

CEC

Certified Environmental Consultants, Inc.



**PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT FOR LAND
KNOWN AS ASSESSOR'S PARCEL NUMBERS 069-160-051 AND 069-525-022,
LOCATED NEAR THE CITY OF SANTA BARBARA, CALIFORNIA**

For Submittal to

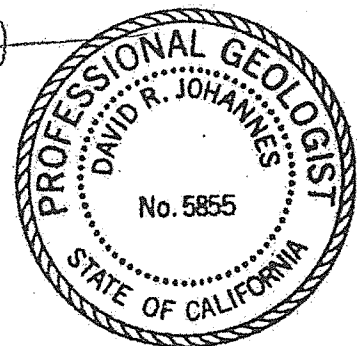
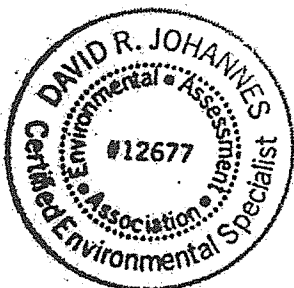
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EXECUTIVE SUMMARY

Certified Environmental Consultants, Inc. (CEC) recently completed a Phase I Environmental Site Assessment (Phase I) for two contiguous properties that are located roughly 1/10 mile north of Highway 101, at and near the intersection of North Patterson Avenue and Calle Real, near the City of Santa Barbara to the east and City of Goleta to the west, within an unincorporated portion of Santa Barbara County, California.

The subject parcels consist of Assessor's Parcel Numbers 069-525-022 (Parcel 22) and 069-160-051 (Parcel 51). This report describes the procedures that were followed, summarizes the findings of the investigation, and provides CEC's project-related conclusions and recommendations.

Based on CEC's herein-described research findings, the site area appears to have been vacant, undeveloped land, and later was occupied by an orchard, in 1920s through 1960s, as observed in aerial photographs. Former service-station operations to the south of present-day Parcel 51 could be seen in the 1967 through 1989 aerial views, whereas the site's smaller parcel (Parcel 51) was vacant land, and the larger parcel (Parcel 22) was occupied by an orchard. The former service station appeared to have been inoperative (no canopies) in aerial photographs from the years 1994 and 2002.

The area of the former service station had been redeveloped with the present-day storage facility on the adjacent-south land, by the time of a 2007 aerial photograph. The site and surrounding areas appeared to have been in their current condition in the 2007 through 2018 aerial views.

The former service station to the south was shown to be a closed LUST case. Status as a closed case indicates assessment and/or remediation have been completed to the satisfaction of an oversight agency, making it unlikely significant and/or migratory contamination would be present.

The site's smaller parcel (Parcel 51) previously was a part of the former service-station property. However, project research found the site's Parcel 51 area had been situated on the northern portion of a larger former parcel that had been occupied by a Mobil Oil service station, and that the locations of the former Mobil station's tanks and operations to the south have been redeveloped with the referenced self-storage facility. As such, both present-day parcels that once were associated with the former service station are closed LUST cases. Based on these conditions, the presence of significant residual and/or migratory contamination is unlikely.

No physical indications of current or former TSD-type operations or facilities were identified for the area of the subject parcels. Additionally, the subject site and adjacent properties were not included on any of the various active-enforcement regulatory listings. Listings found for adjacent properties pertained only to permits, historical directories and/or closed cases.

Permit-derived listings and directory-based references unto themselves do not indicate an unauthorized release has occurred, or other form of environmental concern exists, only that regulated materials are/were stored or generated. Additionally, the closest "enforcement" listings pertained to closed cases. It would be unlikely for significant levels of residual or migratory contamination to be present at a closed-case property.

Based on distance from the site, relative location with respect to the apparent direction of ground-water and surface-water flow, local soil types, nature of listing(s) and/or status of listing(s), and elsewhere-described rationale, it is deemed unlikely the described database-report and other regulatory listings are indicative of reportable environmental impacts at the subject site.

In summary, CEC has performed a Phase I Environmental Site Assessment for the subject parcels, in general conformance with the scope and limitations of ASTM Practice E1527-13. Any exceptions to, or deletions from, this practice are described in Sections 4.7 and 7.0 of this report.

This assessment has revealed no evidence of current recognized environmental conditions in connection with the subject property. No "significant data gaps" deemed likely to adversely affect the findings of this investigation were identified. Therefore, no additional site assessment or remediation activities are deemed necessary or presently are recommended.

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1.0 INTRODUCTION

Certified Environmental Consultants, Inc. (CEC) recently completed a Phase I Environmental Site Assessment (Phase I) for two contiguous properties that are located roughly 1/10 mile north of Highway 101, at and near the intersection of North Patterson Avenue and Calle Real, near the City of Santa Barbara to the east and City of Goleta to the west, within an unincorporated portion of Santa Barbara County, California.

