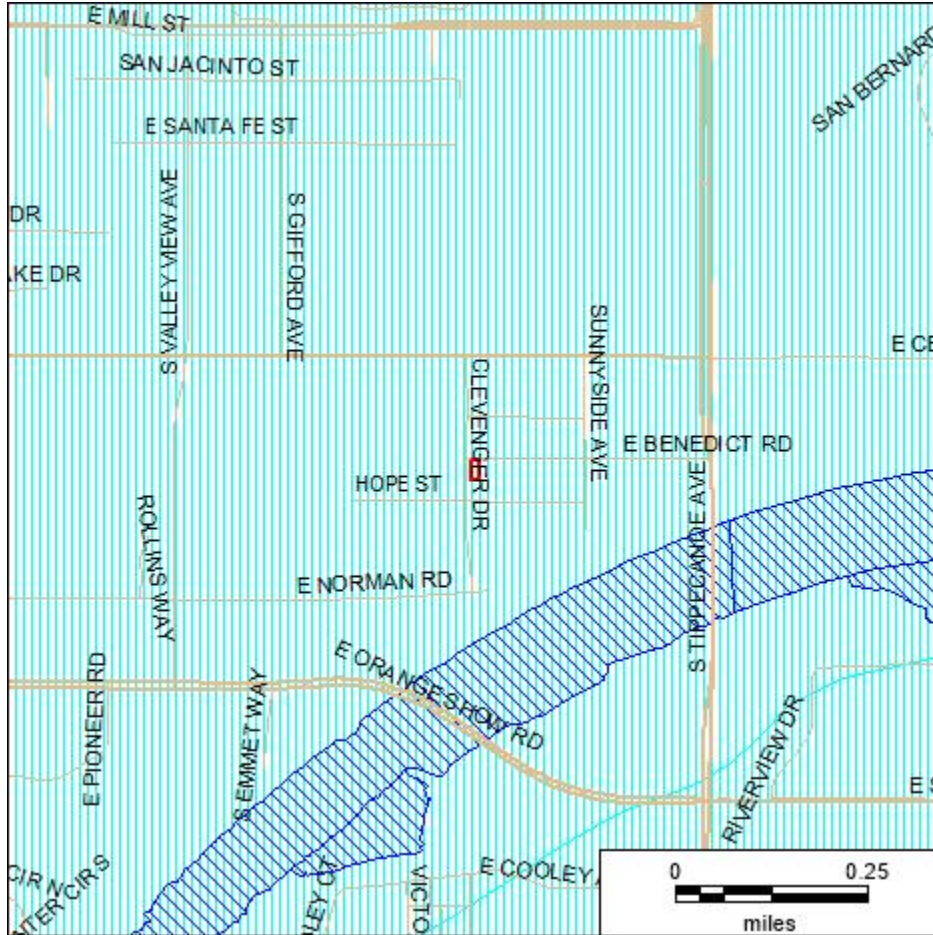


**Map of Statutory Natural Hazards
For SAN BERNARDINO County**

Property Address: 947 E BENEDICT RD
SAN BERNARDINO, SAN BERNARDINO COUNTY, CA 92408
("Property")

APN: 0280-213-01-0000
Report Date: 06/03/2020
Report Number: 2660612



Subject Property

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

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

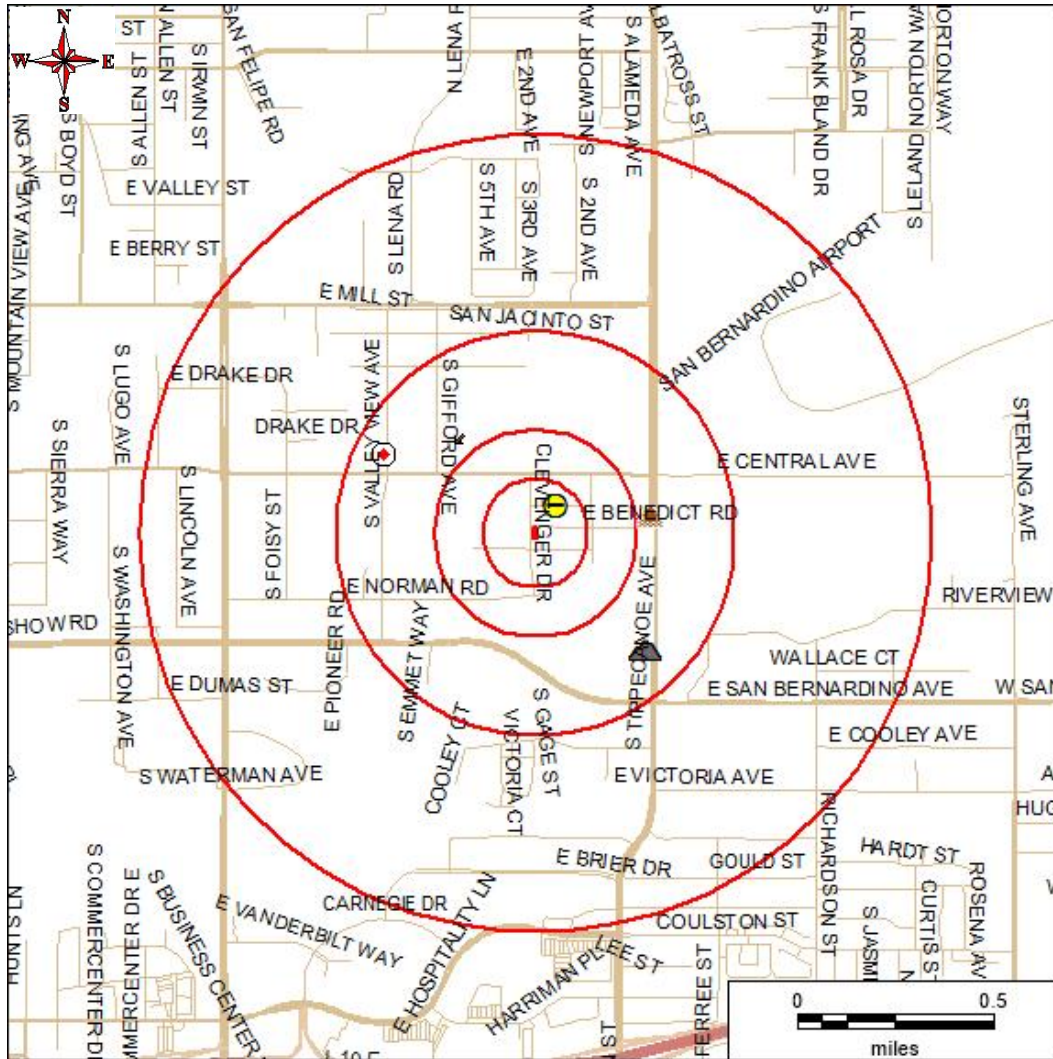
This **COMMERCIAL PROPERTY DISCLOSURE REPORT** contains the Commercial Natural Hazard Disclosure Report, the Commercial Tax Report and the Commercial Environmental Report.

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

**Map of Environmental Hazard Sites
For SAN BERNARDINO County**

Property Address: 947 E BENEDICT RD
SAN BERNARDINO, SAN BERNARDINO COUNTY, CA 92408
("Property")

APN: 0280-213-01-0000
Report Date: 06/03/2020
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□ Subject Property

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.

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

**The Natural Hazard Disclosure Report
For SAN BERNARDINO County**

Property Address: 947 E BENEDICT RD
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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. Transferor hereby authorizes any agent(s) representing any principal(s) in this action to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of 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 ___ No **X** 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. Additionally, it is not the state's responsibility to provide fire protection services to any building or structure located within the wildlands unless the Department of Forestry and Fire Protection has entered into a cooperative agreement with a local agency for those purposes pursuant to Section 4142 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. TRANSFEREE(S) AND TRANSFEROR(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE REGARDING THOSE HAZARDS AND OTHER HAZARDS THAT MAY AFFECT THE PROPERTY.

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. Neither transferor(s) nor their agent(s) (1) has independently verified the information contained in this statement and Report or (2) is personally aware of any errors or inaccuracies in the information contained on the statement. This statement was prepared by the provider below:

Third-Party Disclosure Provider(s) FIRST AMERICAN PROFESSIONAL REAL ESTATE SERVICES, INC. OPERATING THROUGH ITS JCP-LGS DIVISION.
Date 03 June 2020

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 _____

TRANSFEREE(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 Tax 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/>.

**The Natural Hazard Disclosure Report
For SAN BERNARDINO County**

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SAN BERNARDINO, SAN BERNARDINO COUNTY, CA 92408
("Property")

APN: 0280-213-01-0000
Report Date: 06/03/2020
Report Number: 2660612

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

Property Address: 947 E BENEDICT RD
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PROPERTY DISCLOSURE SUMMARY - READ FULL REPORT

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

County-level NHD Determinations	IN	NOT IN	Map N/A*	Property is:	NHD Report page:
Liquefaction	X			IN an area of liquefaction susceptibility	11
Fault		X		NOT WITHIN a designated or adopted fault zone.	11
Landslide		X		NOT IN a mapped Landslide	11
Fire		X		NOT IN a designated Fire Safety Area.	11
Flood			X	Map Not Available	12
Landslide Susceptibility	X			IN a mapped area of low landslide susceptibility.	11

City-level NHD Determinations	IN	NOT IN	Map N/A*	Property is:	NHD Report page:
Wind Erosion		X		NOT IN a City-Designated High Wind Area.	13
Subsidence	X			IN a mapped Potential Ground Subsidence Area.	13

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.	14
Airport Influence Area	X			IN an airport influence area: San Bernardino Int'l & Redland Muni	15
Airport Noise Area for 65 Decibel		X		NOT IN a delineated 65 dB CNEL or greater aviation noise zone.	16

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".	17
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.	18
Radon	Provides an advisory on the risk associated with Radon gas concentrations.	19
Endangered Species	Provides an advisory on resources to educate the public on locales of endangered or threatened species.	19
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.	20
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.	20

JCP-LGS Commercial Resale Property Disclosure Reports
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Property Tax Determinations	IS	IS NOT	Property is:	Tax Report page:
Mello-Roos Districts		X	NOT SUBJECT TO a Mello-Roos Community Facilities District.	22
1915 Bond Act Districts		X	NOT SUBJECT TO a 1915 Bond Act District.	22
PACE Contract Assessment		X	NOT SUBJECT TO a Property Assessed Clean Energy (PACE) Contract.	22
Other Direct Assessments	X		SUBJECT TO one or more other direct assessments.	24
SRA Fire Prevention Fee		X	NOT SUBJECT TO the State Responsibility Area Fire Prevention Fee (SRA Fee is suspended until 2031 by Assembly Bill 398 of 2017).	28

