



PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

Hollister II

115 West Anapamu Street
Santa Barbara, California 93101

Report Date

September 20, 2023

Partner Project No.

20-301704.3

Prepared for:

Thompson Housing, LLC
114 East Gutierrez Street, #B
Santa Barbara, California 93101



Building
Science



Environmental
Consulting



Construction &
Development



Energy &
Sustainability



September 20, 2023

Mr. Ryan Ortiz
Thompson Housing, LLC
114 East Gutierrez Street, #B
Santa Barbara, California 93101

Subject: Phase I Environmental Site Assessment
Hollister II
115 West Anapamu Street
Santa Barbara, California 93101
Partner Project No. 20-301704.3

Dear Mr. Ortiz:

Partner Engineering and Science, Inc. (Partner) is pleased to provide this Phase I Environmental Site Assessment (Phase I ESA) report of the abovementioned address (the "subject property"). This assessment was performed in conformance with the scope and limitations as detailed in the ASTM Practice E1527-21 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process and Client Agreement.

This assessment included a site reconnaissance as well as research and interviews with representatives of the public, property ownership, site manager, and regulatory agencies. An assessment was made, conclusions stated, and recommendations outlined.

We appreciate your trust in Partner and the opportunity to provide environmental services to you. If you have any questions concerning this report, or if we can assist you in any other matter, please contact me at (310) 765-7243.

Sincerely,

Jenny Redlin
Principal

EXECUTIVE SUMMARY

Partner Engineering and Science, Inc. (Partner) has performed a Phase I Environmental Site Assessment (ESA) in accordance with the scope of work and limitations of ASTM Practice E1527-21, the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (AAI) (40 CFR Part 312) and set forth by Thompson Housing, LLC for the property located at 115 West Anapamu Street in Santa Barbara, Santa Barbara County, California (the “subject property”). The Phase I Environmental Site Assessment is designed to provide Thompson Housing, LLC with an assessment concerning environmental conditions (limited to those issues identified in the report) as they exist at the subject property.

Property Description

The subject property is located on the southeast side of West Anapamu Street, between Chapala Street and De La Vina Street within a residential and commercial area of Santa Barbara County. Please refer to the table below for a further description of the subject property:

| <i>Subject Property Data</i> | |
|---------------------------------------|--|
| <i>Address(es):</i> | 115 West Anapamu Street, Santa Barbara, California |
| <i>Property Use:</i> | Mixed use (residential and medical) |
| <i>Land Acreage (Ac):</i> | 0.34 Ac |
| <i>Number of Buildings:</i> | Three |
| <i>Number of Floors:</i> | Two-story with partial basement; One-story |
| <i>Gross Building Area (SF):</i> | 6,218 SF (total) |
| <i>Date of Construction:</i> | 1950 (Building A); pre-1930 (Buildings B & C) |
| <i>Parcel Number:</i> | 039-222-028 and 039-222-029 |
| <i>Type of Construction:</i> | Concrete block 1st floor with wood frame 2nd floor, stucco exterior with partial concrete basement (Building A); wood frame, wood siding exterior with crawl space (Buildings B & C) |
| <i>Current Tenants:</i> | Sanctuary Centers of Santa Barbara with eight residential units for residential use. |
| <i>Site Assessment Performed By:</i> | Carol Noland of Partner |
| <i>Site Assessment Conducted On:</i> | September 08, 2023 |
| <i>Regulatory Radius Report Date:</i> | September 01, 2023 |
| <i>Report Date:</i> | September 20, 2023 |
| <i>FOIAs Date:</i> | September 2023 |

The subject property is currently occupied by Sanctuary Centers of Santa Barbara with eight residential units for residential use. Onsite operations consist of residential and property maintenance activities. The subject property consists of one two-story, eight-unit residential building (Building A) with a partial basement, on the northwest side of the subject property, fronting West Anapamu Street, and two one-story cottages (Buildings B & C) currently vacant but previously used as a medical/dental clinic and counseling center, located on the southeast side of the subject property. In addition to the current structures, the subject property is also improved with asphalt-paved parking areas and associated landscaping.