The subject parcels consist of Assessor's Parcel Numbers 069-525-022 (Parcel 22) and 069-160-051 (Parcel 51). This report describes the procedures that were followed, summarizes the findings of the investigation, and provides CEC's project-related conclusions and recommendations.

1.1 Purpose

The purpose of the assessment was to identify and assess apparent and recognizable site characteristics that likely would be of environmental concern, if present, and conversely, to ascertain and describe the apparent lack of recognized environmental conditions (RECs). Specifically, this investigation is intended for the sole purpose of providing the client with an "innocent landowner defense" under Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), also known as "Superfund", environmental-type liabilities.

Typical areas of potential environmental concern include present/past activities related to the treatment, storage and/or disposal (TSD) of regulated/hazardous materials, which could have adversely impacted the site, or other environmental hazards that likely would affect the property's value and/or future land use.

RECs do not include *de minimis* conditions at the subject site that generally do not appear to present a material risk of harm to public health or the environment, and that generally would not be deemed likely to become the subject of an enforcement action if brought to the attention of local-agency personnel. Small, isolated instances of staining of the pavement surface in a vehicle-parking area would be an example of a *de minimis* condition.

A current REC would involve the presence or likely presence of hazardous substances or petroleum products in, on, or at a property due to release to the environment, under conditions indicative of a release to the environment, and/or under observable conditions that would pose a material threat of future release. Identification of a current REC may represent a reportable environmental condition.

An historical REC (HREC) would be one that pertains to an older environmental release, wherein site assessment and/or remediation activities were completed to the satisfaction of an overseeing regulatory agency, and status as a "closed case" has been granted, with no on-going land- or activity-use restrictions having been imposed.

A controlled REC (CREC) also would involve an older release, wherein regulatory site closure had been issued. However, CRECs have not been remediated to cleanup levels that provide for unrestricted future land and/or activity use(s), such as physical barriers or other engineering controls that must remain in place.

1.2 Involved Parties

This report was prepared for Ms. Trudi Carey and The Carey Group, Inc., under the general terms and conditions established in Professional Services Agreement dated August 20, 2018, as fully executed on August 21, 2018.

1.3 Scope of Work

The Scope of Work for the Phase I was based on current, published and widely accepted guidelines (American Society for Testing and Materials Guideline E1527-13), and experiences with similar projects. Specifically, the following tasks were completed: performing a reconnaissance of the site and nearby properties; reviewing readily available local regulatory agency listings; reviewing a database-derived printout of federal, state, regional and local regulatory lists; reviewing various site-history/land-usage information sources, such as historical photographs and maps; reviewing the state's Geotracker, EnviroStor and Well Finder databases; reviewing previously prepared environmental reports/records for the site; performing a preliminary vapor-encroachment screening; reviewing a report-user questionnaire; and interviewing individuals that were deemed knowledgeable about the site and regional conditions.

Portions of the reviewed historical materials for this project were provided by Environmental Record Search (ERS), of Laguna Beach, California. The historical records, maps, and other data that were derived from the various vendor-provided references are indicated in the respective report sections.

CEC's services culminated with preparation of this written report of project-related findings and conclusions. Data acquisition for this report commenced on August 21, 2018. Data acquisition and evaluation for this report ended on September 4, 2018.

2.0 GENERAL SITE CHARACTERISTICS

2.1 Site Location

The subject site is located at and near the southwestern corner of the intersection of North Patterson Avenue and Calle Real, just north of Highway 101, within an unincorporated portion of Santa Barbara County, California. The site location is shown on Figure 1 - Site Location Map.

The site location is further delineated on Figure 2a - Assessor's Parcel Map (northern parcel) and Figure 2b - Assessor's Parcel Map (southern parcel). The site's smaller/southern parcel has a street/mailling address of 99 North Patterson Avenue, whereas no formal address has been identified for the site's larger/northern parcel. Reviewed records suggested the site's northern parcel had used addresses of 149 and/or 383 North Patterson Avenue. However, the assessor's office had no records for these addresses.

2.2 Adjacent Properties

The subject site is located in an area of mixed-purpose land usage and development. To the north, the site is bounded by Calle Real, with a residential neighborhood beyond. To the east of the site lies North Patterson Avenue, with a self-storage facility and residential housing beyond. Another self-storage facility and office buildings bound the site to the south and southwest, with Highway 101

beyond. To the west, the site is bordered by a southwesterly bend in Calle Real, with additional residential properties beyond. Adjacent and nearby properties can be seen in ground-level photographs included in Appendix A, and on Figure 3 - Recent Aerial Photograph.

