

Shaw Management Corporation

300 Byers Lane
Watsonville, CA 95076

Inquiry Number: 5409525.1s
August 29, 2018

Provided by
GeoDisclosure

The EDR Environmental Disclosure Report™

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and



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Shelton, CT 06484
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www.edrnet.com

EDR Environmental Disclosure Report

August 29, 2018

Property Information:

SHAW MANAGEMENT CORPORATION
300 BYERS LANE
WATSONVILLE, CA 95076

APN#: 045-031-05

Escrow#: 0715015296

Provided by:

GeoDisclosure
Natural Hazard Disclosure Reports www.geodisclosure.com



EDR® Environmental Data Resources Inc

The EDR Environmental Disclosure Report provides a search of certain databases of environmental information. Search distances and database descriptions are listed in the back of this report. The search is based on the property location provided to EDR.

Summary

Environmental Summary for **300 BYERS LANE**. Detailed information is contained in the following report.

	Found	Not Found	Database Category
1)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	SITES INVESTIGATED FOR CONTAMINATION
2)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	LANDFILLS AND WASTE PROCESSING SITES
3)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	CLANDESTINE DRUG LAB SITES
4)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	OIL AND GAS DRILLING WELLS

Notice of Receipt

Transferrer (seller)

Date

Transferee (buyer)

Date

Disclaimer

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1**SITES INVESTIGATED FOR CONTAMINATION**

Sites investigated for contamination are tracked by the government in a variety of databases. Database descriptions can be found in the back of this report.

Found Not Found

- No [EPA Final Superfund Sites](#) were identified within 1 mile.
- No [Superfund Enterprise Mgmt System \(SEMS\) Sites](#) were identified within 1/2 mile.
- No [State Response Sites \(RESPONSE\)](#) were identified within 1 mile.
- No [Confirmed Hazardous Substance Releases \(ENVIROSTOR\)](#) were identified within 1 mile.
- No [RCRA Corrective Action Sites](#) were identified within 1 mile.
- No [Leaking Underground Tanks](#) were identified within 1/2 mile.

2**LANDFILLS AND WASTE PROCESSING SITES**

Landfills and waste processing sites handle hazardous or municipal and industrial wastes. These sites may be associated with contamination, odors, and noise. Database descriptions can be found in the back of this report.

Found Not Found

- No [Landfills and/or Waste Transfer Stations \(SWIS\)](#) were identified within 1/2 mile.

3**CLANDESTINE DRUG LAB SITES**

Contaminants at clandestine labs range from highly volatile organic solvents and semi-volatile organic solvents and semi-volatile organic compounds, to highly corrosive inorganic acids and bases. Database descriptions can be found in the back of this report.

Found Not Found

- No [Clandestine Drug Lab Sites from Federal Sources](#) were identified within 1/8 mile.
- No [Clandestine Drug Lab Sites from State Sources](#) were identified within 1/8 mile.

4 OIL AND GAS DRILLING WELLS

Current and former oil and gas drilling wells may continue to leak petroleum and/or other residue related to drilling operations. Database descriptions can be found in the back of this report.

