN

SENIOR ENVIRONMENTAL SPECIALIST

Education

Degree

Bachelor of Science, Environmental Science, University of California, Santa Barbara, California

Certification

OSHA, Hazardous Waste Operators and Emergency Response (HAZWOPER) Standard, 29 CFR 1910.120(e) and 8 CCR 5192(e), Environmental Training and Compliance

Registration

State of Nevada, Certified Environmental Manager

Summary of Experience

Mr. Green has twenty-three years experience in conducting and managing environmental investigations. His experience includes supervision of assessment and remediation projects associated with contaminated soil and groundwater sites, including underground storage tank removals, groundwater and vadose zone well completions, and soil and groundwater quality assessment and mitigation. He is experienced in interfacing with clients and regulatory agencies. Mr. Green is also experienced in conducting and managing Phase I, II, and III Environmental Site Assessments (ESAs) and Transaction Screen Assessments (TSAs) for property transfers. He has conducted these assessments and surveys at a large variety of sites, including commercial, residential, agricultural, and undeveloped properties throughout California, Arizona, and Nevada.

JEFFREY B. FLEMING

PRESIDENT/ENVIRONMENTAL SPECIALIST

Education

Degrees

Bachelor of Science, Physics/Scientific and Technical Communication, University of Washington, Seattle, Washington

Master of Arts, Physical Geography, San Diego State University, San Diego, California

Registrations

National Registry of Environmental Professions, Registered Environmental Property Assessor (REPA) #994321

Mr. Fleming was a State of California Registered Environmental Assessor (#7055) from 1997 through 2012. The State of California discontinued this program in 2012.

Summary of Experience

Mr. Fleming has twenty-seven years experience conducting and managing environmental investigations, teaching environmental science, and managing environmental risk. His environmental work experience includes private consulting, County government, banking, and college-level instruction. He has conducted or managed Phase I, II, and III Environmental Site Assessments (ESAs), Transaction Screens, Second Level Reviews, asbestos surveys, and lead-in-paint sampling. He has conducted these assessments and surveys at a large variety of sites, including commercial, residential, agricultural, and undeveloped properties. His fieldwork experience includes borehole drilling; underground storage tank removal; groundwater, surface water, soil, and soil vapor sampling; and geophysical surveys.

As an Environmental Resources Specialist III with the Orange County Environmental Management Agency, California, Mr. Fleming was tasked with the management of Phase I ESAs, conducted storm water sampling and gauging, and assisted in the development of Best Management Practices in the control of storm water runoff quality. As an Environmental Analyst with a major bank in the State of California, Mr. Fleming assessed and managed environmental risk associated with collateralized loans and foreclosures. He was active in the supervision of Phase II assessments and Phase III characterization activities. His teaching experience at San Diego State University and the University of Wisconsin - Madison included undergraduate instruction in physiography, hydrology, and climatology.

APPENDIX B
ADDITIONAL RECORDS

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CERES PROJECT NUMBER: C471-01

CERES, Corp., is conducting a Phase I Environmental Site Assessment of:

Commercial Property, APN 384-142-04-00 (off Sunset Trail), Santee, California (Property)Property Name and Address

Please complete this User Questionnaire in order to qualify for one of the Landowner Liability Protections offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001. Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete (E 1527-13, Appendix X3). After completion, please fax back to 208.765.1745, email to jeff@fleming@roadrunner.com, or call 800.258.1490 for mailing instructions.

- 1) Are you aware of any environmental cleanup liens against the Property that are filed or recorded under federal, tribal, state or local law?
YES ☐ NO ☒ Comments:
- 2) Are you aware of any Activity and Use Limitations (AULs), such as engineering controls, land use restrictions or institutional controls that are in place at the Property and/or have been filed or recorded in a registry under federal, tribal, state or local law?
YES ☐ NO ☒ Comments:
- 3) Do you have any specialized knowledge or experience related to the Property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the Property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?
YES ☐ NO ☒ Comments:
- 4) Does the purchase price being paid for this Property reasonably reflect the fair market value of the Property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the Property?
YES ☒ NO ☐ Comments:
- 5) Are you aware of commonly known or reasonably ascertainable information about the Property that would help the environmental professional to identify conditions indicative of releases or threatened releases? [For example: past uses(s), chemical use, spills/releases, environmental cleanups].
YES ☐ NO ☒ Comments:
- 6) Based on your knowledge and experience related to the Property, are there any obvious indicators that point to the presence or likely presence of contamination at the Property?
YES ☐ NO ☒ Comments:
- 7) Do you have any other knowledge or experience with the Property that may be pertinent to the environmental professional? [For example: copies of prior environmental site assessment reports, correspondence, etc.].
YES ☐ NO ☒ Comments:

Michael Grant 4/14/17
Completed By (Signature) Date

Michael Grant, President M. Grant Corp. Managing Member
Printed Name Title

APPENDIX C
ENVIRONMENTAL DATABASE REPORT