2.3 Site Description and Current Site Uses/Operations

As illustrated on Figures 2a and 2b, the site consists of two, adjacent commercial lots that individually and collectively are irregular in shape. Collectively the parcels comprise an area of roughly 1.6 acres. The site currently consists of an undeveloped upper/southern lot (Parcel 51) and a lower/northern lot (Parcel 22) that is occupied by an avocado orchard. A gated driveway off Calle Real provides access to the Parcel 22 for orchard-maintenance equipment. No roadway access currently exists for the site's vacant/undeveloped lot.

No paved parking/driveway areas or other improvements were noted at the site, other than the described orchard, current/older irrigation piping, and an asphalt storm-water channel that passes east-to-west through the property, and perimeter fences/walls.

However, features deemed indicative of the presence of municipal services (storm-water management, sanitary sewer and potable water supply) and regional-provider utility (natural gas and electricity) services were noted on adjacent properties. No on-going activities or TSD-type operations or facilities were identified on the subject parcels. Site features are shown in Appendix A.

3.0 ENVIRONMENTAL SETTING

3.1 Regional Physiographic Conditions

The site is located in the central, coastal portion of California's Transverse Ranges Geomorphic Province. The Transverse Ranges Province generally consists of east-trending, elongate, fault-derived, sequential mountains and valleys, and geologically is quite complex.

The site is located on a narrow coastal plain, between the Santa Ynez Mountains a few miles to the north, and the Pacific Ocean approximately 1 mile to the south. The ground surface at the site varies by roughly 20 feet in elevations from the upper lot to the lower/orchard lot. A relatively steep slope separates the leveled portions of the lots. The reported elevation of the upper lot is roughly 81 feet above mean sea level. Regionally, the ground surface slopes downward to the south, toward the Pacific Ocean.

3.2 Soil Conditions

Based on information provided by ERS, the site area is underlain by soils associated with the Elder assemblage. Soils of this grouping are reported to primarily consist of stratified intervals of fine-grained, loamy materials. Stratified and/or fine-grained soils of this nature would tend to exhibit slow infiltration rates, and/or inhibit the migration of liquid- and/or vapor-phase contamination, if present.

3.3 Geological Conditions

As previously described, the site lies within the Transverse Ranges Geomorphic Province. This province is characterized by complexly folded and faulted rock units. Rock units in the region

primarily consist of marine and non-marine sedimentary materials, with some localized outcrops of intrusive (granitic) and extrusive (volcanic) igneous rocks, and associated metamorphic rocks. Mapped geologic units of the Transverse Ranges Province vary in age from Proterozoic to Holocene (greater than 570 million years old to less than 11,000 years in age). However, numerous questions still remain regarding the age, orientation, and/or origin, of many geological features of the Transverse Ranges Province.

According to a geologic map of the site area, the region is underlain by Holocene-age alluvium, which overlies older, dissected alluvium that primarily is composed of sandstone detritus. These younger deposits are unconformably underlain by older marine-type sedimentary deposits.

Structurally, the Transverse Ranges generally are comprised of east-trending, steeply dipping, folded rock units that in many instances have been fractured along their axes and/or flanks by compressional faulting. Numerous named and unnamed faults have been identified at on-shore and off-shore locations in the Santa Barbara County area. Several active and inactive faults have been mapped within Santa Barbara County. Based on a cursory review of a fault map of the area, the site lies in close proximity to mapped fault traces.

However, this condition does not represent an REC as previously defined, and a natural-hazards disclosure report for the site did not identify any known faults at or adjacent to the site. Detailed review of fault-zone maps and/or further evaluation of potential for ground-surface rupture, and/or liquefaction and slope-stability evaluation, are beyond the scope of this environmental-screening investigation. Site-specific fault-hazard research and engineering-related comments and recommendations would require an increase in CEC's scope of work.

3.4 Hydrological/Hydrogeological Conditions

No mapped water courses pass through or adjacent to the site. According to information provided by ERS, the site area does not lie within a mapped flood zone. Based on this finding, routine flooding of the site does not appear to be of significant concern. Additionally, no mapped riparian areas, or designated wetlands, were identified at or adjacent to the subject site.

Surface drainage at the site appeared to be routed toward an asphalt-lined channel that passes east-to-west through the orchard portion of the site (see Photographs 7 and 8). In addition to surface drainage, the channel connects a drain pipe that passes beneath North Patterson Avenue to a collection box/inlet on the adjacent-south property (see Photograph 9). Adjacent properties otherwise appeared to have been graded to route storm water away from the site. No indications of improper use of the observed storm drains for hazardous-waste disposal were noted at or adjacent to the site.

No monitoring wells were observed at the site, and no depth or quality data has been provided for ground water beneath the site. Based on regional experience and gathered information, it is likely first ground water beneath the site occurs under perched or semi-perched, unconfined conditions, at depths of 50 feet or more below ground surface. Deeper aquifers that are drafted for various "beneficial" uses are present at depths of hundreds to thousands of feet.