According to available historical sources, the subject property was formerly undeveloped as early as 1886; developed with a two-story dwelling by 1907; developed with additional single-family dwellings, including Buildings B & C, by 1930; and developed with the current residential structure (Building A) in 1950. Tenants on the subject property were identified as residential only.

The adjoining properties are tabulated below:

| Adjoining Properties | |
|-----------------------------|---|
| North: | West Anapamu Street, across which is an office building (104 West Anapamu Street) |
| Northeast: | An apartment building (109 West Anapamu Street) and a multi-tenant office building (1123 Chapala Street) |
| East: | A multi-tenant office building (1111 Chapala Street) |
| Southeast: | Parking lot for the Santa Barbara Club (1105 Chapala Street) |
| South: | Garden Court retirement community (1116 De La Vina Street) and Social Security Administration office (122 West Figueroa Street) |
| Southwest: | An apartment building (125 West Anapamu Street) and the Garden Courts on De La Vina (1116 De La Vina Street) |
| West: | West Anapamu Street, across which is Spencer Adams Park (1212 De La Vina Street) |
| Northwest: | West Anapamu Street, across which is a parking lot for a multi-tenant office building (104 West Anapamu Street) |

According to information reviewed in previous reports provided and topographic interpretation, the physical setting features of the subject property identify the terrain as sloping to the southeast with the depth to groundwater in the vicinity of the subject property inferred to be approximately 50 feet below ground surface (bgs) and groundwater flow inferred to be toward the southeast.

Findings and Opinions

Recognized Environmental Condition

A recognized environmental condition (REC) refers to the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment.

- Partner did not identify any RECs during the course of this assessment.

Controlled Recognized Environmental Condition

A controlled recognized environmental condition (CREC) refers to a REC affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, activity and use limitations or other property use limitations).

- Partner did not identify any CRECs during the course of this assessment.

Historical Recognized Environmental Condition

A historical recognized environmental condition (HREC) refers to a previous release of hazardous substances or petroleum products affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by the applicable regulatory authority or authorities without subjecting the subject property to any controls (for example, activity and use limitations or other property use limitations).

- Partner did not identify any HRECs during the course of this assessment.

Business Environmental Risk

A Business Environmental Risk (BER) is a risk which can have a material environmental or environmentally driven impact on the business associated with the current or planned use of commercial real estate, not

necessarily related to those environmental issues required to be investigated in this practice. The following was identified during the course of this assessment:

- Due to the age of the subject property buildings, there is a potential that asbestos-containing material (ACM) and/or lead-based paint (LBP) are present. The identified suspect ACMs would need to be sampled to confirm the presence or absence of asbestos prior to any renovation or demolition activities to prevent potential exposure to workers and/or building occupants.
- Radon is a colorless, odorless, naturally occurring, radioactive, inert, gaseous element formed by radioactive decay of radium atoms. Review of the EPA Map of Radon Zones places the subject property in Zone 1, where average predicted radon levels exceed the EPA's action level of 4.0 picoCuries per Liter (pCi/L). Given the residential usage of the subject property, the radon zone is considered to be an environmental concern.

Significant Data Gaps

No significant data gaps affecting the ability of the Environmental Professional to identify a REC were encountered during this assessment.

Conclusions and Recommendations

Partner has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-21 of 115 West Anapamu Street in Santa Barbara, Santa Barbara County, California (the "subject property"). Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report.

This assessment has revealed no evidence of RECs, CRECs, or HRECs, in connection with the subject property; however, BERS were identified. Based on the conclusions of this assessment, Partner recommends the following:

- An Operations and Maintenance (O&M) Program should be implemented in order to safely manage the suspect ACMs and LBP located at the subject property. In addition, the identified suspect ACMs would need to be sampled to confirm the presence or absence of asbestos prior to any renovation or demolition activities to prevent potential exposure to workers and/or building occupants.
- Partner recommends that short term radon testing be conducted at the subject property in order to determine if elevated radon levels are present and to establish an average radon level for the property.