Environmental Screening Determinations	IS	IS NOT	Property is:	Environmental Report page:
Subject Property listed in a Disclosed Database?		X	NOT LISTED in any of the databases searched for this Report.	29
Federal National Priorities List or "Superfund" sites (NPL)		X	NOT WITHIN one mile of a NPL site.	37
Corrective Action Sites (RCRA COR)		X	NOT WITHIN one mile of a RCRA COR site.	37
Federal Sites investigated for possible inclusion in the NPL (SEMS)		X	NOT WITHIN one-half mile of a SEMS site.	37
SEMS Sites That Have Been Archived (SEMS-Archived)		X	NOT WITHIN one-half mile of a SEMS-Archived site.	37
Treatment, Storage & Disposal Sites for Hazardous Materials (RCRA TSD)		X	NOT WITHIN one-half mile of a RCRA TSD site.	38
Tribal UST And/Or Tribal LUST		X	NOT WITHIN one-half mile of a Tribal UST or Tribal LUST site.	38
State EnviroStor Cleanup Sites Database (ENVIROSTOR)	X		WITHIN one-half mile of a ENVIROSTOR site.	38
State List of Spills, Leaks, Investigation & Cleanup (SLIC)		X	NOT WITHIN one-half mile of a SLIC site.	38
State List of Solid Waste Landfill Facilities (SWIS)	X		WITHIN one-half mile of a SWIS site.	39
State List of Leaking Underground Storage Tanks (LUST)	X		WITHIN one-half mile of a LUST site.	39
EnviroStor Site With Deed Restriction Or Other Controls (CONTROLS)		X	NOT WITHIN one-half mile of a CONTROLS site.	39
Potential Generator of hazardous materials Sites (RCRA GEN)		X	NOT WITHIN one-eighth mile of a RCRA GEN site.	39
Emergency Response Notification System (ERNS, National Response Center)		X	NOT WITHIN one-eighth mile of a ERNS site.	39
State List of Underground Storage Tanks (UST)		X	NOT WITHIN one-eighth mile of a UST site.	40
State List of Historical Underground Storage Tanks (Hist-UST)		X	NOT WITHIN one-eighth mile of a Hist-UST site.	40
State Hazardous Waste Information Summary (HWIS)	X		WITHIN one-eighth mile of a HWIS site.	40
State List of Aboveground Storage Tanks (AST)		X	NOT WITHIN one-eighth mile of a AST site.	40

Determined by First American Professional Real Estate Services, Inc.

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

**The Natural Hazard Disclosure Report
For SAN BERNARDINO County**

Property Address: 947 E BENEDICT RD
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APN: 0280-213-01-0000
Report Date: 06/03/2020
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Natural Hazard Disclosure Report

Part 1. State Defined Natural Hazard Zones

Statutory Natural Hazard Disclosures

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

SPECIAL FLOOD HAZARD AREA

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

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

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

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

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

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

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:

https://efotg.sc.egov.usda.gov/references/public/NM/FEMA_FLD_HAZ_guide.pdf

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

AREA OF POTENTIAL FLOODING (DAM FAILURE)

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

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

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

VERY HIGH FIRE HAZARD SEVERITY ZONE (VHFHSZ)

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

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

WILDLAND FIRE AREA (STATE RESPONSIBILITY AREA)

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

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

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

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

SRA Fire Prevention Benefit Fee Advisory

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

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

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

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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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For SAN BERNARDINO County**

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SAN BERNARDINO COUNTY OVERLAY ZONES DISCUSSION

PUBLIC RECORD(S) SEARCHED: The following Public Records, incorporated by reference in the County Safety Element (and discussed at length in the related County Geologic Hazard Background Report) of the General Plan as adopted by the County Board of Supervisors in 2007 and updated in 2010, are utilized for those County-level disclosures below: "Geologic Hazard Overlay," "Flood Plain Safety Overlay," and "Fire Safety Overlay" digital data provided by the County.

FAULT ZONES

San Bernardino County is crossed by numerous faults that have been, and could potentially be, the sources of moderate to large and potentially damaging earthquakes. While the County has officially adopted those "Earthquake Fault Zones" identified pursuant to the Alquist-Priolo Earthquake Fault Zoning Act for which disclosure is statutory, the Public Record also delineates the boundaries of "County Designated Fault Zones."

Reporting Standards: If any portion of the Property is located within either an "Earthquake Fault Zone" or a "County Designated Fault Zone" as delineated in the Public Record, "WITHIN" shall be reported.

LIQUEFACTION POTENTIAL

Liquefaction potential exists where relatively loose, sandy soils exist with high groundwater level (less than 50 feet in depth) during long duration, high seismic ground shaking. Areas of the Valley Region that have liquefaction potential include the alluvial fans at the mouths of mountain canyons and river floodplain deposits along the Santa Ana River, Cajon Creek, and Lytle Creek. Within the Mountain and Desert Regions there are areas where alluvial deposits exist with relatively shallow groundwater, indicating the potential for liquefaction. These include areas along the Mojave River; areas adjacent to certain faults that form groundwater barriers such as local areas southwest of the Calico fault near Barstow, southwest of the Helendale fault in Lucerne Valley, and southwest of the Lockhart fault west of Barstow; the Mojave River Wash area south of the intersection of Interstate 15 and Basin Road; the area between Baker and Silver Lake; a small area between Big Bear Lake and Erwin Lake with high groundwater levels, and a small area between Big Bear Lake and Baldwin Lake. Please note that in March 2010 the County added new liquefaction susceptibility data for the Big Bear area for which data was previously not available. While many Valley and Mountain Region potential liquefaction areas are clearly delineated in the Public Record, those in the Desert Region are not.

Reporting Standards: If any portion of the Property is located within an area of Liquefaction Susceptibility as delineated in the Public Record, "IN" shall be reported. "Map Not Available" shall be reported for areas for which no data is available.

EXISTING LANDSLIDES

Landslides typically occur in hillside or mountainous terrain, and occurrences are generally influenced by the nature of the rock or soil type, slope angle, groundwater levels, and precipitation. New or existing landslides can also be influenced by construction activity, unusual natural or artificial wetting (such as irrigation), or erosion. Other equally important factors contributing to landslides are the relationship of discontinuity (bedding, foliation, joints, and faults) orientation of the rock in relation to the slope direction, the physical condition and degree of weathering of the rock and soil, and the frequency, location, and magnitude of earthquakes. The Public Record used as the basis for this disclosure represents a combination of findings from three separate geological studies.

Reporting Standards: If any portion of the Property is located within a mapped "existing landslide" as delineated in the Public Record, "IN" shall be reported.

LANDSLIDE SUSCEPTIBILITY

Different areas of the County have different levels of susceptibility to landslide activity. Areas of moderate relief, such as in the Chino Hills, or in areas adjacent to high relief, such as along the southern fronts of the San Gabriel and San Bernardino Mountains, are areas of concern. Localized areas in the Valley Region that have landslide potential include river banks and the areas surrounding large open excavations, such as quarries. Landslides of all types are common in the Mountain Region of the County due to steep slopes, sharp narrow ridges, and steep-walled incised canyons and valleys, when combined with adverse geologic structure, high precipitation, and earthquakes. The landslides range in size from small rock falls or topples along road cuts to large landslide complexes.

Reporting Standards: The area in which the Property is located with the highest Landslide Susceptibility ("High," "Medium-High," "Low-Medium," or "Low") as delineated in the Public Record shall be reported. "Map Not Available" shall be reported for areas for which no data is available. Please note that because subsurface conditions can vary over a relatively short distance in an area, some areas delineated as susceptible to landsliding may not actually be susceptible to landsliding. In addition, there may be localized areas that are susceptible to landsliding that have not been identified.

FIRE SAFETY AREA

The Fire Safety Overlay is created to provide greater public safety in areas prone to wildland brush fires by establishing additional development standards for these areas. The County has established three "Fire Safety Areas":

- **Fire Safety Area 1 (FS1)**, which includes areas within the mountains and valley foothills, is characterized by areas with moderate to steep terrain and moderate to heavy fuel loading.

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- **Fire Safety Area 2 (FS2)**, which includes areas lands just to the north and east of the mountain FS1 area in the mountain-desert interface, is characterized by areas with gentle to moderate sloping terrain and light to moderate fuel loading. In addition, these areas are periodically subject to high wind conditions that have the potential to spread wildfire.
- **Fire Safety Area 3 (FS3)**, which includes areas just south of the mountain FS1 area, is characterized by varying terrain from relatively flat to steeply sloping hillside areas. Present and future development is exposed to the impacts of wildland fires and other natural hazards primarily due to its proximity to FS1. These areas are subject to Santa Ana wind conditions that have the potential to spread wildfire.

Reporting Standards: If a Property is within a Fire Safety Area as delineated in the Public Record, "IN" shall be reported. If the Property is in more than one Fire Safety Area, the highest numbered ("1" being the highest) shall be reported. "NOT IN" shall be reported for those areas of the County not delineated in the Public Record as a Fire Safety Area. Please note the Public Record has a positional accuracy of +/- 750 feet.

AREAS OF SHALLOW FLOODING (PHELAN AREA ONLY)

In 2008, FEMA completed their Digital Flood Insurance Rate Map (DFIRM) conversion and updated a number of flood zone areas in San Bernardino County. At that time FEMA designated large portions of the Phelan area Zone D, defined as an area with possible but undetermined flood hazards for which no flood analysis has been conducted. The County has since designated much of this area as a "Flood Plain Review Area 3" ("FP3") which includes areas of shallow flooding with undetermined, but possible, flood hazards. New developments within this and other Flood Plain Review Areas are subject to corresponding provisions of the County Development Code (Section 82.14.040).

Reporting Standards: If any portion of the Property is located within a "Flood Plain Review Area 3" as delineated in the Public Record, "IN" shall be reported. If a Property is within that portion of the designated Study Area for which FP3 data is not provided, or located outside the Study Area, "Map Not Available" shall be reported. For those properties for which "Map Not Available" is applicable, please refer to the state-level discussion and disclosure of Special Flood Hazard Area and the Special Flood Hazard Area determination.

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CITY OF SAN BERNARDINO GEOLOGIC DISCUSSION

PUBLIC RECORD(S) SEARCHED: The following Public Records, contained in the Safety Element of the City General Plan as adopted by the City of San Bernardino Council in 2005, are utilized for those city-level disclosures below: "Figure S-6: Potential Subsidence Areas" and "Figure S-8: Wind Hazards".

SUBSIDENCE

Subsidence can be caused by natural geologic processes or by human activity such as subsurface mining or pumping of groundwater or oil. Historic and potential ground subsidence areas within the San Bernardino planning area are depicted in Figure S-6. The City's historic subsidence area was located within the thick, poorly consolidated alluvial and marsh deposits of the old artesian area north of Loma Linda. Potential subsidence within this area may be as great as five to eight feet if unreplenished groundwater is depleted from the Bunker Hill-San Timoteo Basin. Since 1972, the San Bernardino Municipal Water District has maintained groundwater levels from recharge to percolation basins that, in turn, filter back into the alluvial deposits. Problems with ground subsidence have not been identified since the groundwater recharge program began.