Regionally, ground-water flow follows the general trend of the topography of the ground surface. Based on this rationale ground-water flow beneath the site area likely is toward the south. Specific

determination of depth to ground water and/or flow-direction data for the site would require an increase in CEC's scope of services.

4.0 RESULTS OF INVESTIGATION

4.1 Site Inspection Observations

On August 24, 2018, CEC's Certified Environmental Specialist performed a reconnaissance of the subject site. Several photographs of the property have been provided in Appendix A. As discussed in Section 2.3, other than an orchard, the site is undeveloped land. No maintenance-type activities or heavy equipment were noted.

No indications of current or former TSD operations or facilities were identified at the subject site. Specifically, no existing underground storage tanks (USTs), above-ground tanks, clarifiers, dry wells, disposal pits, or settling ponds, were identified at the site. In addition, no indications of former large-scale TSD facilities, such as irregular topography, noxious odors and/or stressed vegetation, were observed at the property.

Instances of electrical transformers and equipment, and overhead power lines were present at or near the property. However, the observed transformers and equipment appeared to be in operable condition, and no examples of leaking electrical transformers, hydraulic-equipment, or fluorescent lighting fixtures, were noted at the site or on adjacent land. Therefore, it is deemed unlikely the site has been adversely impacted by polychlorinated biphenyls (PCBs). Evaluation of electro-mechanical fields (EMFs) is beyond the scope of this level of investigation.

A current-owner representative (Mr. Stanton Giorgi) indicated only "Roundup" has been used for many years, and historical pesticide storage and mixing had been conducted on a different part of the once larger orchard, at an area that lies beyond the present-day Calle Real easement.

Applied pesticides typically do not persist in the soil environmental for long periods of time. Based on these described conditions and prior experience, reportable/actionable levels of residual pesticides in soils at the site are unlikely. Further evaluation of soil conditions would require physical sampling and analysis of soils, and would necessitate an increase in CEC's scope of work.

4.2 Adjacent Site and Vicinity Observations

A drive-by reconnaissance of the adjacent properties and general neighborhood was performed on August 24, 2018, to check for readily apparent site conditions that would be of potential environmental concern. No active services stations or equipment-maintenance yards, or other apparent environmental concerns, were noted on the adjacent or nearby up-gradient properties.

4.3 Results of Regulatory Agency Lists Review

CEC reviewed the most-recently published copies of the Santa Barbara County Hazardous Materials Unit, Protection Services Division's (PSD's) Site Mitigation Unit (SMU) and Leaking Underground Storage Tank (LUST) listings. The site's 99 North Patterson Avenue address (Parcel 51) was shown to be a closed LUST case. Status as a closed case indicates assessment and/or remediation have been

completed to the satisfaction of an oversight agency, making it unlikely significant and/or migratory contamination would be present.

Additionally, other project research found the site's Parcel 51 area previously had been the northern portion of a larger former parcel that previously had been occupied by a Mobil Oil service station, and that the area of the former station's tanks and operations further to the south has been redeveloped with the referenced self-storage facility. Based on these conditions, the presence of significant residual and/or migratory contamination is unlikely.

CEC also visited the state's Geotracker website, where more-recent records that have been issued by or submitted to county- and state-level regulatory agencies are archived. References to the former service station to the south as a closed leaking-tank case also were found in the Geotracker database.

Additionally, the database indicated the property to the east, which presently is occupied by a self-storage facility, is a closed LUST case. As mentioned above, it would be unlikely for significant environmental impacts to be present at a closed case property.

CEC also visited the state's EnviroStor website, where records pertaining to large-scale environmental cleanups routinely are archived. No references to the site or adjacent properties were contained in the EnviroStor database.

Further, CEC reviewed database-derived summaries of governmental listings of known or suspected hazardous materials sites in the vicinity that may have an adverse impact on the subject site. The database search was performed by ERS, in accordance with ASTM standards for this type of investigation.

A summary of the various listings and findings follows. Descriptions of the various lists, listing objectives, responsible agencies, and recommended search area, along with copies of pertinent portions of the database report, are included in Appendix B.

The ERS report included references to the former service station to the south as a closed leaking-tank case, similar to those that were found in the county's LUST listings and state's Geotracker database. The ERS database also indicated the storage facility to the east to be a closed LUST case. As mentioned above, it would be unlikely for significant environmental impacts to be present at a closed case property.

No regulatory or historical references were identified for the subject site (current-day Parcels 22 and 51). The closest ERS listings pertained to operating permits, historical directories, and/or closed regulatory cases. Permit and directory references unto themselves are not indicative of a release or other form of environmental condition, and nearby closed-case properties would be unlikely to have adversely impacted the site.