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FIGURES

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- Appendix A:** Site Photographs
Appendix B: Historical/Regulatory Documentation
Appendix C: Regulatory Database Report
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1.0 INTRODUCTION

Partner Engineering and Science, Inc. (Partner) has performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Practice E1527-21 and the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (AAI) (40 CFR Part 312) for the property located at 115 West Anapamu Street in Santa Barbara, Santa Barbara County, California (the “subject property”). Any exceptions to, or deletions from, this scope of work are described in the report.

1.1 Purpose

The purpose of this ESA is to identify existing or potential Recognized Environmental Conditions (as defined by ASTM Standard E1527-21) affecting the subject property that: 1) constitute or result in a material violation or a potential material violation of any applicable environmental law; 2) impose any material constraints on the operation of the subject property or require a material change in the use thereof; 3) require clean-up, remedial action or other response with respect to Hazardous Substances or Petroleum Products on or affecting the subject property under any applicable environmental law; 4) may affect the value of the subject property; and 5) may require specific actions to be performed with regard to such conditions and circumstances. The information contained in the ESA Report will be used by Client to: 1) evaluate its legal and financial liabilities for transactions related to foreclosure, purchase, sale, loan origination, loan workout or seller financing; 2) evaluate the subject property’s overall development potential, the associated market value and the impact of applicable laws that restrict financial and other types of assistance for the future development of the subject property; and/or 3) determine whether specific actions are required to be performed prior to the foreclosure, purchase, sale, loan origination, loan workout or seller financing of the subject property.

This ESA was performed to permit the User to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) liability (hereinafter, the “landowner liability protections,” or “LLPs”). ASTM Standard E1527-21 constitutes “all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice” as defined at 42 U.S.C. §9601(35)(B).

1.2 Scope of Work

The scope of work for this ESA is in accordance with and to the extent necessary to achieve the goal of the requirements set forth in the ASTM Standard E1527-21. This assessment included: 1) a property and adjoining site reconnaissance; 2) interviews with key personnel; 3) a review of historical sources; 4) a review of regulatory agency records; and 5) a review of a regulatory database report provided by a third-party vendor. Partner contacted local agencies, such as environmental health departments, fire departments and building departments to obtain readily ascertainable information to determine any current and/or former hazardous substances usage, storage and/or releases of hazardous substances on the subject property. Additionally, Partner researched readily available information on the presence of activity and use limitations (AULs) at these agencies. As defined by ASTM E1527-21, AULs include both legal (that is, institutional) and physical (that is, engineering) controls that may include legal or physical restrictions or limitations on the use of, or access to, a site or facility: 1) to reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil, soil vapor, groundwater, or surface water on the subject property; or 2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment. These legal or physical restrictions, which may include institutional and/or engineering controls (IC/ECs), are intended to prevent adverse impacts to individuals or populations that may be exposed to hazardous substances and petroleum products in the soil, soil vapor, groundwater, and/or surface water on a property.

If requested by Client, this report may also include the identification, discussion of, and/or limited sampling of asbestos-containing materials (ACMs), lead-based paint (LBP), mold, and/or radon.

1.3 Limitations

Partner warrants that the findings and conclusions contained herein were accomplished in accordance with the methodologies set forth in the Scope of Work. These methodologies are described as representing good commercial and customary practice for conducting an ESA of a property for the purpose of identifying recognized environmental conditions. There is a possibility that even with the proper application of these methodologies there may exist on the subject property conditions that could not be identified within the scope of the assessment or which were not reasonably identifiable from the available information. Partner believes that the information obtained from the record review and the interviews concerning the subject property is reliable. However, Partner cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete. The conclusions and findings set forth in this report are strictly limited in time and scope to the date of the evaluations. The conclusions presented in the report are based solely on the services described therein, and not on scientific tasks or procedures beyond the scope of agreed-upon services or the time and budgeting restraints imposed by the Client. No other warranties are implied or expressed.

Some of the information provided in this report is based upon personal interviews, and research of available documents, records, and maps held by the appropriate government and private agencies. This report is subject to the limitations of historical documentation, availability, and accuracy of pertinent records, and the personal recollections of those persons contacted.