Found Not Found

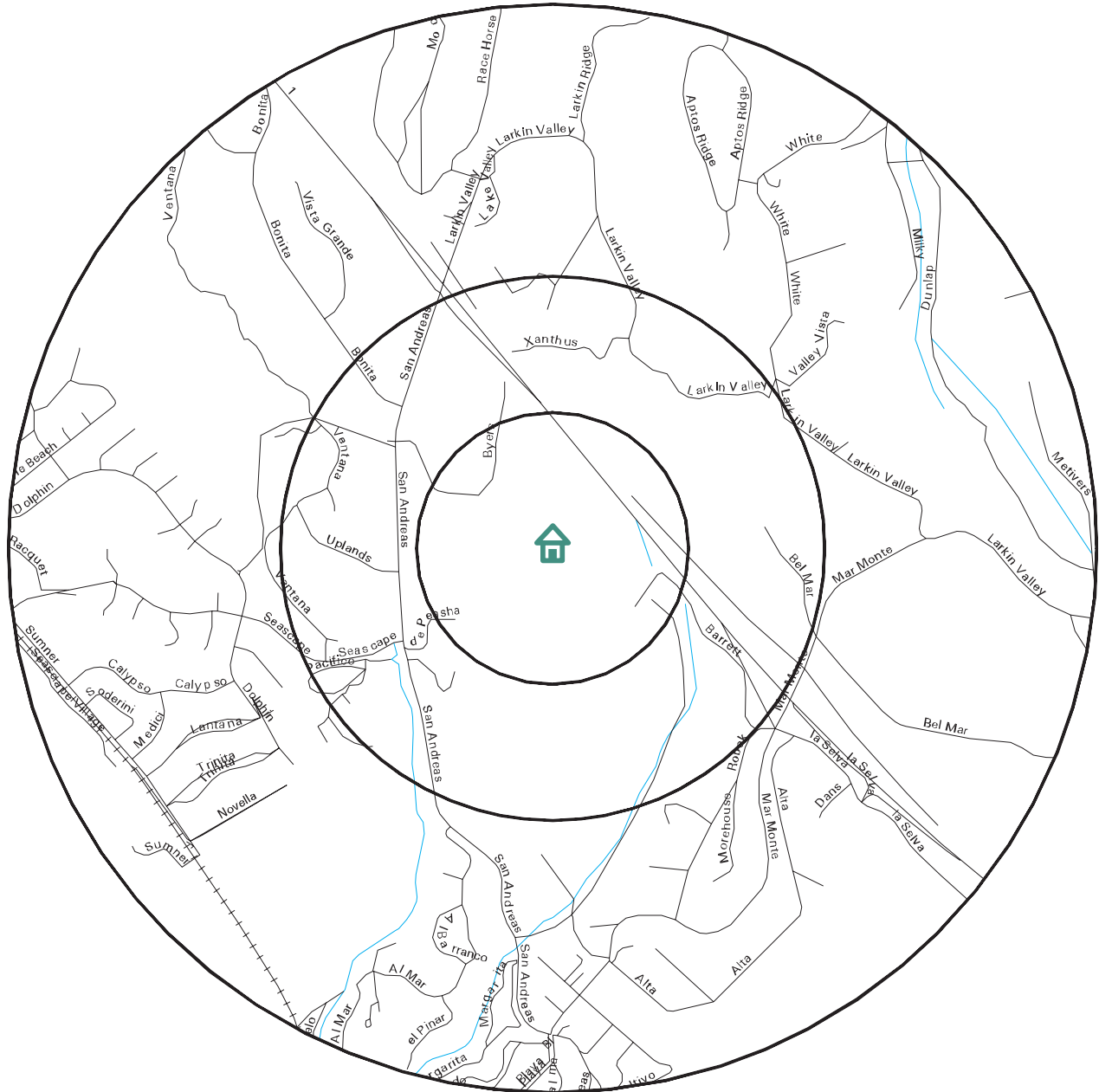
No [Oil and Gas Drilling Wells](#) were identified within 1/4 mile.

5 UNLOCATED SITES

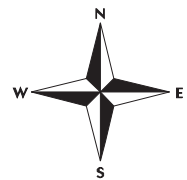
Government records occasionally lack sufficient address information for some sites to be accurately plotted to an exact location. The following site(s) may or may not be in a close proximity to the target property. Records where EDR can identify the site status as "closed" or "no further action" are not included in the following list.