Based on distance from the site, relative location with respect to the apparent direction of ground-water and surface-water flow, local depth to ground water and soil types, nature of listing(s) and/or status of listing(s), it is deemed unlikely the described regulatory listings included in the ERS database report or other described agency listings are indicative of reportable conditions currently at or adjacent to the subject property.

4.4 Results of Site-History/Land-Use Review

4.4.1 Personal Interviews/Questionnaire Review

CEC discussed known site conditions and history Mr. Giorgi, property-owner representative, at the time of the site visit. In addition to previously described comments, Mr. Giorgi indicated he was not aware of any underground tanks or other regulatory-type environmental concerns at the site.

CEC previously has contacted individuals that were associated with various local-agency regulatory offices regarding any personal knowledge they may have about known or potential environmental concerns at a particular site. Through these prior conversations, CEC has been informed public-agency representatives would not be aware of any environmental issues that were not included in the above-described regulatory listings. Based on this information, it was deemed unlikely additional interviews of local agency personnel would provide information that would not otherwise be available through the described research.

CEC also reviewed copies of "Seller Vacant Land Questionnaires" that had been completed for the respective properties by an ownership representative, and copies of Report-User Questionnaires that had been completed by Ms. Carey. No knowledge of environmental conditions or land- or activity-use restrictions were identified in the reviewed responses. Copies of these questionnaires, and previously prepared questionnaires, are included in Appendix C.

4.4.2 Ownership Information

According to gathered information, the site currently is owned by Giorgi Ranches, Inc. Additional historical-ownership information was not readily available through public-domain sources and was not otherwise provided for review. Collection, review and reporting of prior ownership records would require an increase in the scope of CEC's investigation.

4.4.3 Air Resources Control Board Records

The referenced ERS database report included summaries of various regulatory listings that are related to industrial-type air emissions and emission-based permits. An air-permit reference that was related to a former service station on adjacent land to the south was included in the ERS report. However, the former station is a closed regulatory case and that area of the former property has been redeveloped with a self-storage facility.

4.4.4 Building Department Records

The City of Santa Barbara's Building and Safety Department's and Planning Department's records were reviewed to gather additional site-history information. Their records showed previous lot-line adjustments had occurred to establish the site's present-day parcels. Also, their records indicated rezoning of the area recently had occurred.

A permit for development of the site's orchard area (Parcel 22) had at one time been issued, but the permit had been withdrawn with no actions completed. Other available permits pertained to the installation/operation of a communication-tower facility on the former service-station area. No records

or indications of TSD-type operations or other prior development of the subject parcels were found in these records.

4.4.5 Aerial Photographs

Historical aerial photographs of the site and vicinity, as provided by ERS, were reviewed as another means to gather historical-usage information. Aerial photographs of the site dating back to 1927 were reviewed. Specifically, photographs from the years of 1927, 1937, 1942, 1947, 1953, 1960, 1967, 1972, 1976, 1984, 1989, 1994, 2002, 2007, 2013 and 2018 were provided and reviewed as part of this investigation.

In the 1927 through 1960 photographs, the site area initially appeared to have been vacant land that later was part of an orchard. A ranch-type set of structures could be seen on land to the southeast of the present-day site parcels. The former service-station operations to the south could be seen in the 1967 through 1989 aerial views, whereas the site area was vacant land (Parcel 51) or orchard area (Parcel 22). The former service station to the south appeared to have been inoperative (no canopies) in 1994 and 2002 photographs.

The area of the former service station to the south of the site had been redeveloped with the present-day storage facility by the time of the 2007 photograph. The site and surrounding areas appeared to have been in their current condition in the 2007 through 2018 aerial views. No large-scale TSD facilities, such as oil wells, waste-disposal or -treatment ponds, land-filling operations and/or tank farms, were observed at the site in these historical photographs.

4.4.6 Fire Insurance Maps

Sanborn Maps originally were prepared for use by the insurance industry, and date back to the late 1800s for some metropolitan areas. These maps often depict pertinent site information regarding number, approximate size and location of structures on the property, types of construction materials, presence of above ground or underground storage tanks, and age of site improvements.

ERS's researchers indicated Sanborn Maps are not available for the site area. This finding is consistent with a lack of historically significant heavy-industry and/or other commercial development at and near the site.

4.4.7 Topographic Maps

CEC reviewed excerpted sections of historical topographic maps of the site and vicinity, as provided by ERS, to gather additional information regarding historical land usage. The earliest reviewed topographic map was prepared in 1943. Subsequent maps included publication and/or photographic-based revision dates of 1957, 1968, 1982, 1989, 2000 and 2015.