This practice does not address requirements of any state or local laws or of any federal laws other than the all appropriate inquiry provisions of the LLPs. Further, this report does not intend to address all of the compliance and safety concerns, if any, associated with the subject property.

Environmental concerns, which are beyond the scope of a Phase I ESA as defined by ASTM include the following: ACMs, LBP, radon, and lead in drinking water. These issues may affect environmental risk at the subject property and may warrant discussion and/or assessment; however, are considered non-scope issues. If specifically requested by the Client, these non-scope issues are discussed in Section 6.3.

1.4 User Reliance

Thompson Housing, LLC engaged Partner to perform this assessment in accordance with an agreement governing the nature, scope and purpose of the work as well as other matters critical to the engagement. All reports, both verbal and written, are for the sole use and benefit of Thompson Housing, LLC. Either verbally or in writing, third parties may come into possession of this report or all or part of the information generated as a result of this work. In the absence of a written agreement with Partner granting such rights, no third parties shall have rights of recourse or recovery whatsoever under any course of action against Partner, its officers, employees, vendors, successors or assigns. Any such unauthorized user shall be responsible to protect, indemnify and hold Partner, Client and their respective officers, employees, vendors, successors and assigns harmless from any and all claims, damages, losses, liabilities, expenses (including reasonable attorneys' fees) and costs attributable to such Use. Unauthorized use of this report shall constitute acceptance of and commitment to these responsibilities, which shall be irrevocable and shall apply regardless of the cause of action or legal theory pled or asserted. Additional legal penalties may apply.

1.5 Limiting Conditions

The findings and conclusions contain all the limitations inherent in these methodologies that are referred to in ASTM Practice E1527-21.

Specific limitations and exceptions to this ESA are more specifically set forth below:

- Interviews with past or current owners, operators and occupants were not reasonably ascertainable and thus constitute a data gap. Based on information obtained from other historical sources, this data gap is not expected to alter the findings of this assessment.
- Partner requested information relative to deed restrictions and environmental liens, a title search, and completion of the AAI User Questionnaire from the Report User. This information was not provided at the time of the assessment. This data gap is not expected to alter the findings of this assessment.

2.0 SITE DESCRIPTION

2.1 Site Location and Legal Description

The subject property at 115 West Anapamu Street in Santa Barbara, California is located on the southeast side of West Anapamu Street, between Chapala Street and De La Vina Street. According to the Santa Barbara County Assessor, the subject property is legally described as Assessor Parcel Numbers 039-222-028 and 039-222-029. Parcel 028 was a public alley on the southwest side of the subject property deeded by the City of Santa Barbara to Sanctuary Centers of Santa Barbara in May 2019. According to the property owner, ownership is currently vested in Sanctuary Centers of Santa Barbara, which acquired the subject property as Sanctuary House of Santa Barbara, Inc., a California nonprofit public benefit corporation dba Sanctuary Psychiatric Centers of Santa Barbara since 1995.

Please refer to Figure 1: Site Location Map, Figure 2: Site Plan, Figure 3: Topographic Map, and Appendix A: Site Photographs for the location and site characteristics of the subject property.

2.2 Current Property Use

The subject property is currently occupied by Sanctuary Centers of Santa Barbara with eight residential units for residential use. Onsite operations consist of residential and property maintenance activities. The subject property consists of one two-story, eight-unit residential building (Building A) with a partial basement, on the northwest side of the subject property, fronting West Anapamu Street, and two one-story cottages (Buildings B & C) currently vacant but previously used as a medical/dental clinic and counseling center, located on the southeast side of the subject property. In addition to the current structures, the subject property is also improved with asphalt-paved parking areas and associated landscaping.

The subject property is designated for C-G for General Commercial development by the City of Santa Barbara Planning Department.

The subject property was not identified in the regulatory database report of Section 4.2.