Location	Database(s)	EDR ID #
MOSS LANDING..... HIGHWAY 1, 3 MILES SOUTH..... WATSONVILLE..... OF WATSONVILLE	ENVIROSTOR.....	1000375088
Status: Refer: RWQCB		
WATSONVILLE CITY..... SAN ANDREAS RD..... WATSONVILLE CA... LANDFILL	SWF/LF.....	S101854332
no data..... HWY 1 TO SOQUEL AVE (SEE..... SANTA CRUZ..... CLUE) COUNTY	CDL.....	S107538818
no data..... HIGHWAY 17 @ SUMMIT EXIT..... SANTA CRUZ..... COUNTY	CDL.....	S107538732
no data..... ON HWY 1, AT MI MKR 24.52..... SANTA CRUZ..... COUNTY	CDL.....	S107539883

ENVIRONMENTAL MAP



-  Target Property
-  Record Found
-  Several Records Found
-  National Priority List Sites



ADDRESS: 300 Byers Lane
 Watsonville CA 95076
 LAT/LONG: 36.95352908 / 121.85907091

INQUIRY #: 5409525.1s
 DATE: August 29, 2018

EXPLANATION AND FOLLOW-UP DISCUSSION

Information in the EDR Environmental Disclosure Report is gathered from certain Government agencies and other sources. For each of the databases searched, the following section provides a:

- description of the database
- contact number and web site for more information (where available)
- distance on a map the data was searched

For more information contact:

GeoDisclosure
P.O. Box 593
Mount Hermon, CA 95041
Phone: (831) 469-4438
Email: info@geodisclosure.com

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EXPLANATION: SITES INVESTIGATED FOR CONTAMINATION

EPA Final Superfund Sites Database (NPL)

The NPL is the list of national priorities among the known releases or threatened releases of hazardous substances, pollutants, or contaminants throughout the United States and its territories. The NPL is intended primarily to guide the EPA in determining which sites warrant further investigation.

Superfund is the Federal government's program to clean up the nation's uncontrolled hazardous waste sites. Under the Superfund program, abandoned, accidentally spilled, or illegally dumped hazardous waste that pose a current or future threat to human health or the environment are cleaned up. To accomplish its mission, EPA works closely with communities, Potentially Responsible Parties (PRPs), scientists, researchers, contractors, and state, local, tribal, and Federal authorities. Together with these groups, EPA identifies hazardous waste sites, tests the conditions of the sites, formulates cleanup plans, and cleans up the sites.

For information about Superfund Sites in this report, contact the: Environmental Protection Agency, Superfund Hotline, 800-424-9346 or 703-412-9810, <http://www.epa.gov/superfund/sites/npl/index.htm>.

Source: Environmental Protection Agency
Date of Government Version: 05/13/2018
Search Distance in this report: 1 mile from Target Property

EPA Proposed Superfund Sites Database (CERCLIS)

CERCLIS contains information on hazardous waste sites, potential hazardous waste sites, and remedial activities across the nation, including sites that are on the National Priorities List (NPL) or being considered for the NPL.

Superfund is the Federal government's program to clean up the nation's uncontrolled hazardous waste sites. Under the Superfund program, abandoned, accidentally spilled, or illegally dumped hazardous waste that pose a current or future threat to human health or the environment are cleaned up. To accomplish its mission, EPA works closely with communities, Potentially Responsible Parties (PRPs), scientists, researchers, contractors, and state, local, tribal, and Federal authorities. Together with these groups, EPA identifies hazardous waste sites, tests the conditions of the sites, formulates cleanup plans, and cleans up the sites.

For information about Superfund Sites in this report, contact the: Environmental Protection Agency, Superfund Hotline, 800-424-9346 or 703-412-9810, <http://www.epa.gov/superfund/action/law/cercla.htm>.

Source: Environmental Protection Agency
Date of Government Version: 05/18/2018

Search Distance in this report: 1/2 mile from Target Property

State Response Sites Database (ENVIROSTOR)

State response sites are sites where the California Department of Toxic Substance Control (DTSC) is actively working to remediate, either in a lead role or support capacity. These sites are also known as the State Superfund sites. These sites are considered to pose the greatest threat to the public and the environment. These confirmed sites are generally high priority, high potential risk, and include military facilities, state "funded" or Responsible Party (RP) lead, and National Priorities List (NPL) sites.