The site area was shown to have been part of an orchard in the 1943 through 1989 maps. While the former orchard was depicted, a structure deemed to be representative of the former service-station building was shown to the southeast of the site on the 2000 map. The present-day condition of the site and adjacent and nearby properties could be seen on the 2015 map, which incorporated a superimposed aerial photograph.

4.4.8 Oil and Gas Map

CEC visited the Department of Oil, Gas and Geothermal Resources website and reviewed their Well Finder database of historical natural-gas and petroleum-exploration and -production maps (Wildcat Maps). No existing or historical petroleum wells were shown to be or have been present at or within several hundred feet of the site. Based on this finding, it is unlikely the site has been impacted through the region's historical petroleum-production activities.

4.4.9 Historical Directories

CEC reviewed an historical-directories (telephone books) summary for the site, which also was provided by ERS. The reviewed historical directories dated back to 1960, and included subsequent searches from the years 1965, 1970, 1974, 1978, 1984, 1990, 1995, 2000, 2005 and 2008.

Private/residential occupancies were shown for the site in the 1960 and 1965 directories. Service-station operations were shown to have been present on the former parcel to the south in the 1970 through 1984 references.

No telephone-directory listings were shown for the former service-station to the south in the 1990 through 2000 directories. The directories from the years 2005 and 2008 reflected the existing self-storage usage/redevelopment of the southern/main portion of the former service-station area, in the 2005 and 2008 directory listings.

4.4.10 Environmental Liens/Institutional Controls/Engineering Barriers

The referenced environmental-screening guidelines require this report's user to determine whether any environmental liens or other types of institutional controls exist for the subject property. However, as discussed in previous report sections, former service-stations to the south and east of the subject site are closed regulatory cases, and no TSD-type records or usage were identified for the site. As such, it is unlikely any environmental liens, institutional controls, or engineering barriers, such as concrete caps that must remain in place, or other types of land-use restrictions, exist for the site.

4.5 Synopsis of Previous Reports and Other Provided Records

CEC was provided with a variety of recent and previous documents that had been prepared by others. A previously prepared Transaction Screen Assessment (TSA), and a subsequent Update Report, which addressed the area of the adjacent self-storage complex to the south and surrounding land were included in the provided materials.

Also provided were environmental questionnaires for a previous Phase I investigation. CEC also reviewed a Statutory Natural Hazard Disclosure Statement for the site and a variety of other site-related documents that had been provided by the Client.

These earlier environmental-screening reports and other records did not identify any environment concerns for the former service-station area/present-day storage facility) or the subject site. Also, the earlier TSA indicated historical water wells associated with the once-larger orchard had not been situated on the area of the subject site. No readily apparent or probable environmental concerns were

identified for the subject site in these otherwise-reviewed materials. Pertinent excerpts from the previous reports are included in Appendix D. A listing of other reviewed documents also is included in Appendix D. The listed materials are herein-included by reference.

4.6 Results of Suspect ACM Observations

Asbestos is a naturally occurring mineral fiber that has been used in construction and many other industries. Manufacturers used asbestos in their commercial products because asbestos is noncombustible, noncorrosive, nonconductive, and it has high tensile strength.

Asbestos fibers have been mixed with binding agents to create approximately 3,600 different commercial products. The amount of asbestos contained in these asbestos-containing materials (ACMs) can vary from less than 1% to 100%. Over a several-decades period, it generally was determined that any inhalation exposure to asbestos fibers represented a potential health hazard. Regulatory agencies banned the use of friable, asbestos-containing building materials after 1978.

As elsewhere described, the site currently is occupied by an avocado orchard or is vacant land. Given a lack of historical structures, the presence of ACM's at the site should not be a concern.

4.7 Radon Potential and Air-Quality Concerns

Radon is a colorless, odorless, tasteless radioactive gas that occurs in soil and ground water as a by product of radioactive decay of uranium and thorium isotopes found in certain rocks. Various levels of naturally occurring radon exist across the United States. Radon can become concentrated in buildings with poor air circulation. Prolonged exposure to radon has been associated with increased risk of certain types of cancer.

The California Statewide Radon Survey Interim Results Report was reviewed regarding potential naturally occurring radon levels at the site. For this report, the California Department of Health Services divided the state into nine regions, based on general geology, climate and existing radon occurrence and distribution knowledge.

The subject site is located in Region 8. Based on statistical analysis of random sampling performed by ZIP Code, the report predicted only 5.2% of the homes in Region 8 exceeded the EPA's action level of 4.0 pCi/l (picoCuries per liter). Given these findings, elevated levels of naturally occurring radon at the site are not anticipated.

This level of investigation does not include collection and analysis of air-quality samples. Sampling for the presence of radon, mold, or other indoor-air-quality concerns at the site would require use of specialty sampling equipment and outside laboratory analyses. Such additional sampling services, and/or otherwise evaluating the site for potential indoor-air-quality concerns would necessitate an increase in CEC's scope of work.