Reporting Standards: If any portion of the Property is located within "Areas of Potential Ground Subsidence" within the City's Sphere of Influence Boundary as delineated in the Public Record, "IN" shall be reported.

WIND

The City of San Bernardino is subject to extremely high winds which have resulted in significant property damage such including damage to roofs and block walls. The most significant wind problems occur at the canyon mouths and valleys extending downslope from the San Bernardino Mountains. The highest velocities are associated with downslope canyon and Santa Ana winds (90-100 mph). The Santa Ana wind conditions are a reversal of the prevailing southwesterly winds and usually occur on a region-wide basis during late summer and early fall. Santa Anas are dry, warm winds that flow from the higher desert elevations in the north through the mountain passes and canyons. As they converge through the canyons, their velocities increase. Consequently, peak velocities are highest at the mouths of the canyons and dissipate as they spread across the valley floor. High winds exacerbate brush fire conditions. Of the major fires in the San Bernardino Mountains, all have occurred during periods of high winds. New development in the foothill areas and valleys will expose buildings and population to significant wind hazards. The high wind velocity and property damage potential have resulted in the northern half of the City adjacent to the mountains being classified by the City as a "High Wind Area" as delineated in the Public Record. In this area of the City, stringent conditions for the construction of buildings and public facilities are applied. Due to various topographic conditions, wind velocities vary throughout the City; however, building standards remain constant. A detailed study may reveal localized wind patterns that merit different structural standards.

Reporting Standards: If any portion of the Property is located within the "City Designated High Wind Area" within the City's Sphere of Influence Boundary as delineated in the Public Record, "IN" shall be reported.

OTHER HAZARDS

The flood zones depicted in "Figure S-1: 100-Year Flood Plain" are based on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps which have been superseded by newer FEMA data. For the most current FEMA flood zone information please refer to the state-level discussion and disclosure of Special Flood Hazard Area in the preceding section of this Report. "Figure S-2: Seven Oaks Dam Inundation" is redundant of but less extensive than data used to comply with the statutory state-level disclosure and does not take into account other sources of potential inundation affecting portions of the City. For more information please refer to the state-level discussion and disclosure of Areas of Potential Flooding in the preceding section of this Report. The earthquake fault zones depicted in "Figure S-3: Alquist-Priolo Study Zones" are redundant of those used to satisfy the statutory state-level disclosure while "Figure S-4: Regional Faults" is not of a scale usable for parcel-specific determinations. For more information please refer to the state-level discussion and disclosure of Earthquake Fault Zones in the preceding section of this Report. The zones depicted in "Figure S-5: Liquefaction Susceptibility" and "Figure S-7: Slope Stability and Major Landslides" are redundant of county-level Liquefaction, Landslide, and Landslide Susceptibility disclosures. Zones depicted in "Figure S-9: Fire Hazard Areas" are contained within those used to satisfy the statutory state-level Very High Fire Hazard Severity Zone disclosure discussed in the preceding section of 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:

If any portion of the Property is in either an officially designated "airport influence area" ("AIA") or a two mile radius of a qualifying facility for which an AIA has not yet been officially designated, the following Notice is required:

NOTICE OF AIRPORT IN VICINITY

If this property is presently located in the vicinity of an airport, as identified in the determination section of this Report, within what is known as an airport influence area...the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. In that case, you may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable (California Civil Code, Section 1103.4).

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

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

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

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

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

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AIRPORT NOISE DISCLOSURE

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

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

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

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

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

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

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Part 4. General Advisories

METHAMPHETAMINE CONTAMINATED PROPERTY DISCLOSURE ADVISORY

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

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MOLD ADVISORY

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

As part of a buyer's physical inspection of the condition of a property, the buyer should consider engaging an appropriate and qualified professional to inspect and test for the presence of harmful molds and to advise the buyer of any potential risk and options available. This advisory is not a disclosure of whether harmful mold conditions exist at a property or not. No testing or inspections of any kind have been performed by The Company. Any use of this form is acknowledgement and acceptance that The Company does not disclose, warrant or indemnify mold conditions at a property in any way and is not responsible in any way for mold conditions that may exist. Information is available from the California Department of Health Services Indoor Air Quality Section fact sheet entitled, "Mold in My Home: What Do I Do?" The fact sheet is available at <https://archive.cdph.ca.gov/programs/IAQ/Pages/IndoorMold.aspx> 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.

JCP-LGS Commercial Resale Property Disclosure Reports
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RADON ADVISORY

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

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

The "median concentration" means that half of the homes in a county are expected to be below this value and half to be above it. All houses contain some radon, and a few houses will contain much more than the median concentration. **The only way to accurately assess long-term exposure to radon in a specific house is through long-term testing (sampling the indoor air for a year or more). The EPA recommends that all homes be tested for radon.** 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 230,000 oil and gas wells have been drilled in California and around 105,000 are still in use. The majority of remaining wells have been sealed ("capped") under the supervision of the DOC's Geologic Energy Management Division (CalGEM). A smaller number have been abandoned and have no known responsible operator -- these are called "orphan" wells. The state has a special fund that pays the cost of safely capping orphan wells, however, that program is limited in its scope and progress.

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

For More Information

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

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

**JCP-LGS Commercial Resale Property Disclosure Reports
California Property Tax Disclosure Report
For SAN BERNARDINO County**

Property Address: 947 E BENEDICT RD
SAN BERNARDINO, SAN BERNARDINO COUNTY, CA 92408
("Property")

APN: 0280-213-01-0000
Report Date: 06/03/2020
Report Number: 2660612

California Property Tax Disclosure Report

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

Part 1. Introduction and Summary

This Tax Report section discusses the results of an electronic search of specified government lists ("Databases") containing real property tax information concerning the Commercial Property. This tax information is based on the County's Fiscal Year 2019-2020 Secured Property Tax Roll and other sources identified in the Report. To understand the information provided, please read this entire Report.

Summary of Property Tax Determinations

The Commercial Property:	IS	IS NOT	
A.		X	NOT SUBJECT TO a Mello-Roos Community Facilities District. * 22
B.		X	NOT SUBJECT TO a 1915 Bond Act District. * 22
C.		X	NOT SUBJECT TO a Property Assessed Clean Energy (PACE) Contract. 22
D.	X		SUBJECT TO one or more other direct assessments. * 24
E.		X	NOT SUBJECT TO the State Responsibility Area Fire Prevention Fee (SRA Fee is suspended until 2031 by Assembly Bill 398 of 2017). 28

*** Property is currently assessed as Unimproved Land. Additional Direct or Special Assessments may apply if developed.**

Determined by First American Professional Real Estate Services, Inc.

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

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Part 2. NOTICE OF SPECIAL TAX/ASSESSMENT

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

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

A. Mello-Roos Community Facilities Districts

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

Database: Secured Property Tax Roll **Database Date:** FY 2019-2020

B. 1915 Bond Act Assessment Districts

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

Database: Secured Property Tax Roll **Database Date:** FY 2019-2020

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

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

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

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

The Property IS NOT SUBJECT to a PACE Program Contract documented in the county's Fiscal Year 2019-2020 Secured Property Tax Roll. To discover a PACE lien on the Property executed more recently, the Buyer should read the preliminary title report and obtain and read all exceptions listed therein. Note that, in the title report, lien exceptions are named as recorded with the county; therefore, a PACE lien may be listed under a name that is not obvious.

D. Accelerated Foreclosure Information

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

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

Certain Mello-Roos Communities Facilities Districts or 1915 Bond Act Assessment Districts may have been formed and authorized but have not yet been funded. These Districts may not appear in this Report. However, the information regarding such

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districts may appear on your preliminary report issued by a title company. If the district is subsequently funded, the special taxes or assessments may then appear on future property tax bills for the Property.

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Part 3. Current Property Tax Bill Summary

A. Summary of 2019-2020 Property Tax Bill

The following is a summary of Database information obtained from the SAN BERNARDINO COUNTY Secured Property Tax Roll (Database) for Tax Year 2019-2020 ("Database Date"). This summary is provided for informational purposes only. The summary includes Ad Valorem taxes which are based on the property's Assessed Value as well as other Non- Ad Valorem Direct or Special Assessments. Upon transfer of ownership, the Assessed Value may be reset to the Current Market Value or Sale Price which may result in a substantial change in the Ad Valorem taxes assessed. Please see Parts 4 and 5 of this Report for more information regarding Ad Valorem taxes and Supplemental taxes.

Total Assessed Value: \$8,323.00

Property is currently assessed as Unimproved Land. Additional Direct or Special Assessments may apply if developed.

1st Installment Due 11/01/2019 \$272.49
2nd Installment Due 02/01/2020 \$272.49
Total Annual Tax Liability \$544.98

General Ad Valorem Taxes

AGENCY	DESCRIPTION	AMOUNT	CONTACT PHONE
SAN BERNARDINO COUNTY GENERAL TAX	COUNTY BASE TAX RATE	\$83.23	909-387-8307
CITY OF SAN BERNARDINO	SOUTH SB WATER DEBT SVC	\$0.00	(909) 384-5184
SAN BERNARDINO COMM COLLEGE	SAN BDNO COMM COLLEGE BOND	\$4.67	(909) 382-4022
SAN BERNARDINO UNIFIED SCHOOL BOND	SCHOOL BONDS	\$8.06	(909) 381-1164
SAN BERNARDINO COUNTY	SCHOOL STATE REPAYMENT	\$0.00	909-387-8307
SAN BERNARDINO VALLEY MUNI WATER	SB VALLEY MUNI WTR DBT SVC	\$11.86	(909) 387-9200
TOTAL AD VALOREM TAXES		\$107.82	

Direct and/or Special Assessments

AGENCY	DESCRIPTION	AMOUNT	CONTACT PHONE
COUNTY VECTOR CONTROL DIST	SAN BERN VECTOR CONTROL	\$1.30	(800) 442-2283
AGRICULTURE - WEED ABATEMENT	LAND USE SVCS/FIRE HZARD	\$278.30	(909) 884-4056
SAN BERNARDINO CO. FIRE DEPT	SBCOFIRE FP-5 CITY SNBND	\$157.56	(909) 387-5944
TOTAL DIRECT ASSESSMENTS		\$437.16	

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Part 4. Estimating Property Taxes After the Sale

A. Calculating Property Taxes After Sale (ESTIMATE ONLY)

PROPERTY TAX ESTIMATOR

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

1	Estimated Sales Price.....	• 1	\$	_____
2	Estimated Ad Valorem Tax Rate.....	• 2		0.01295
3	Multiply line 1 by line 2. This is your Estimated Ad Valorem Tax.....	• 3	\$	_____
4	Direct Assessments including Mello Roos Special Taxes, 1915 Bond Act Assessments or PACE Assessments applicable.....	• 4	\$	437.16
5	Add lines 3 and 4. Total Estimated Annual Tax Amount After Sale.....	• 5	\$	_____