For information about the EnviroStor database in this report, contact the: Department of Toxic Substances Control, 916-323-3400, <http://www.dtsc.ca.gov>

Source: California Environmental Protection Agency

Date of Government Version: 04/30/2018

Search Distance in this report: 1 mile from Target Property

Confirmed Hazardous Substance Release Database (ENVIROSTOR)

The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifies sites that have known contamination or sites for which there may be reasons to investigate further.

EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

Status Field Definitions:

- Active

Identifies that a site investigation and/or remediation is currently in progress and that DTSC is actively involved, either in a lead or support capacity.

- Backlog

Identifies non-active sites in which DTSC is not currently investigating or remediating.

- Border Zone/Haz Waste Property (BZP/HWP)

Potential Border Zone properties are located within 2,000 feet of a significant disposal of hazardous waste, and hazardous waste property sites have a significant disposal of hazardous waste.

- Certified

Identifies completed sites with previously confirmed release that are subsequently certified by DTSC as having been remediated satisfactorily under DTSC oversight.

- Certified O&M

Identifies sites that have certified cleanups in place but require on-going Operation and Maintenance (O&M) activities.

- Hazardous Waste Disp Land Use (NOT BZP/HWP)

This status identifies sites that went through the Hazardous Waste or Border Zone Property determination process and entered into voluntary deed restrictions, but were not formally designated as either a "border zone" or "hazardous waste property."

- Inactive

Action Required: Identifies non-active sites where, through a Preliminary Endangerment Assessment or other evaluation, DTSC has determined that a removal or remedial action or further extensive investigation is required.

- Inactive

Needs Evaluation: Identifies non-active sites where DTSC has determined a Preliminary Endangerment Assessment (PEA) or other evaluation is required.

- No Action Required

Identifies sites where a Phase I Environmental Assessment was completed and resulted in a no action required determination.

- No Further Action

Identifies completed sites where DTSC determined after investigation, generally a PEA (an initial assessment), that the property does not pose a problem to the public health or the environment.

- Referred: 1248 Local Agency

Identifies sites that were referred to a local agency (through the SB 1248 determination process) to supervise the cleanup of a simple waste release.

- Referred: EPA

Identifies sites that, based on limited information available to DTSC, appear to be more appropriately addressed by U.S. EPA.

- Referred: IWMB

Identifies sites that, based on limited information available to DTSC, appear to be more appropriately addressed by the California Integrated Waste Management Board (IWMB).

- Referred: Other Agency

Identifies sites that, based on limited information available to DTSC, appear to be more appropriately addressed by another state or local environmental regulatory agency.

- Referred: RCRA

Identifies sites that, based on limited information available to DTSC, appear to be more appropriately addressed by the Department of Toxic Substances Control's Hazardous Waste Management Program and are identified as Resource Conservation Recovery Act (RCRA).

- Referred: RWQCB

Identifies sites that, based on limited information available to DTSC, appear to be more appropriately addressed by the California Regional Water Quality Control Boards (RWQCB).

For information about the EnviroStor database in this report, contact the: Department of Toxic Substances Control, 916-323-3400, <http://www.dtsc.ca.gov>

Source: Department of Toxic Substances Control

Date of Government Version: 04/30/2018

Search Distance in this report: 1 mile from Target Property

EPA Resource Conservation and Recovery Act Database (RCRAInfo)

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

For more information about RCRA Corrective Action sites in this report, contact the Environmental Protection Agency at <http://www.epa.gov/osw/>

Source: Environmental Protection Agency

Date of Government Version: 03/01/2018

Search Distance in this report: 1 mile from Target Property

Leaking Underground Tanks Database (LUST)

Leaking underground storage tanks are a significant source of petroleum impacts to groundwater and may pose the following potential threats to health and safety:

- Exposure from impacts to soil and/or groundwater;
- Contamination of drinking water aquifers;
- Contamination of public or private drinking water wells;
- Inhalation of vapors;

If a leak occurs, the owner or operator of the tank must report the leak to the local regulatory agency. Soil and/or groundwater assessment may be required by the lead regulatory agency.