2.3 Current Use of Adjoining Properties

The subject property is located within a residential and commercial area of Santa Barbara County. During the vicinity reconnaissance, Partner observed the land uses on adjoining properties as defined in ASTM Practice E1527-21 as any real property or properties the border of which is contiguous or partially contiguous with that of the property, or that would be contiguous or partially contiguous with that of the property but for a street, road, or other public thoroughfare separating them. The adjoining properties are tabulated below:

| Adjoining Properties | |
|-----------------------------|---|
| North: | West Anapamu Street, across which is an office building (104 West Anapamu Street) |
| Northeast: | An apartment building (109 West Anapamu Street) and a multi-tenant office building (1123 Chapala Street) |
| East: | A multi-tenant office building (1111 Chapala Street) |
| Southeast: | Parking lot for the Santa Barbara Club (1105 Chapala Street) |
| South: | Garden Court retirement community (1116 De La Vina Street) and Social Security Administration office (122 West Figueroa Street) |
| Southwest: | An apartment building (125 West Anapamu Street) and the Garden Courts on De La Vina (1116 De La Vina Street) |
| West: | West Anapamu Street, across which is Spencer Adams Park (1212 De La Vina Street) |
| Northwest: | West Anapamu Street, across which is a parking lot for a multi-tenant office building (104 West Anapamu Street) |

The adjoining property to the north was identified as a Facility Index System (FINDS), Resource Conservation and Recovery Act (RCRA) Non-Generator (NonGen), California Environmental Reporting System (CERS) and Emissions site in the regulatory database report of section 4.2.

The adjoining property to the southeast is identified as a Leaking Storage Tank (LUST), Santa Barbara County- Fire Department Leaking Underground Fuel Tanks (LUST SANBARB), and Santa Barbara County-Site Mitigation Unit (SMU) Master Site List (SMU SANBARB) site in the regulatory database report of Section 4.2.

2.4 Physical Setting Sources

2.4.1 Topography

The 2022 United States Geological Survey (USGS) Santa Barbara, CA Quadrangle 7.5-minute series topographic map was reviewed for this ESA. According to the contour lines on the topographic map, the subject property is located at approximately 75 feet above mean sea level (MSL). The contour lines in the area of the subject property indicate the area is sloping gently towards the southeast.

A copy of the most recent topographic map is included as Figure 3 of this report.

2.4.2 Hydrology

While under natural and undisturbed conditions shallow groundwater flow most frequently follows the topography of the land surface, natural or man-made features can affect flow direction, and the presumed flow may not match the actual flow directions at the subject property and vicinity. Information reviewed in previous reports provided suggests the direction of groundwater flow in the vicinity of the subject property is inferred to be toward the southeast.

According to information reviewed in previous reports provided, the depth to groundwater in the vicinity of the subject property inferred to be approximately 50 feet bgs.

The nearest surface water in the vicinity of the subject property is Mission Creek located approximately 0.32 and southwest of the subject property. No settling ponds, lagoons, surface impoundments, wetlands or natural catch basins were observed at the subject property during this assessment.

According to available information, a public water system operated by the public water system operated by the Santa Barbara Department of Water Resources serves the subject property vicinity. The sources of public water for the City of Santa Barbara are groundwater from Lake Cachuma, Gibraltar Reservoir, and the Charles E. Myers Desalination Plant.

2.4.3 Geology/Soils

The subject property is located in the western portion of the Transverse Ranges Geomorphic Province that is locally dominated by the east-west trending Santa Ynez Mountain Range. The Santa Ynez Mountains and adjacent lowlands are composed primarily of marine and non-marine sedimentary rocks ranging in age from Cretaceous to Recent. The Santa Barbara area geology consists of a south-dipping monocline and adjacent coastal plain, comprised of a series of subparallel folds and faults. Santa Barbara is located on a gently-sloping coastal plain that formed from alluvium derived from local uplands. The alluvium consists of marine terrace, fluvial and estuary/lagoonal deposits of Quaternary age. These sediments commonly consist of interbedded, unconsolidated to poorly consolidated sand, silt, clay, and occasional gravel lenses of the Santa Barbara Formation, Monterey Formation, Rincon Shale, Vaqueros Sandstone, Seeps Formation, Coldwater Sandstone, Cozy Dell Shale, Marilia Sandstone, Juncial Formation and Jalapa Formation.