The information in this subparagraph A is an estimate only. The purpose of this "ESTIMATOR" is to assist Buyer in planning for property taxes which will be applicable after the Sale Date. This "ESTIMATOR" requires the Buyer's projection of the purchase price of the Commercial Property. Please note that potential exemptions and exclusions are not reflected in this estimate. **Additionally, undeveloped or recently developed properties may be subject to additional Direct Assessments not included in this estimate. JCP-LGS is not responsible or liable for any losses, liabilities or damages resulting from use of this Property Tax Estimator.**

B. Exemptions & Exclusions to Ad Valorem Taxes

California law provides certain exemptions or exclusions from reassessments. In order to determine if Buyer may qualify for any exemptions or exclusions or to obtain a comprehensive list of available exemptions and exclusions, please contact the County Tax Assessors Office 909-387-8307 or visit the County website at <http://cms.sbcounty.gov/assessor/home.aspx>. Additional information is also available on the website for the California Board of Equalization at www.boe.ca.gov

Reassessment Due to Decline in Value

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

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

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Part 5. Supplemental Property Tax Information

A. General Information Regarding Supplemental Taxes

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

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

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

B. Supplemental Property Tax Disclosure

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

NOTICE OF YOUR "SUPPLEMENTAL" PROPERTY TAX BILL

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

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

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

SAN BERNARDINO County Assessor

Phone: 909-387-8307

Website: <http://cms.sbcounty.gov/assessor/home.aspx>

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C. Calculating Supplemental Taxes After Sale (ESTIMATE ONLY)

SUPPLEMENTAL TAX ESTIMATOR

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

1	Estimated Sales Price.....	• 1	\$	_____
2	Estimated Current Assessed Value.....	• 2	\$	8,323.00
3	Subtract line 2 from line 1. Estimated Supplemental Assessed Value.....	• 3	\$	_____
4	Multiply line 3 by 0.01295 (the Estimated Ad Valorem Tax Rate for the Commercial Property). Estimated Full-Year Supplemental Tax Obligation.....	• 4	\$	_____

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

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

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

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

TABLE 1. Month-of-Sale Factor

Jan	0.4167
Feb	0.3333
Mar	0.2500
Apr	0.1667
May	0.0833

TABLE 2. Month-of-Sale Factor

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

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

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Part 6. State Responsibility Area Fire Prevention Fee

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

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

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

http://leginfo.ca.gov/faces/billNavClient.xhtml?bill_id=201720180AB398

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

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

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

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

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

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

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

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

**Environmental Screening Report
For SAN BERNARDINO County**

Property Address: 947 E BENEDICT RD
SAN BERNARDINO, SAN BERNARDINO COUNTY, CA 92408
("Property")

APN: 0280-213-01-0000
Report Date: 06/03/2020
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Environmental Screening Report

Is Property Listed in a Disclosed Database?

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

NO

Summary of Environmental Site Search

DATABASE SEARCHED (See "Description of Databases Searched" below)	Are Any Contaminated Sites in Database?	0 to 1/8 mile	1/8 to 1/2 mile	1/2 to 1 mile
Federal National Priorities List or "Superfund" sites (NPL)	YES	0	0	0
Corrective Action Sites (RCRA COR)	YES	0	0	0
Federal Sites investigated for possible inclusion in the NPL (SEMS)	MAYBE	0	0	N/A
SEMS Sites That Have Been Archived (SEMS-Archived)		0	0	N/A
Treatment, Storage & Disposal Sites for Hazardous Materials (RCRA TSD)		0	0	N/A
Tribal UST And/Or Tribal LUST	MAYBE	0	0	N/A
State EnviroStor Cleanup Sites Database (ENVIROSTOR)	MAYBE	0	2	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	1	N/A
State List of Leaking Underground Storage Tanks (LUST)	YES	0	1	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	1	N/A	N/A
State List of Aboveground Storage Tanks (AST)		0	N/A	N/A

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

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

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

AAI TOTALS	1	4	0
CONTAMINATED SITE TOTALS	1	1	0
TOTAL OF SITES FOUND	5		

**Environmental Screening Report
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Sites Found on the Databases Searched

UST sites are selected from the list maintained by the State Water Resources Control Board. Information regarding the contents of the tank, and any inspections or testing can be found on the web page <http://geotracker.waterboards.ca.gov/>. AST site information can be obtained from the responsible county or local government agency identified in the Unified Program directory available at <http://osfm.fire.ca.gov/cupa/apsa>. Sites that have been identified as having a leak may also appear on one or more of the other lists reported above. Sites listed on LUST or RCRACOR may not appear on the UST or AST lists if the tank has been removed and the case has been closed. Sites listed on the SWIS list may contain hazardous materials. Information is available at 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 SEMS (formerly CERCLIS) list includes sites the Federal EPA is investigating for possible inclusion on the NPL.

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

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

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

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

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

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

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

Site Name	Address	Case No.	Status	Database
NORTH SAN BERNARDINO AREA	BUNKER HILL GROUNDWATER BASIN, SAN BERNARDINO, CA 92401	36990001	Open	CA_DTSC_RESPONSE
CSCO SCREW COMPANY	775 UNIT 6-7 S. GIFFORD STREET, SAN BERNARDINO, CA 92408	36340067	Open	CA_ENVIROSTOR_CLEANUP
ORBIT STATIONS INC.	908 TIPPECANOE AVE, SAN BERNARDINO, CA 92410	T0607100172	Closed	CA_LUST
FRANK VASQUEZ	987 INDEPENDENCE STREET, SAN BERNARDINO, CA 92408	CAC002918137	N/P	CA_HWIS
East Valley Recycling & Transfer	1150 & 1250 South Tiptecanoe Ave., San Bernardino, CA 92408	36-AA-0453	Open	CA_SWIS

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

Site Name	Address	Case No.	Status	Database
ARCO 81965	11254 I STREET, HESPERIA, CA 92345	N/P	N/P	CA_HIST_UST
CIRCLE K #7265	BEAR VALLEY ROAD, HESPERIA, CA 92345	N/P	N/P	CA_HIST_UST
G.A.S. INC. CL-2	9269 SANTA FE AVENUE, HESPERIA, CA 92345	N/P	N/P	CA_HIST_UST
HESPERIA MESA MART	18920 DANBURY STREET, HESPERIA, CA 92345	N/P	N/P	CA_HIST_UST
HESPERIA UNIFIED SCHOOL DISTRICT/TRANSPORTATION	11107 SANTA FE AVENUE, HESPERIA, CA 92345	N/P	N/P	CA_HIST_UST

**Environmental Screening Report
For SAN BERNARDINO County**

Property Address: 947 E BENEDICT RD
SAN BERNARDINO, SAN BERNARDINO COUNTY, CA 92408
("Property")

APN: 0280-213-01-0000
Report Date: 06/03/2020
Report Number: 2660612

Site Name	Address	Case No.	Status	Database
PILOT TRAVEL CENTER #381	8701 HWY. 395, HESPERIA, CA 92345	N/P	N/P	CA_HIST_UST
ARCO NO. 6318	23660 BEAR VALLEY ROAD, VICTORVILLE, CA 92392	N/P	N/P	CA_HIST_UST
CITY GARAGE	14177 INETST RD., VICTORVILLE, CA 92392	N/P	N/P	CA_HIST_UST
FEDERAL CORRECTIONAL COMPLEX, VICTORVILLE	13289 AIRBASE ROAD, VICTORVILLE, CA 92392	N/P	N/P	CA_HIST_UST
FUEL STATION	S. C. J. A. BLDG: 749, VICTORVILLE, CA 92393	N/P	N/P	CA_HIST_UST
SELIM'S MOBIL	16850 STTODDARD WELLS RD, VICTORVILLE, CA 92394	N/P	N/P	CA_HIST_UST
TRANSPORTATION	14801 SOUTH MOJAVE DR., VICTORVILLE, CA 92392	N/P	N/P	CA_HIST_UST
U.S. GAS - HODHOD INVESTMENTS INC.	16828 STTODDARD WELLS RD, VICTORVILLE, CA 92394	N/P	N/P	CA_HIST_UST
CIRCLE K #8644	11724 AIRBASE RD, ADELANTO, CA 92301	N/P	N/P	CA_HIST_UST
ROY'S CAFE	6666 HWY 66, AMBOY, CA 92304	N/P	N/P	CA_HIST_UST
OAKS RESTAURANT	37676 HWY 38, ANGELUS OAKS, CA 92305	N/P	N/P	CA_HIST_UST
ARCO PETROLEUM PROD #1026	21727 HWY 18, APPLE VALLEY, CA 92397	N/P	N/P	CA_HIST_UST
CHEVRON STATION #575	17937 HWY 18, APPLE VALLEY, CA 92307	N/P	N/P	CA_HIST_UST
CIRCLE K #858	18465 HWY 18, APPLE VALLEY, CA 92307	N/P	N/P	CA_HIST_UST
DEPOT # 6	17928 HWY 18, APPLE VALLEY, CA 92307	N/P	N/P	CA_HIST_UST
ARCO PETROLEUM PROD #5266	794 BASELINE, SAN BERNARDINO, CA 92408	N/P	N/P	CA_HIST_UST
ECONO LUBE & TUNE #65	2225 CLUB CENTER DR, SAN BERNARDINO, CA 92408	N/P	N/P	CA_HIST_UST
FORD WHOLESALE CO	1470 TIPPECANOE, SAN BERNARDINO, CA 92408	N/P	N/P	CA_HIST_UST
HARBER COMPANIES INC	1880 E. RIVERVIEW DR, SAN BERNARDINO, CA 92408	N/P	N/P	CA_HIST_UST
LANNDO, LARRY	147 E. BASELINE ST, SAN BERNARDINO, CA 92408	N/P	N/P	CA_HIST_UST
ORANGE SHOW SERVICE CTR	520 ORANGE SHOW RD, SAN BERNARDINO, CA 92408	N/P	N/P	CA_HIST_UST
ST-CALIF HIGHWAY PATROL	847 BRIER DR, SAN BERNARDINO, CA 92408	N/P	N/P	CA_HIST_UST
WAXIE'S ENTERPRISES INC	1707 E. RIVERVIEW, SAN BERNARDINO, CA 92408	N/P	N/P	CA_HIST_UST
BLUE'S AVIATION SERVICE	2895 E. U ST., SAN BERNARDINO, CA 92408	N/P	N/P	CA_HIST_UST
MONIERLIFETILE, LLC	1990 E. RIVERSIDE DR., SAN BERNARDINO, CA 92408	N/P	N/P	CA_HIST_UST
MESA CONTRACTING CORPORATION-LYTLE CREEK	17280 GLEN HELEN PARKWAY, DEVORE, CA 92377	N/P	N\p	CA_AST
CALNEV GEORGE TERMINAL	1 5/8 MILE E. OF ADELANTO RD., ADELANTO, CA	N/P	N\p	CA_AST
TETRA TECHNOLOGIES,INC.SALT PL	15750 SALTUS RD., AMBOY, CA	N/P	N\p	CA_AST
HEART BAR STATION	HWY. 38, ANGELUS OAKS, CA 92305	N/P	N\p	CA_AST
BLACK MOUNTAIN QUARRY PLANT	25220 BLACK MOUNTAIN QUARRY RD, APPLE VALLEY, CA 92307	N/P	N\p	CA_AST
WAL-MART STORE #2333	20251 SU HIGHWAY 18, APPLE VALLEY, CA 92307	N/P	N\p	CA_AST
WILD WASH SAND AND GRAVEL MIND	1/4 MILE NORTH OF WILD WASH ROAD, APPLE VALLEY, CA 92307	N/P	N\p	CA_AST
VEHICLE SERVICES DEPT.	42090 N. SHORE RD., BIG BEAR LAKE, CA 92315	N/P	N\p	CA_AST
WEST COLTON YARD	19100 SLOVER ST., BLOOMINGTON, CA 92316	N/P	N\p	CA_AST
CADIZ RANCH	HWY 66 AND CADIZ ROAD, CADIZ, CA	N/P	N\p	CA_AST
CALIFORNIA INSTITUTION FOR MEN	14901 EUCALYPTUS AVE., CHINO, CA 91710	N/P	N\p	CA_AST
WASTE MGMT INLAND EMPIRE-CHINO	13793 REDWOOD AVE., CHINO, CA 91710	N/P	N\p	CA_AST
CALNEV COLTON TERMINAL	2051 E. SLOVER AVE., COLTON, CA 92316-2423	N/P	N\p	CA_AST
PACIFIC BELL (COTNCAII)	433 N. LACADENA DR., COLTON, CA	N/P	N\p	CA_AST
PETROLEUM RECYCLING CORP.	12820 RIVERSIDE DR., COLTON, CA	N/P	N\p	CA_AST
PILOT ROCK CC	, CRESTLINE(1), CA 92325	N/P	N\p	CA_AST
CRESTINE ROAD YARD	23188 CREST FOREST ROAD, CRESTMORE, CA 92325	N/P	N\p	CA_AST
CALNEV BARSTOW TERMINAL	34277 YERMO-DAGGETT RD., DAGGETT, CA 92327	N/P	N\p	CA_AST
IRON MOUNTAIN PUMPING PLANT	6001 IRON MOUNTAIN PUMP PLANT, EARP, CA	N/P	N\p	CA_AST
PROVIDENCE MOUNTAIN SRA	ESSEX RD., ESSEX, CA 92332	N/P	N\p	CA_AST
AMERON INT'L CONCRETE & STEEL	12455 ARROW ROUTE, ETIWANDA, CA 91739	N/P	N\p	CA_AST
FORGED METALS	19685 BEECH AVE, FONTANA, CA 92337	N/P	N\p	CA_AST
UNIVERSAL TRUSS INC	8735 SULTANA AVE, FONTANA, CA 92335	N/P	N\p	CA_AST