Status field definitions:

- No Action

No action has been taken by the responsible party after the initial report of the leak.

- Leak Being Confirmed

A leak is suspected at a site (i.e. poor inventory records, water in the tank, vadose monitoring system in alarm, etc.) but has not been confirmed. Includes inspection of the excavation, and tank and appurtenant plumbing to determine existence of leak. May also include

taking samples from the excavation (or from borings for in-place closures) for analysis.

- Preliminary Site Assessment Workplan Submitted

A workplan/proposal has been requested of, or submitted by, the responsible party in order to determine whether groundwater has been, or will be, impacted as a result of a release from any underground tanks or associated piping. This phase of work usually includes plans for the installation and sampling of up to three monitoring wells with one monitoring well placed in a verified down gradient location from the suspected point of a discharge. It may also include soil boring sampling, additional soil excavation, and disposal or treatment of contaminated soil.

- Preliminary Site Assessment Underway

Implementation of a workplan addressing the above described tasks.

- Pollution Characterization

Responsible party is in the process of installing additional monitoring wells and/or borings in order to fully define the lateral and vertical extent of contamination in soil and ground water and assess the hydrogeology of the area. This phase of work may also include performing aquifer tests, soil gas surveys, continued ground water gradient determinations and monitoring, and assessing impacts on surface and/or ground water.

- Remediation Plan

A remediation plan has been submitted evaluating long term remediation options (or corrective actions). A proposal and implementation schedule for an appropriate remediation option has also been submitted. This phase of work may also include preparing and submitting the necessary information for any permits needed prior to implementation of the plan (NPDES or WDR).

- Remedial Action

Implementation of corrective action plan.

- Post Remedial Action Monitoring

Periodic ground water or other monitoring at the site, as necessary, in order to verify and/or evaluate the effectiveness of remedial activities.

- Case Closed

The Regional Board and the Local Agency are in concurrence that no further work is necessary at the site.

For information about Leaking Underground Tanks in this report, contact the: State Water Resources Control Board, 916-341-5700, <http://www.swrcb.ca.gov/ust/cleanup/index.html#intro>.

Source: State Water Resources Control Board

Date of Government Version: 06/11/2018

Search Distance in this report: 1/2 mile from Target Property

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EXPLANATION: LANDFILLS AND WASTE PROCESSING SITES

Landfills and/or Waste Transfer Stations Database (SWIS)

The Solid Waste Information System (SWIS) database contains information on solid waste facilities, operations, and disposal sites throughout the State of California. The types of facilities found in this database include landfills, transfer stations, material recovery facilities, composting sites, transformation facilities, waste tire sites, and closed disposal sites.

For information about Landfills and/or Waste Transfer Stations in this report, contact the: Integrated Waste Management Board, 916-341-6000, <http://www.ciwmb.ca.gov/SWIS/>.

Source: Integrated Waste Management Board

Date of Government Version: 08/08/2018

Search Distance in this report: 1/2 mile from Target Property

3**EXPLANATION: CLANDESTINE DRUG LAB SITES****Clandestine Drug Labs Sites from Federal Sources (US CDL)**

Clandestine Drug Labs Sites from Federal Sources is a listing of drug lab location from the U.S. Department of Justice ("the Department"). It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

For more information about Clandestine Drug Labs from Federal Sources in this report, contact the Drug Enforcement Administration, 202-307-1000

Source: Drug Enforcement Agency
Date of Government Version: 02/22/2018
Search Distance in this report: 1/8 mile from Target Property

Clandestine Drug Lab Sites from State Sources (CDL)

Health and Safety code section 25354.5 requires DTSC removal and disposal of hazardous substances discovered by law enforcement officials while investigating clandestine drug laboratories. The illegal manufacture of psychoactive drugs, primarily methamphetamine, has escalated dramatically since 1980. California leads the nation in the number of illicit drug laboratory seizures. Contaminants at clandestine labs range from highly volatile organic solvents and semi-volatile organic compounds, to highly corrosive inorganic acids and bases, the illicit drug itself, and other by-products. The DTSC Clandestine Drug Lab Removal Program has funded and coordinated removal and disposal actions at more than 12,000 illegal drug labs and drug lab waste abandonments in the last five years.