Based on information obtained from the United States Department of Agriculture (USDA) Natural Resources Conservation Service Web Soil Survey online database, the subject property is mapped as

Milpitas-Positas fine sandy loam. Milpitas soils are described as moderately well drained fine sandy loam and gravelly clay which formed from mixed alluvium. Positas soils are described as moderately well drained fine sandy loam and clay which formed from mixed alluvium. Slopes range from 2 to 9 percent.

2.4.4 Flood Zone Information

Partner performed a review of the Flood Insurance Rate Map, published by the Federal Emergency Management Agency. According to Community Panel Number 06083C1387J, dated September 28, 2018, the subject property appears to be located in Zone X (unshaded); defined as minimal risk areas outside the 1-percent and 0.2-percent-annual-chance floodplains.

A copy of the reviewed flood map is included in Appendix B of this report.

3.0 HISTORICAL INFORMATION

Partner obtained historical use information about the subject property from a variety of sources. A chronological listing of the historical data found is summarized in the table below:

| <i>Historical Use Information</i> | | |
|-----------------------------------|---|------------------------------|
| Years | Resource | Description/Use |
| 1886-1907 | Fire Insurance Maps | Undeveloped land |
| 1907-Present | Aerial Photographs, City Directories, Fire Insurance Maps, Topographic Maps | Residential |
| 1995-Present | Interviews | Residential/Medical services |

Tenants on the subject property were identified as residential only.

No potential environmental concerns were identified in association with the current or former use of the subject property.

3.1 Aerial Photograph Review

Partner obtained available aerial photographs of the subject property and surrounding area from Environmental Risk Information Services (ERIS) on August 31, 2023. The inferred uses of the subject property and adjoining properties as interpreted from the aerial photographs in Appendix B are tabulated below:

| Date: | 1929, 1937 | Scale: | 1"=500' |
|--------------------------|--|---------------|----------------|
| Subject Property: | Appears to be developed with four structures, one fronting West Anapamu Street, one on the southwest side, and two on the southeast side | | |
| North: | Appears to be vacant land across West Anapamu Street | | |
| Northeast: | Appears to be developed with several residential buildings | | |
| East: | Appears to be developed with several residential buildings | | |
| Southeast: | Appears to be developed with several residential buildings, and a parking lot for the Santa Barbara Club | | |
| South: | Appears to be developed with several residential buildings | | |
| Southwest: | Appears to be developed with several residential buildings | | |
| West: | Appears to be developed with several residential buildings | | |
| Northwest: | Appears to be vacant land across West Anapamu Street; a large building is present to the west | | |

| Date: | 1947 | Scale: | 1"=500' |
|--------------------------|--------------------------------|---------------|----------------|
| Subject Property: | No significant changes visible | | |
| North: | No significant changes visible | | |
| Northeast: | No significant changes visible | | |
| East: | No significant changes visible | | |
| Southeast: | No significant changes visible | | |
| South: | No significant changes visible | | |

| | | | |
|-------------------|--|---------------|----------------|
| Date: | 1947 | Scale: | 1"=500' |
| Southwest: | No significant changes visible | | |
| West: | No significant changes visible | | |
| Northwest: | Appears to be developed with a large building and parking lot across West Anapamu Street | | |

| | | | |
|--------------------------|--|---------------|----------------|
| Date: | 1958, 1961 | Scale: | 1"=500' |
| Subject Property: | Appears to be developed with the current two-story residential building on the northwest side and two previously noted buildings on the southeast side | | |
| North: | No significant changes visible | | |
| Northeast: | No significant changes visible | | |
| East: | No significant changes visible | | |
| Southeast: | No significant changes visible | | |
| South: | No significant changes visible | | |
| Southwest: | No significant changes visible | | |
| West: | No significant changes visible | | |
| Northwest: | No significant changes visible | | |