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Site Name	Address	Case No.	Status	Database
LYTLE CREEK RANGER STATION	1209 LYTLE CREEK RD., FONTANA, CA 92335	N/P	N/p	CA_AST
GOLDSTONE DEEPSPACE COMMUNICATION COMPLEX	93 GOLDSTONE ROAD, FT. IRWIN, CA 92310-5097	N/P	N/p	CA_AST
VISTA SUBSTATION	22200 NEWPORT AVE., GRAND TERRACE, CA 92324	N/P	N/p	CA_AST
SILVERWOOD LAKE	14651 CEDAR CIRCLE, HESPERIA, CA	N/P	N/p	CA_AST
HINKLEY COMPRESSOR STATION	38563 FAIRVIEW RD., HINKLEY, CA 93204	N/P	N/p	CA_AST
KELSO COMPRESSOR STATION	8 MILES SOUTH OF KELSO ON KELBAKER ROAD, KELSO, CA 92351	N/P	N/p	CA_AST
BLUE'S AVIATION SERVICE	2895 E. U ST., SAN BERNARDINO, CA 92408	N/P	N/p	CA_AST
ABANDONED REFINERY SITE	PIONEER AND MT. VIEW, NEWBERRY SPRINGS, CA 92365	CAD982359945	Closed	FED_SEMS_ACTIVE
AEROJET ORDNANCE CHINO FACILITY	END OF WOODVIEW RD., CHINO, CA 91709	CAD981457302	Open	FED_SEMS_ACTIVE
AFTON CANYON-UNION PACIFIC RAILROAD	SEC 13,14,18,19,20,21 & 22, T.11N, R.6E, NEWBERRY SPRINGS, CA 92365	CA0000466771	Closed	FED_SEMS_ACTIVE
AMERICAN CAN CO	7125 AMETHYST ST, ALTA LOMA, CA 91701	CAD041326026	Closed	FED_SEMS_ACTIVE
APPLE VALLEY MERCURY SITE	HURONS AVE., PIONEER RD., &?? ISATIS AVE., APPLE VALLEY, CA 92307	CAN000905899	Open	FED_SEMS_ACTIVE
ATCHISON TOPEKA & SANTA FE RWY CO	470 L STREET AT H STREET, BARSTOW, CA 92311	CAD980893937	Closed	FED_SEMS_ACTIVE
BANANA STREET PIT	9900 BLOCK OF BANANA ST, FONTANA, CA 92335	CAD983566696	Closed	FED_SEMS_ACTIVE
BARSTOW DSPL SITE	EXETER ST & WESTON AVE, BARSTOW, CA 92311	CAD980886543	Closed	FED_SEMS_ACTIVE
BROCO INC	2610 N ALDER, RIALTO, CA 92335	CAT080022148	Open	FED_SEMS_ACTIVE
BUREAU OF LND MGMT CA DESERT DIST	NW 1/4 SEC 7 T10N R2W, SAN BERNARDINO BASE MERID, CA 92400	CAD980636724	Closed	FED_SEMS_ACTIVE
CAJON DERAILMENT	MILEPOST 66.9 SOUTH MAIN TRACK VICTORVILLE, SOUTH OF VICTORVILLE, CA 92392	CA0001342039	Open	FED_SEMS_ACTIVE
CAPITOL INDUSTRIAL PROPERTY	S END OF INDUSTRY N OR RIVERSIDE, FONTANA, CA 92335	CAD982360000	Closed	FED_SEMS_ACTIVE
CHURCH ST. LANDFILL	CHURCH ST. (AT THE SANTA ANA RIVER), REDLANDS, CA 92373	CAD983577990	Closed	FED_SEMS_ACTIVE
CIMA ROAD MINE WASTE SITE	1 MIL W OF INTE. 15 OFF CIMA ROAD, , CA	CAN000905903	Open	FED_SEMS_ACTIVE
CITY OF REDLANDS WELL FIELD	PENNSYLVANIA AVE, REDLANDS, CA 92373	CAD980883136	Closed	FED_SEMS_ACTIVE
DECH DRUMS	KRAMER STATION, BORON, CA 93516	CAN000908349	Open	FED_SEMS_ACTIVE
DOESKIN ROAD ABANDONED CHEMICALS	16450 Eva Road, APPLE VALLEY, CA 92307	CAN000904164	Open	FED_SEMS_ACTIVE
DOMTAR GYPSUM AMERICA INC	WILBUR AVE & MINNAKER, ANTIOCH, CA 92308	CAD089182810	Closed	FED_SEMS_ACTIVE
FLINTKOTE ASBESTOS	Postal Address is unavailable for the Site, SAN BERNARDINO, CA	CAN000906123	Open	FED_SEMS_ACTIVE
FONTANA SAN LDFL	SIERRA AVE AT HIGHLAND AVE, FONTANA, CA 92335	CAT080029630	Closed	FED_SEMS_ACTIVE
FORT IRWIN NAT TRAINING CTR	AWAWATZ VLY, FORT IRWIN, CA 92310	CA5213790038	Closed	FED_SEMS_ACTIVE
FORT IRWIN RD DSPL	FORT IRWIN RD, BARSTOW, CA 92311	CAD980498570	Closed	FED_SEMS_ACTIVE
FOSECO INC	7TH ST OFF ROCHESTER AVE, RANCHO CUCAMONGA, CA 91730	CAD053844395	Closed	FED_SEMS_ACTIVE
GENERAL AMERICAN TRANSPORT CO	SLOVER & PEPPER AVENUES, COLTON, CA 92324	CAD055698815	Closed	FED_SEMS_ACTIVE
GENERAL ELECTRIC AVIATION SERVS OPS	1923 E AVION ST, ONTARIO, CA 91761	CAD009542721	Closed	FED_SEMS_ACTIVE
GOLDOME MILL	Postal Address is unavailable for the Site, IVANPAH, CA	CAN000908600	Open	FED_SEMS_ACTIVE
GUYAUX LANDFILL	END OF FLORES & FERNANDO STREETS, COLTON, CA 92324	CAD983652033	Closed	FED_SEMS_ACTIVE
HILLYARD ALUMINUM RECOVERY CORP	10825 BEECH ST, FONTANA, CA 92335	CAT000618702	Closed	FED_SEMS_ACTIVE
JERRY L. PETTIS MEMORIAL VETERANS HOSPITAL	11201 BENTON ST., LOMA LINDA, CA 92357	CA0214990608	Closed	FED_SEMS_ACTIVE
KAISER STEEL CORP. (FONTANA PLANT)	Postal Address is unavailable for the Site, FONTANA, CA 92335	CAD008274938	Closed	FED_SEMS_NPL
SAN BERNARDINO NAT FOREST	SAN BERNARDINO NAT FOREST, SAN BERNARDINO, CA 92408	CA8122307640	Closed	FED_SEMS_ACTIVE
AFTON CANYON-UNION PACIFIC RAILROAD	SEC 13,14,18,19,20,21 & 22, T.11N, R.6E, NEWBERRY SPRINGS, CA 92365	CA0000466771	Closed	FED_SEMS_ARCHIVE