5.0 VAPOR ENCROACHMENT SCREENING (VES)

In order to address potential vapor-encroachment concerns, as related to nearby sites, ASTM Standard E2600-10 (Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate)

Transactions) was referenced for general guidance, as part of this Phase I environmental screening. The step-wise screening process, rationale, and associated outcome, are discussed below.

The purpose of this type of additional vapor-threat screening is to establish whether or not an ASTM-defined Vapor Encroachment Condition (VEC) may exist, due to migratory contamination (ground water and/or soil vapor), that may be derived from nearby database-listed properties. Conversely, the vapor-encroachment screening process is intended to provide a procedure for establishing that a VEC does not or is not likely to exist for a given property.

If one or more nearby “suspect” properties, as identified in the database report, cannot be eliminated as potential vapor-migration sources, additional evaluation (sample collection) typically is recommended.

5.1 Tier I VES

The initial step in a VES involves a cursory review of the regulatory database report described in Section 4.3 and other historical records where applicable, to assess if any “known or suspect potentially contaminated properties” exist within close proximity of the site. The referenced ASTM guidelines require initial screening at a radius of 1 mile, in establishing a default Area of Concern (dAOC) that surrounds the site.

At this level of potential vapor-migration evaluation, there is no distinction between releases of petroleum products and other chemicals of concern, such as industrial cleaning and/or degreasing solvents, or local physical conditions, such as soils types and depth to and direction of flow for ground water beneath the area.

Some of the nearby agency-listed properties that were described in Section 4.3 lie within the ASTM-defined dAOC for the subject site. Based on this initial finding, additional evaluation of the potential for off-site migratory contamination was conducted, as described below.

5.2 Tier II VES

Tier II screening uses more-detailed information for the nearby sites of potential concern that had been identified through the Tier I process, to better assess whether or not a migratory contaminant plume is close enough to the subject site to result in a possible VEC. Specific distances between properties, with respect to the direction of ground-water flow and/or chemical type, soil types, and more-detailed review of the nature of nearby listings, are used to further assess the likely presence of a VEC. The known or likely presence of a nearby VEC unto itself could require consideration as a potential REC.

5.3 Tier III VES

As described in preceding report sections, no active enforcement-type listings were found for the site or adjacent properties. Additionally, the closest enforcement-type regulatory listings were found to be closed cases, making it unlikely migratory contamination would have adversely impacted the site. Based on distance from the site, significant depth to regional ground water, relative location with respect to the anticipated direction of ground water flow, stratified and fine-grained nature of soils in the area, nature of listing(s) and/or status, it is deemed unlikely the regulatory listings that appear in the referenced database report are indicative of current, adverse environmental impacts at the subject site.

CEC therefore concludes it is unlikely that a migratory VEC exists at the subject property. Inasmuch, no additional evaluation of vapor conditions (collection and analysis of physical samples) presently is deemed warranted or recommended.

6.0 CONCLUSIONS AND RECOMMENDATIONS

Based on CEC's herein-described research findings, the site area appears to have been vacant, undeveloped land, and later was occupied by an orchard, in 1920s through 1960s, as observed in aerial photographs. Former service-station operations to the south of present-day Parcel 51 could be seen in the 1967 through 1989 aerial views, whereas the site's smaller parcel (Parcel 51) was vacant land, and the larger parcel (Parcel 22) was occupied by an orchard. The former service station appeared to have been inoperative (no canopies) in aerial photographs from the years 1994 and 2002.

The area of the former service station had been redeveloped with the present-day storage facility on the adjacent-south land, by the time of a 2007 aerial photograph. The site and surrounding areas appeared to have been in their current condition in the 2007 through 2018 aerial views.

The former service station to the south was shown to be a closed LUST case. Status as a closed case indicates assessment and/or remediation have been completed to the satisfaction of an oversight agency, making it unlikely significant and/or migratory contamination would be present.

The site's smaller parcel (Parcel 51) previously was a part of the former service-station property. However, project research found the site's Parcel 51 area had been situated on the northern portion of a larger former parcel that had been occupied by a Mobil Oil service station, and that the locations of the former Mobil station's tanks and operations to the south have been redeveloped with the referenced self-storage facility. As such, both present-day parcels that once were associated with the former service station are closed LUST cases. Based on these conditions, the presence of significant residual and/or migratory contamination is unlikely.

No physical indications of current or former TSD-type operations or facilities were identified for the area of the subject parcels. Additionally, the subject site and adjacent properties were not included on any of the various active-enforcement regulatory listings. Listings found for adjacent properties pertained only to permits, historical directories and/or closed cases.