| | | | |
|--------------------------|--|---------------|----------------|
| Date: | 1967, 1975, 1978 | Scale: | 1"=500' |
| Subject Property: | No significant changes visible | | |
| North: | No significant changes visible | | |
| Northeast: | No significant changes visible | | |
| East: | No significant changes visible | | |
| Southeast: | No significant changes visible | | |
| South: | No significant changes visible | | |
| Southwest: | No significant changes visible | | |
| West: | Appears to have a park present | | |
| Northwest: | Appears to be developed with a large building and parking lot across West Anapamu Street | | |

| | | | |
|--------------------------|--|---------------|----------------|
| Date: | 1982 | Scale: | 1"=500' |
| Subject Property: | No significant changes visible | | |
| North: | No significant changes visible | | |
| Northeast: | Appears to be vacant land with a few small buildings | | |
| East: | No significant changes visible | | |
| Southeast: | No significant changes visible | | |
| South: | No significant changes visible | | |
| Southwest: | No significant changes visible | | |
| West: | No significant changes visible | | |
| Northwest: | No significant changes visible | | |

| | | | |
|--------------------------|---|---------------|---------|
| Date: | 1986, 1994 | Scale: | 1"=500' |
| Subject Property: | No significant changes visible | | |
| North: | No significant changes visible | | |
| Northeast: | Appears to be developed with large commercial buildings | | |
| East: | No significant changes visible | | |
| Southeast: | No significant changes visible | | |
| South: | No significant changes visible | | |
| Southwest: | No significant changes visible | | |
| West: | No significant changes visible | | |
| Northwest: | No significant changes visible | | |

| | | | |
|--------------------------|---|---------------|---------|
| Date: | 2002, 2004, 2009, 2012, 2016, 2018, 2021 | Scale: | 1"=500' |
| Subject Property: | No significant changes visible | | |
| North: | No significant changes visible | | |
| Northeast: | No significant changes visible | | |
| East: | No significant changes visible | | |
| Southeast: | No significant changes visible | | |
| South: | No significant changes visible | | |
| Southwest: | Appears to be developed with a large residential building | | |
| West: | No significant changes visible | | |
| Northwest: | No significant changes visible | | |

Copies of select aerial photographs are included in Appendix B of this report.

3.2 Fire Insurance Maps

Partner reviewed the collection of Fire insurance maps (FIMS) from ERIS on August 31, 2023. The following inferred uses of the subject property and adjoining properties interpreted from the FIMS in Appendix B are tabulated below:

| | |
|--------------------------|---|
| Date: | 1886 |
| Subject Property: | Depicted as undeveloped land |
| North: | Depicted as undeveloped land |
| Northeast: | Depicted as undeveloped land |
| East: | Depicted as undeveloped land |
| Southeast: | Depicted as undeveloped land with dwellings beyond |
| South: | Depicted as undeveloped land |
| Southwest: | Depicted as undeveloped land |
| West: | Depicted as undeveloped land |
| Northwest: | Depicted as containing the Arlington Livery across Anapamu Street |

| | |
|--------------------------|---|
| Date: | 1888, 1892 |
| Subject Property: | Depicted as undeveloped land |
| North: | Depicted as undeveloped land |
| Northeast: | Depicted as undeveloped land |
| East: | Depicted as undeveloped land |
| Southeast: | No significant changes noted |
| South: | Depicted as undeveloped land |
| Southwest: | Depicted as developed with multiple dwellings |
| West: | Depicted as undeveloped land |
| Northwest: | No significant changes noted |

| | |
|--------------------------|--|
| Date: | 1907 |
| Subject Property: | Depicted with a two-story dwelling on the northwest portion fronting West Anapamu Street; the remainder is depicted as vacant land |
| North: | Depicted as a building labeled high school and vacant land |
| Northeast: | Depicted with several single-family dwellings |
| East: | Depicted with several single-family dwellings |
| Southeast: | Depicted with several single-family dwellings, followed by the Santa Barbra Club |
| South: | Depicted with several single-family dwellings |
| Southwest: | Depicted with several single-family dwellings |
| West: | Depicted with several single-family dwellings |
| Northwest: | Depicted as vacant land across Anapamu Street; a building labeled as a high school is shown to the west |