**Environmental Screening Report
For SAN BERNARDINO County**

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APN: 0280-213-01-0000
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Site Name	Address	Case No.	Status	Database
FORT IRWIN NAT TRAINING CTR	AVAWATZ VLY, FORT IRWIN, CA 92310	CA5213790038	Closed	FED_SEMS_ARCHIVE
JPL GOLDSTONE TRACKING FACILITY	36 M N OF, BARSTOW, CA 92311	CA7800020391	Closed	FED_SEMS_ARCHIVE
SAN BERNARDINO NAT FOREST	SAN BERNARDINO NAT FOREST, SAN BERNARDINO, CA 92408	CA8122307640	Closed	FED_SEMS_ARCHIVE
NEEDLES DSPL SITE	US HWY 95, NEEDLES, CA 92363	CA8141190100	Closed	FED_SEMS_ARCHIVE
SO CA EDISON CO COOL WATER STA	E SANTA FE ST, DAGGETT, CA 92327	CAD000630905	Closed	FED_SEMS_ARCHIVE
PFIZER INC LIME WASTE PILE	MERIDIAN RD 1/4 MI W OF PLT, LUCERNE VALLEY, CA 92356	CAD003934858	Closed	FED_SEMS_ARCHIVE
KAISER CEMENT CORP CUSHENBURY PLT	OFF ROUTE 18, LUCERNE VALLEY, CA 92356	CAD008262982	Closed	FED_SEMS_ARCHIVE
KAISER STEEL CORP. (FONTANA PLANT)	Postal Address is unavailable for the Site, FONTANA, CA 92335	CAD008274938	Closed	FED_SEMS_ARCHIVE
VISTA METALS	12425-35 WHITTRAM, FONTANA, CA 92335	CAD008285033	Closed	FED_SEMS_ARCHIVE
SW PORTLAND CEMENT CO, BLCK MTN QUARRY	T6N, R2W, SEC 8, 9, APPLE VALLEY, CA 92307	CAD008369738	Closed	FED_SEMS_ARCHIVE
GENERAL ELECTRIC AVIATION SERVS OPS	1923 E AVION ST, ONTARIO, CA 91761	CAD009542721	Closed	FED_SEMS_ARCHIVE
US REDUCTION CO	11600 ETIWANDA AVE, FONTANA, CA 92335	CAD028833945	Closed	FED_SEMS_ARCHIVE
AMERICAN CAN CO	7125 AMETHYST ST, ALTA LOMA, CA 91701	CAD041326026	Closed	FED_SEMS_ARCHIVE
NL INDS INC HECTOR MINE	MT VIEW & PIONEER RD, NEWBERRY SPRINGS, CA 92365	CAD042928556	Closed	FED_SEMS_ARCHIVE
FOSECO INC	7TH ST OFF ROCHESTER AVE, RANCHO CUCAMONGA, CA 91730	CAD053844395	Closed	FED_SEMS_ARCHIVE
GENERAL AMERICAN TRANSPORT CO	SLOVER & PEPPER AVENUES, COLTON, CA 92324	CAD055698815	Closed	FED_SEMS_ARCHIVE
DOMTAR GYPSUM AMERICA INC	WILBUR AVE & MINNAKER, ANTIOCH, CA 92308	CAD089182810	Closed	FED_SEMS_ARCHIVE
US STEEL CORP CHEM DIV	291 W ADAMS ST, COLTON, CA 92324	CAD091933895	Closed	FED_SEMS_ARCHIVE
STAUFFER CHEM CO	DEATH VLY RD, WESTEND, CA 93564	CAD980463459	Closed	FED_SEMS_ARCHIVE
FORT IRWIN RD DSPL	FORT IRWIN RD, BARSTOW, CA 92311	CAD980498570	Closed	FED_SEMS_ARCHIVE
NEWBERRY DUMP	PONIENTE DR 3 MI S OF, NEWBERRY SPRINGS, CA 92365	CAD980498729	Closed	FED_SEMS_ARCHIVE
PACIFIC AIRMOTIVE	ONTARIO ARPT, CHINO, CA 91710	CAD980636633	Closed	FED_SEMS_ARCHIVE
BUREAU OF LND MGMT CA DESERT DIST	NW 1/4 SEC 7 T10N R2W, SAN BERNARDINO BASE MERID, CA 92400	CAD980636724	Closed	FED_SEMS_ARCHIVE
KERR-MCGEE WESTEND FACIL	80201 TRONA RD PO BOX 367, TRONA, CA 93562	CAD980636872	Closed	FED_SEMS_ARCHIVE
MOLYCORP INC.	SEC 12 & 13 T16N R13E, MOUNTAIN PASS, CA 92366	CAD980695795	Closed	FED_SEMS_ARCHIVE
SOUTHWESTERN PORTLAND CEMENT-APPLE VALLE	25220 BLACK MOUNTAIN QUARRY RD., APPLE VALLEY, CA 92307	CAD980735294	Closed	FED_SEMS_ARCHIVE
CITY OF REDLANDS WELL FIELD	PENNSYLVANIA AVE, REDLANDS, CA 92373	CAD980883136	Closed	FED_SEMS_ARCHIVE
NL INDS INC NEWBERRY SPRINGS PLT	OFF MOUNTAIN VIEW RD 20 MI EOF, BARSTOW, CA 92311	CAD980884266	Closed	FED_SEMS_ARCHIVE
GENUINE PARTS CO DISTRIBUTION CENTER	801 S DUPONT, ONTARIO, CA 91761	CAR000164681	Active	FED_RCRA_GEN
BETA COLOR	4385 LOWELL ST, ONTARIO, CA 91761	CAR000155515	Active	FED_RCRA_GEN
WALMART.COM FULFILLMENT CENTER #8103	6750 KIMBALL AVE, CHINO, CA 91708	CAR000257147	Active	FED_RCRA_GEN
PACIFIC URETHANES	1671 S CHAMPAGNE AVE STE A, ONTARIO, CA 91761	CAR000257006	Active	FED_RCRA_GEN
ARCO FACILITY NO 09687	9690 N CENTRAL AVE, MONTCLAIR, CA 91763	CAR000114991	Active	FED_RCRA_GEN
CHEVRON STATION NO 207675	791 N MILLIKEN AVE, ONTARIO, CA 91764	CAR000118497	Active	FED_RCRA_GEN
BURLINGTON NORTHERN AND SANTA FE RAILWAY	16676 PINE AVE, HESPERIA, CA 92345	CAR000036780	Active	FED_RCRA_GEN
A 1 TRANSMISSION	35018 ACACIA BLVD UNIT B, YUCAIPA, CA 92399	CAR000076000	Active	FED_RCRA_GEN
ARCO FACILITY NO 09524	3296 E ST, SAN BERNARDINO, CA 92401	CAR000103929	Active	FED_RCRA_GEN
CALTRANS CLUSTER ST WAREHOUSE	175 CLUSTER ST BLDGS F AND G, SAN BERNARDINO, CA 92401	CAR000099143	Active	FED_RCRA_GEN
AMERICAN SUZUKI R AND D	5411 DANIEL ST, CHINO, CA 91720	CAR000110999	Active	FED_RCRA_GEN
AT & T COMMUNICATIONS INC	9 MI N OF, SAN BERNARDINO, CA 92420	CAT080031008	Active	FED_RCRA_GEN
PACIFIC BELL	SBB&M T2S R9E 13, BELLE, SAN BERNARDINO, CA 92404	CAT080025224	Active	FED_RCRA_GEN

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Site Name	Address	Case No.	Status	Database
ARCO FACILITY NO 09715	1945 TIPPECANOE AVE, SAN BERNARDINO, CA 92410	CAR000104075	Active	FED_RCRA_GEN
DIETERICH INTL SALES	HWY 10 AT 15 INTERST, COLTON, CA 92313	CAD982349144	Active	FED_RCRA_GEN
MID VALLEY LANDFILL	SIERRA AVE, FONTANA, CA 92336	CAD982485724	Active	FED_RCRA_GEN
PAUL KIEVITS AUTOMOTIVE	2949 CENTRAL AVE, CHINO, CA 91710	CAD982321515	Active	FED_RCRA_GEN
CIRCLE K STORE #858	18465 OUTER HWY 18, APPLE VALLEY, CA 92307	CAD981679343	Active	FED_RCRA_GEN
DIETRICH TRUCK SALES	HWY 10 INTERCHANGE BOX 5846, SAN BERNARDINO, CA 92408	CAD981615602	Active	FED_RCRA_GEN
WYLE LABS SBO EAST DEPT 551	3505 E 3RD ST, SAN BERNARDINO, CA 92408	CAR000169649	Active	FED_RCRA_GEN
VOLVO OF INLAND EMPIRE	785 W SHOWCASE DR S, SAN BERNARDINO, CA 92408	CA0000134783	Active	FED_RCRA_GEN
EXPRESSLY PORTRAITS INC	INLAND CENTER UNIT 154, SAN BERNARDINO, CA 92408	CAD983662370	Active	FED_RCRA_GEN
GLASCO	BLDG 797 W, FORMER NORTON AFB, SAN BERNARDINO, CA 92408	CAD982324865	Active	FED_RCRA_GEN
CITY OF RIVERSIDE-6TH STREET	23456 E. 6TH STREET, SAN BERNARDINO, CA 92408	CAC002625188	Active	FED_RCRA_GEN
AERO PRO LLC	255 S LELAND NORTON WAY, SAN BERNANRDINO, CA 92408	CAR000146258	Active	FED_RCRA_GEN
IMPERIAL IMPORTS INC	765 W SHOWCASE DR, SAN BERNARDINO, CA 92408	CAD983613076	Active	FED_RCRA_GEN
AMAZON.COM SERVICES, LLC - ONT2	1910 EAST CENTRAL AVENUE, SAN BERNARDINO, CA 92408	CAR000286237	Active	FED_RCRA_GEN
LOCKHEED COMMERCIAL AIRCRAFT	FORMER NORTON AFB BLDG 763, SAN BERNARDINO, CA 92408	CAD983629429	Active	FED_RCRA_GEN
AMAZON.COM SERVICES, LLC - ONT5	2020 E CENTRAL AVE, SAN BERNARDINO, CA 92408-0000	CAR000252486	Active	FED_RCRA_GEN
GOLDEN STATE FC LLC (ONT2, ONT3, ONT4)	1910 E CENTRAL AVE, SAN BERNARDINO, CA 92408	CAL000379596	Active	FED_RCRA_GEN
KAISER CEMENT CORPORATION - CUSHENBURY	STATE HIGHWAY 18, 10 MI PAST MERIDIAN RD, LUCERNE VALLEY, CA 92356	36320010	Open	CA_ENVIROSTOR_CLEANUP
FOSECO, INC	7TH STREET OFF ROCHESTER AVENUE, RANCHO CUCAMONGA, CA 91730	36280006	Open	CA_ENVIROSTOR_CLEANUP
PACIFIC AIRMOTIVE	ONTARIO AIRPORT, CHINO, CA 91710	36370026	Open	CA_ENVIROSTOR_CLEANUP
DAGGETT AIRPORT	BARSTOW/DAGGETT AIRPORT, DAGGETT, CA 92327	36450005	Open	CA_ENVIROSTOR_CLEANUP
BUREAU OF LAND MANAGEMENT CA DESERT DIST	NW 1/4 SEC 7 T10N R2W; NORTH OF LENWOOD, SAN BERNARDINO, CA 92411	36490045	Open	CA_ENVIROSTOR_CLEANUP
PG&E TOPOCK COMPRESSOR STATION	12 MILES EAST OF NEEDLES ON I-40, NEEDLES, CA 92363	36490090	Open	CA_ENVIROSTOR_CLEANUP
FORT IRWIN ROAD DISPOSAL	FORT IRWIN ROAD, BARSTOW, CA 92311	36490092	Open	CA_ENVIROSTOR_CLEANUP
MILLIKEN SANITARY LANDFILL	INTERSECTION: MILLIKEN AVE & MISSION BLV, ONTARIO, CA 91761	36490106	Open	CA_ENVIROSTOR_CLEANUP
AEROJET GENERAL CORPORATION	SOQUEL CANYON ROAD, CHINO, CA 91710	36340059	Open	CA_ENVIROSTOR_CLEANUP
KINDER MORGAN ENERGY PARTNERS PIPELINE	S/E OF GUASTI ROAD AND MILLIKIN AVE., ONTARIO, CA 91710	36490118	Open	CA_ENVIROSTOR_CLEANUP
UPRR HARVARD STATION	MINNEOLA RD, HARVARD STATION, CA 92327	T0607100688	Closed	CA_LUST
S&S Baseline 76	799 Baseline Rd, San Bernardino, CA 92407	FA0006933	N/P	CA_GEO_UST
PG&E - Topock Compressor Station	I 40 & Park Moabi Road, Needles, CA 92363	FA0006723	N/P	CA_GEO_UST
Frontier California, Inc.: Arrowhead CO	27316 State Highway 189, Blue Jay, CA 92317	FA0003624	N/P	CA_GEO_UST
ARCO 42488 (WRR 6192)	842 S INLAND CENTER DR, SAN BERNARDINO, CA 92408	FA0013472	N/P	CA_GEO_UST
7-Eleven Inc #35349	920 W Bloomington Ave, Rialto, CA 92376	FA0002168	N/P	CA_GEO_UST
Frontier California, Inc.: Loma Linda CO	24960 Van Leuvan Blvd, Loma Linda, CA 92354	FA0003633	N/P	CA_GEO_UST
Frontier California, Inc.: Muscoy CO	3388 Cajon Blvd, Muscoy, CA 92407	FA0003637	N/P	CA_GEO_UST
MWD - Iron Mountain Pumping Plant	6001 Iron Mountain Pumping Plant Road, Earp, CA 92242	FA0004014	N/P	CA_GEO_UST
MARINE CORPS AIR GROUND COMBAT CENTER	BLDG 2095 RIFLE RANGE RD, TWENTYNINE PALMS, CA 92278	CA0170090013	N/P	CA_HWIS
GEORGE AIR FORCE BASE	18374 PHANTOM WEST ST, VICTORVILLE, CA 92392	CA2570024453	N/P	CA_HWIS
BUREAU OF RECLAMATION-PARKER DAM FIELD	PARKER DAM, PARKER DAM, CA 92267	CA5142390009	N/P	CA_HWIS
COMMANDER NTC & FORT IRWIN	602 BARSTOW RD & 5TH ST, FORT IRWIN, CA 92310	CA5213790038	N/P	CA_HWIS