Permit-derived listings and directory-based references unto themselves do not indicate an unauthorized release has occurred, or other form of environmental concern exists, only that regulated materials are/were stored or generated. Additionally, the closest "enforcement" listings pertained to closed cases. It would be unlikely for significant levels of residual or migratory contamination to be present at a closed-case property.

Based on distance from the site, relative location with respect to the apparent direction of ground-water and surface-water flow, local soil types, nature of listing(s) and/or status of listing(s), and elsewhere-described rationale, it is deemed unlikely the described database-report and other regulatory listings are indicative of reportable environmental impacts at the subject site.

In summary, CEC has performed a Phase I Environmental Site Assessment for the subject parcels, in general conformance with the scope and limitations of ASTM Practice E1527-13. Any exceptions to, or deletions from, this practice are described in Sections 4.7 and 7.0 of this report.

This assessment has revealed no evidence of current recognized environmental conditions in connection with the subject property. No “significant data gaps” deemed likely to adversely affect the findings of this investigation were identified. Therefore, no additional site assessment or remediation activities are deemed necessary or presently are recommended.

7.0 LIMITATIONS

No site assessment activities, no matter how extensive or expensive, can guarantee the absence of hazardous or otherwise regulated materials at a particular site. Despite the use of reasonable care, CEC and other well-qualified and competent environmental professionals may fail to detect the presence of hazardous/regulated substances at a property.

CEC and other environmental professionals may under or over estimate the amount and/or extent of hazardous or regulated substances present. Additionally, CEC offers no comments regarding future conditions at the property or changes to environmental-screening guidelines and practices.

CEC assumes no responsibility for conditions that were not readily apparent at the time of its work, or for the accuracy or completeness of information provided or compiled by others. The professional services provided for this report and the related investigation are intended to meet the degree of skill and care ordinarily exercised by other environmental professionals in the region practicing under similar conditions and circumstances. No other warranty or guarantee, express or implied, is made.

This report was prepared for submittal to Ms. Trudi Carey and The Carey Group, Inc., to be used solely by these parties in evaluating the potential impact, if any, of regulated or otherwise hazardous materials at the site. This report is not intended for use by other parties, and may not contain sufficient detail for use by others. Any use of or reliance upon the information by another party shall be at the sole risk of such third party, and without legal recourse against CEC, its employees, or officers, regardless of whether such action is based upon contract, tort or statute.

This report does not constitute a legal opinion. CEC’s comments are based on its understanding of current regulations and experience with similar projects. A qualified environmental attorney should be consulted for a legal opinion on any related matters, including the site’s ownership/management requirements and options.

8.0 REFERENCES

8.1 Published References

Aerial Photo and Topographic Map Research, 99 North Patterson Avenue, Santa Barbara, California 93111, Environmental Records Search, 2018.

Asbestos: A Contractor’s Guide and Open Book Examination, Contractors State License Board, Department of Consumer Affairs, 1987, revised 1988 and 1995.

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Geology of California, Second Edition, Robert M. Norris and Robert W. Webb, 1990.

Leaking Underground Storage Tank List, Santa Barbara County Hazardous Materials Unit, Protection Services Division, 2006.

Sanborn Map Report, 99 North Patterson Avenue, Santa Barbara, California 93111, Environmental Records Search, 2018.

Site Mitigation Unit List, Santa Barbara County Hazardous Materials Unit, Protection Services Division, 2006.

Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions, American Society for Testing and Materials, 2010.

8.2 Record of Personal Communications

Mr. Stanton Giorgi, ownership representative

Ms. Paula Iorio, Santa Barbara Air Pollution Control District (prior communication)

Ms. Kate Sulka, Santa Barbara County Fire Department (prior communication)

9.0 QUALIFICATIONS AND PROFESSIONAL DECLARATION

All of the Phase I investigation/review activities described in the preceding report sections were performed by Mr. David R. Johannes, CEC's President and Responsible Professional. Mr. Johannes founded CEC at the beginning of 1996, after having worked 10-plus years with Southern California offices of international and regional geotechnical and environmental consulting companies. To date, CEC has provided professional consulting services for over 990 environmental site-assessment, remediation and/or monitoring projects, under a variety of regulatory and client-specific guidelines.

Mr. Johannes is a Registered/Professional Geologist (California), Registered Environmental Assessor (California), Certified Environmental Specialist (USA), Certified Air Quality Specialist (USA), and is a California-Licensed "A" General Engineering Contractor. A resume of Mr. Johannes' professional experience and credentials is maintained on file and can be provided upon CEC's receipt of authorized request.

Declaration: "I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in Section 312.10 of 40 CFR Part 312, and that I have the specific qualifications based on education, training, and experience to assess a property of the nature,

history, and setting of the subject property. In preparing this report, I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.”