For more information about Clandestine Drug Lab Sites in this report, contact the: California Department of Toxic Substances Control, 800-260-3972 or http://www.dtsc.ca.gov/SiteCleanup/ERP/Drug_Lab_Removal.cfm

Source: California Department of Toxic Substances Control
Date of Government Version: 12/31/2017
Search Distance in this report: 1/8 mile from Target Property

4**EXPLANATION: OIL AND GAS DRILLING WELLS****California Oil and Gas Well Locations for District 2, 3, 5 and 6 Database**

The Division of Oil, Gas, and Geothermal Resources was formed in 1915 to address the needs of the state, local governments, and industry by regulating statewide oil and gas activities with uniform laws and regulations. The Division supervises the drilling, operation, maintenance, and plugging and abandonment of onshore and offshore oil, gas, and geothermal wells, preventing damage to: (1) life, health, property, and natural resources; (2) underground and surface waters suitable for irrigation or domestic use; and (3) oil, gas, and geothermal reservoirs. Division requirements encourage wise development of California's oil, gas, and geothermal resources while protecting the environment.

For information about California Oil and Gas Well Locations in this report, contact the: Department of Conservation, 916-445-9686.

Source: Department of Conservation
Search Distance in this report: 1/4 mile from Target Property

STREET AND ADDRESS INFORMATION

2008 Tiger Map, produced by U.S. Census Bureau.

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Additional Information about the EDR Environmental Contamination Report

What is a contaminated site?

A contaminated site is any real property where the soil, soil vapor, or groundwater has been impacted by hazardous materials either by a source of contamination originating on the site or from migration of hazardous contaminants from an offsite source nearby. Hazardous materials can include, but are not limited to, petroleum hydrocarbons, solvents and solvent wastes, and heavy metals. It does not include bio waste, such as septic or sewer contaminants, unless the sewer or septic has served as a conduit for hazardous materials.

It is important to note that the majority of residential properties (the target property that is the subject of this report) are not usually sources of contamination. This report discloses sites within proximity of the property. In some cases, heating oil tanks or personal use underground storage tanks (USTs) used for fuel storage can be present on a residential property. If this is the case, this information should be disclosed in the residential disclosures provided by the sellers of the property.

Below are frequently asked questions that may help you to better understand EDR's report.

What does "No Further Action" mean?

When a contaminated site has been assigned this status, any cleanup actions have been completed to the satisfaction of the federal, state or local agency providing oversight of the case. Usually, the lead oversight is the county's environmental health department or the state water resources control board. This status also applies to sites where an unauthorized release (leak or spill of hazardous materials) has occurred and the oversight agency has determined that the release was minimal and/or did not require further cleanup actions or monitoring.

There is a leaking UST (LUST) near the property we are about to purchase. Should we be concerned?

Not necessarily. If this has been reported, then it is likely the source of contamination (UST) has been removed, and the case is actively being monitored and cleanup and mitigation actions are underway. USTs are installed only a few feet below ground, and if they leak, the contaminants are usually confined to the shallow groundwater zone, which is rarely used by municipalities as a drinking water source. If the house you want to buy has a well on the property that draws from the same aquifer (zone) that is contaminated, you will want to determine if the well is within the path of groundwater flow from the leaking UST. This can be determined through review of monitoring and cleanup reports submitted to the local oversight agency.

The report states there's a contaminated site next to the property I want to buy, but I don't believe it is a contaminated site. Is there a mistake in the report?

There are limitations in the governmental databases that EDR uses to report a contaminated site address. In some cases, it is possible the address listed is not the physical site address, but the mailing address of the party responsible for the contamination.

If you have further questions about this EDR report, please contact your local experts at GeoDisclosure.