**Environmental Screening Report
For SAN BERNARDINO County**

Property Address: 947 E BENEDICT RD
SAN BERNARDINO, SAN BERNARDINO COUNTY, CA 92408
("Property")

APN: 0280-213-01-0000
Report Date: 06/03/2020
Report Number: 2660612

Site Name	Address	Case No.	Status	Database
GOLDSTONE DEEP SPACE COMMUNICATIONS FACILITY	GOLDSTONE RD, FORT IRWIN, CA 92310	CA7800020391	N/P	CA_HWIS
DE LEON	1849 COMMERCENTER EAST. SUITE A, SAN BERNARDINO, CA 92408	CAC002897064	N/P	CA_HWIS
SCHNEIDER NATIONAL	1227 S. AUTOCENTER RD., SAN BERNARDINO, CA 92408	CAC002940553	N/P	CA_HWIS
TOYOTA OF SAN BERNARDINO	765 WEST SHOWCASE DR, SAN BERNARDINO, CA 92408	CAL000070424	N/P	CA_HWIS
TRICITY ENDODONTICS-ROMULO DE LEON DDS	1849 COMMERCENTER EAST,#A, SAN BERNARDINO, CA 92408	CAL000082782	N/P	CA_HWIS
BRYDENSCOT METAL PRODUCTS INC	1299 EAST RIVERVIEW DR, SAN BERNARDINO, CA 92408	CAL000128159	N/P	CA_HWIS
GROUND HOG INC	1470 VICTORY ST, SAN BERNARDINO, CA 92408	CAL000230154	N/P	CA_HWIS
SYSTEMS TECHNOLOGY INC	1351 E RIVERVIEW DR, SAN BERNARDINO, CA 92408	CAL000234145	N/P	CA_HWIS
SHERWIN WILLIAMS STORE #8204	1375 EL CAMINO REAL #100, SAN BERNARDINO, CA 92408	CAL000271668	N/P	CA_HWIS
MATICH CORP	3231 E 3RD ST, SAN BERNARDINO, CA 92408	CAL000314877	N/P	CA_HWIS
DC AUTO INC DBA ALL STAR KIA	735 SHOWCASE DR, SAN BERNARDINO, CA 92408	CAL000350017	N/P	CA_HWIS
GOLDEN STATE FC LLC (ONT2, ONT3, ONT4)	1910 E CENTRAL AVE, SAN BERNARDINO, CA 92408	CAL000379596	N/P	CA_HWIS
LFPS INC	1535 S D ST STE 210, SAN BERNARDINO, CA 92408	CAL000381402	N/P	CA_HWIS
SAN BERNARDINO INTL AIRPORT AUTHORITY SBIAA	1601 E 3RD AVE, SAN BERNARDINO, CA 92408	CAL000386520	N/P	CA_HWIS
LEITZ TOOLING SYSTEMS LP	1145 ORANGE SHOW RD STE E, SAN BERNARDINO, CA 92408	CAL000388482	N/P	CA_HWIS
NATIONAL TECHNICAL SYSTEMS SAN BERNARDINO OPERATIONS	3505 E THIRD ST, SAN BERNARDINO, CA 92408	CAL000398078	N/P	CA_HWIS
TOTAL LONGTERM CARE INC DBA INNOVAGE GREATER CA PACE	410 E PARKCENTER CIR N, SAN BERNARDINO, CA 92408	CAL000405844	N/P	CA_HWIS
MKKR INC DBA MATKO	430 E PARKCENTER CIR N, SAN BERNARDINO, CA 92408	CAL000409014	N/P	CA_HWIS
TESORO ARCO #42488	842 S INLAND CENTER DR, SAN BERNARDINO, CA 92408	CAL000410266	N/P	CA_HWIS
BURLINGTON STORE #512	570 MILL ST, SAN BERNARDINO, CA 92408	CAL000411086	N/P	CA_HWIS
COSMOPROF BEAUTY	1325 S AUTO CENTER DR 100, SAN BERNARDINO, CA 92408	CAL000412150	N/P	CA_HWIS
AMBER PHARMACY DBA AMBER ENTERPRISES	328 E COMMERCIAL RD STE 102-103, SAN BERNARDINO, CA 92408	CAL000423378	N/P	CA_HWIS
DESERT EMPIRE TRANSFER/STORAGE	258 E COMMERCIAL RD, SAN BERNARDINO, CA 92408	CAL912485240	N/P	CA_HWIS
HOME DEPOT #0610	695 HOSPITALITY LN, SAN BERNARDINO, CA 92408	CAR000166736	N/P	CA_HWIS
GOLDEN STATE FC LLC (ONT5)	2020 E CENTRAL AVE, SAN BERNARDINO, CA 92408	CAR000252486	N/P	CA_HWIS
TARGET STORE T0188	499 ORANGE SHOW RD, SAN BERNARDINO, CA 92408	CAT080010556	N/P	CA_HWIS
	25590 PROSPECT AVE, LOMA LINDA, CA 0	1265133	Open	FED_ERNS
	N 9TH ST AND HWY 10, COLTON, CA 0	1236598	Closed	FED_ERNS
MP 578.3	, NEEDLES, CA 0	1237007	N/P	FED_ERNS
	1901 CALIFORNIA STREET, REDLANDS, CA 0	1237243	Closed	FED_ERNS
DOCK NORTH 301; NORTH SHORE OF THE LAKE	, LAKE ARROWHEAD, CA 0	1237880	N/P	FED_ERNS
MAIN LINE	MP 34.5, VICTORVILLE, CA 0	1238007	N/P	FED_ERNS
	MP: 516.8, MONTCLAIR, CA 0	1239635	N/P	FED_ERNS
	I - 10 WB BETWEEN, FONTANA, CA 0	1239638	Closed	FED_ERNS
	MP 534.53, BLOOMINGTON, CA 0	1240285	N/P	FED_ERNS
GAS STATION	12345 RAMONA AVE., CHINO HILLS, CA 91710	1241247	Closed	FED_ERNS
	26432 PINE AVE, RIMFORREST, CA 92378	1242608	Open	FED_ERNS
	MISSION STREET & SOUTH MOUNT VERNON AVE, COLTON, CA 0	1243047	N/P	FED_ERNS
	1 MAIN ST., HAVASU LAKE, CA 0	1243132	Open	FED_ERNS
ON POWERLINE ROAD NEAR BRACEO	, OAKHILLS, CA 92344	1243377	N/P	FED_ERNS

JCP-LGS Commercial Resale Property Disclosure Reports
Environmental Screening Report
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APN: 0280-213-01-0000
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Site Name	Address	Case No.	Status	Database
VICTORVILLE CENTURY 1 RIGHT OF WAY	, HISTERIA, CA 0	1243638	N/P	FED_ERNS
MP 634.8	, DANBY, CA 0	1244676	N/P	FED_ERNS
	MP: 47.7, HESPERIA, CA 0	1244996	N/P	FED_ERNS
MONTCLAIR RAILYARD - SOUTH BROOKS STREET AND MOUNTAIN AVENUE	MP: 518, MONTCLAIR, CA 0	1245556	N/P	FED_ERNS
	MP: 48.94, FONTANA, CA 0	1245560	N/P	FED_ERNS
	13 563 FLEDSPAR DR, CHINO HILLS, CA 91709	1245573	Open	FED_ERNS
	13563 FLEDSPAR DR, CHINO HILLS, CA 0	1245771	Closed	FED_ERNS
WEST COLTON YARD	19100 SLOVER AVE., COLTON, CA 0	1246095	N/P	FED_ERNS
	MILE POST 39.2, VICTORVILLE, CA 0	1248325	N/P	FED_ERNS
	MP 487.7, SAN BERNADINO, CA 0	1249694	N/P	FED_ERNS
MAIN LINE	CAJON SUB, HESPERIA, CA 0	1250601	N/P	FED_ERNS
	MILEPOST 685.5, EAST ASH HILL, CA 0	1250959	Open	FED_ERNS
	MP: 6.9, LENWOOD, CA 0	1251369	N/P	FED_ERNS
MAIN LINE	MP: 37.0, VICTORVILLE, CA 0	1251809	N/P	FED_ERNS
I-10 WEST BOUND AT 215 SOUTH	, COLTON, CA 0	1252037	Closed	FED_ERNS
WEST COLTON YARD	MP: 535, , CA 0	1252984	N/P	FED_ERNS

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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 (SEMS NPL):

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

Source Agency: U.S. Environmental Protection Agency.

Search Distance Used: 1.0 mile

Database last checked by JCP-LGS: 21 Feb 2019

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

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

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

Source Agency: U.S. Environmental Protection Agency.

Search Distance Used: 1.0 mile

Database last checked by JCP-LGS: 08 Jan 2020

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

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

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

Source Agency: U.S. Environmental Protection Agency.

Search Distance Used: 0.5 mile

Database last checked by JCP-LGS: 21 Feb 2019

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

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

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

JCP-LGS Commercial Resale Property Disclosure Reports

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

Source Agency: U.S. Environmental Protection Agency.

Search Distance Used: 0.5 mile

Database last checked by JCP-LGS: 21 Feb 2019

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

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

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

Source Agency: U.S. Environmental Protection Agency.

Search Distance Used: 0.5 mile

Database last checked by JCP-LGS: 08 Jan 2020

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

Tribal UST And/Or Tribal LUST:

Federally recognized Native American tribes are sovereign entities subject to federal laws. Underground storage tanks (including leaking tanks, UST/LUST) located on tribal lands generally are not subject to state laws. As a result, unless a state acts as a tribe's agent pursuant to a formal agreement with a tribe, EPA and the tribe are responsible for implementing and enforcing the UST program on tribal lands. There are approximately 6,000 UST/LUST's on Native American lands in the U.S. The EPA works with tribal entities to identify and assess hazards to public health and the environment on tribal lands from UST's and LUST's, to bring all tanks on tribal lands into compliance so as to prevent future leaks and to cleanup existing leaks.

Source Agency: U.S. Environmental Protection Agency.

Search Distance Used: 0.5 mile

Database last checked by JCP-LGS: 01 Jun 2018

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

State EnviroStor Database (ENVIROSTOR, formerly SMBRPD):

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

Source Agency: California Department of Toxic Substances Control.

Search Distance Used: 0.5 mile

Database last checked by JCP-LGS: 05 Mar 2020

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

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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: 27 Feb 2020

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

Solid Waste Landfill Facilities (SWIS):

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

Source Agency: California Integrated Waste Management Board.

Search Distance Used: 0.5 mile

Database last checked by JCP-LGS: 13 Feb 2020

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: 27 Feb 2020

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: 28 Feb 2020

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: 08 Jan 2020

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

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

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

JCP-LGS Commercial Resale Property Disclosure Reports
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Database last checked by JCP-LGS:

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

State List of Underground Storage Tanks (UST):

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

Source Agency: California Water Resources Control Board.

Search Distance Used: 0.125 mile

Database last checked by JCP-LGS: 06 Mar 2020

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

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

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

Source Agency: California Water Resources Control Board.

Search Distance Used: 0.125 mile

Database last checked by JCP-LGS: 01 Jun 2018

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

State Hazardous Waste Information Summary (HWIS):

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

Source Agency: California Department of Toxic Substances Control.

Search Distance Used: 0.125 mile

Database last checked by JCP-LGS: 28 Feb 2020

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

Sites Reported but Not Required for AAI Compliance

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

State List of Aboveground Storage Tanks (AST):

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

Source Agency: California Water Resources Control Board.

Search Distance Used: 0.125 mile

Database last checked by JCP-LGS: 01 Jun 2018

WANT MORE INFORMATION? Contact the local responsible agency from the online directory at <http://osfm.fire.ca.gov/cupa/apsa>.

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

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TERMS and CONDITIONS

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

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

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

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

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

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

- D. **Tax and Environmental Disclosures (if included in Report).** No determination is made and no opinion is expressed, or intended, by the Report concerning the existence of property tax liabilities, or the existence of hazardous or toxic materials or substances, or any other defects, on, under, or in proximity to the Property, unless specifically described in the Report. JCP-LGS's total liability for any error or omission in its disclosures relating to taxes and/or environmental matters shall be limited to actual proven damages not to exceed the price paid for this Report.
- E. **JCP-LGS Database Updates.** Each database used in this Report is updated by the responsible agency at various intervals. Updates for a database are determined by the responsible agency and may be made at any time and without notice. JCP-LGS maintains an update schedule and makes reasonable efforts to use updated information. For these reasons, JCP-LGS reports information as of the date when the database was last updated by JCP-LGS. That date is specified as the "Database Date" for each database. The Tax Report discloses Mello Roos Community Facilities Districts, 1915 Bond Act Assessments and PACE assessments documented in the county's Fiscal Year 2019-2020 annual secured property tax roll. The Report may disclose PACE contracts where PACE taxes were first assessed or liens were recorded after the Fiscal Year 2019-2020 secured property tax roll, where recordation data is available to JCP-LGS. To discover a PACE lien on the Property executed more recently, the buyer should read the preliminary title report and obtain and read all exceptions listed therein. Note that, in the title report, lien exceptions are named as recorded with the county; therefore, a PACE lien may be listed under a name that is not obvious.
- F. **Statutory and Additional Disclosures, Advisories, and Local Addenda (if included in Report).** No determination is made and no opinion is expressed, or intended, by this Report concerning the need to purchase earthquake or flood insurance for the Property. In preparing the Report, JCP-LGS accurately reported on information contained in Government Records. JCP-LGS reviewed and relied upon those Government Records specifically identified and described in the Report. JCP-LGS has not reviewed or relied upon any Government Records that are not specifically identified in the Report. JCP-LGS also has not reviewed any plat maps, survey maps, surveyor maps, assessor maps, assessor parcel maps, developer maps, or engineering maps, whether or not such maps have been recorded. No determination is made and no opinion is expressed, or intended, by the Report concerning any matters identified in Government Records that were not reviewed by JCP-LGS. Local Addenda, where applicable, are included "AS IS" as an accommodation to the local real estate board that provided the content; JCP-LGS assumes no responsibility for the accuracy of any information included in the Local Addenda.
- G. **FEMA Flood Determination Certificate (if accompanying the Report).** No determination is made and no opinion is expressed, or intended, by the Report concerning the requirement for or cost of flood insurance on the Property. Recipient(s) understands that a lender may require flood insurance to secure its loan collateral independent of whether FEMA may require flood insurance under the National Flood Insurance Program on a federally backed mortgage. The FEMA Flood Determination Certificate ("Flood Certificate"), which may accompany the Report, is produced by a third-party expert certified by FEMA to provide Flood Certificates. JCP-LGS assumes no liability for errors in that third-party flood determination.
- H. **Changes to Government Record after Report Date.** This Report is issued as of the Report Date identified in the Report. JCP-LGS shall have no obligation to advise any Recipient of any information learned or obtained after the Report Date even if such information would modify or otherwise affect the Report.

Property Address: 947 E BENEDICT RD
SAN BERNARDINO, SAN BERNARDINO COUNTY, CA 92408
("Property")

APN: 0280-213-01-0000
Report Date: 06/03/2020
Report Number: 2660612

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 ("Common Interests")** Unless otherwise noted, this report is based solely on the real Property referenced by the Property's Assessor's Parcel Number ("APN"). An APN whose boundary does not include all Common Interests associated with the parcel will generate a report which does not identify the natural hazards relating to the Common Interests that extend beyond the APN parcel boundary. Accordingly, it is imperative that you consult with the property's homeowners association(s) to determine those risks.
- L. **Governing Law.** The Report shall be governed by, and construed in accordance with, the laws of the State of California.
- M. **Small Claims or Arbitration.** This provision constitutes an agreement to arbitrate disputes on an individual basis. Any party may bring an individual action in small claims court instead of pursuing arbitration, so long as the action remains in that court. All disputes and claims arising out of or relating to the Website, Customer Service, or any Report, must be resolved by binding arbitration. This agreement to arbitrate includes, but is not limited to, all disputes and claims between Company, transferor(s) and transferee(s) and claims that arose prior to purchase of the Report. This agreement to arbitrate applies to transferor(s) and transferee(s) successors in interest, assigns, heirs, spouses, and children. As noted above, a party may elect to bring an individual action in small claims court instead of arbitration, so long as the dispute falls within the jurisdictional requirements of small claims court.
- Any arbitration must take place on an individual basis. Company, transferor(s) and transferee(s) agree that they are waiving any right to a jury trial and to bring or participate in a class, representative, or private attorney general action, and further agree that the arbitrator lacks the power to grant relief affecting anyone other than the individual claimant. If a court decides that any of the provisions of this paragraph are invalid or unenforceable as to a particular claim or request for a particular remedy (such as a request for public injunctive relief), then that claim or request for that remedy must be brought in court and all other claims and requests for remedies must be arbitrated in accordance with this agreement
- The arbitration is governed by the Consumer Arbitration Rules (the "AAA Rules") of the American Arbitration Association ("AAA"), as modified by this Agreement, and will be administered by the AAA. Company will pay all AAA filing, administration and arbitrator fees for any arbitration it initiates and for any arbitration initiated by another party for which the value of the claims is \$75,000 or less, unless an arbitrator determines that the claims have been brought in bad faith or for an improper purpose, in which case the payment of AAA fees will be governed by the AAA Rules #A COPY OF THESE RULES IS AVAILABLE FROM THE AAA'S WEB SITE AT WWW.ADR.ORG OR ON REQUEST FROM THE COMPANY. THE ARBITRATION AWARD MAY INCLUDE ATTORNEY'S FEES IF ALLOWED BY FEDERAL, STATE, OR OTHER APPLICABLE LAW AND MAY BE ENTERED AS A JUDGMENT IN ANY COURT OF PROPER JURISDICTION.
- The arbitration will take place in the same county in which the property covered by the Report is located. The Federal Arbitration Act will govern the interpretation, applicability and enforcement of this arbitration agreement. This arbitration agreement will survive the termination of the Report.
- N. **Severability.** If any provision of the Terms and Conditions to this Report is determined to be invalid or unenforceable for any reason, then such provision shall be treated as severed from the remainder of the Terms and Conditions, and shall not affect the validity and enforceability of all of the other provisions of the Terms and Conditions.
- O. **Other Agreements.** This Report constitutes the entire, integrated agreement between JCP-LGS and Recipients, and supersedes and replaces all prior statements, representations, negotiations, and agreements.

END OF REPORT