| | |
|--------------------------|---|
| Date: | 1930 |
| Subject Property: | Depicted with a two-story dwelling on the northwest, a small dwelling and garage on the southwest, and two small dwellings on the southeast |
| North: | Not depicted on this map |
| Northeast: | Not depicted on this map |
| East: | Depicted with an apartment building and several dwellings with detached garages |
| Southeast: | Depicted with a parking lot for the Santa Barbara Club |
| South: | No significant changes noted |
| Southwest: | Depicted with an apartment building and several dwellings with detached garages |
| West: | No significant changes noted |
| Northwest: | Not depicted on this map |

| | |
|--------------------------|--|
| Date: | 1931 |
| Subject Property: | Not depicted on this map |
| North: | Depicted with the Santa Barbara Junior High School campus across West Anapamu Street |
| Northeast: | Not depicted on this map |
| East: | Not depicted on this map |

| | |
|-------------------|---|
| Date: | 1931 |
| Southeast: | Not depicted on this map |
| South: | Not depicted on this map |
| Southwest: | Not depicted on this map |
| West: | Not depicted on this map |
| Northwest: | Depicted as Santa Barbra Junior High School |

| | |
|--------------------------|------------------------------|
| Date: | 1950 |
| Subject Property: | No significant changes noted |
| North: | No significant changes noted |
| Northeast: | No significant changes noted |
| East: | No significant changes noted |
| Southeast: | No significant changes noted |
| South: | No significant changes noted |
| Southwest: | No significant changes noted |
| West: | No significant changes noted |
| Northwest: | Depicted as vacant land |

| | |
|--------------------------|--|
| Date: | 1963 |
| Subject Property: | Not depicted on this map |
| North: | No significant changes noted |
| Northeast: | Depicted a large commercial building and a parking lot |
| East: | Not depicted on this map |
| Southeast: | Not depicted on this map |
| South: | Not depicted on this map |
| Southwest: | Not depicted on this map |
| West: | Not depicted on this map |
| Northwest: | Not depicted on this map |

| | |
|--------------------------|------------------------------|
| Date: | 1969 |
| Subject Property: | No significant changes noted |
| North: | Not depicted on this map |
| Northeast: | Not depicted on this map |
| East: | No significant changes noted |
| Southeast: | No significant changes noted |
| South: | No significant changes noted |
| Southwest: | No significant changes noted |
| West: | No significant changes noted |
| Northwest: | Not depicted on this map |

Copies of reviewed FIMs are included in Appendix B of this report.

3.3 City Directories

Partner reviewed historical city directories obtained from ERIS on September 08, 2023 for past names and businesses that were listed for the subject property and adjoining properties. The findings are tabulated below:

| <i>City Directory Search for 115 W Anapamu St (Subject Property)</i> | |
|--|---|
| <i>Year(s)</i> | <i>Occupant Listed</i> |
| 1926 | Sullivan Anna E |
| 1931 | Porter B B, Sullivan Anna E, Brighton Helfred Mrs |
| 1936 | Brown Wm, Peres Carl, Sullivan Anna E |
| 1940 | Vacant, Cordero v W, Rodrigues Anthony |
| 1944 | Boaz H C, Reyes Helen, Campos Domingo |
| 1949 | Gray G V, Kelly Ja, Campos Domingo |
| 1955 | Vacant, Apartments, Multi-Tenant Residential |
| 1960 | Apartments, Multi-Tenant Residential |
| 1970 | Apartment, Multi-Tenant Residential |
| 1975 | Apartments, Multi-Tenant Residential |
| 1980 | Multi-Tenant Residential |
| 1985 | Xxxx |
| 1990 | Xxxx |
| 1995 | Xxxx |
| 2000 | Dela Vina, Price Michael |
| 2003 | Michael Price, William B Jr Keast |
| 2008 | Michael Price |
| 2016 | Melanie Case |
| 2020 | Melanie Case |
| 2022 | Melanie Case |
| | |

Based on the city directory review, no environmentally sensitive listings were identified for the subject property address(es).

| <i>City Directory Search for 1105 Chapala St (Adjoining Property)</i> | |
|---|------------------------|
| <i>Year(s)</i> | <i>Occupant Listed</i> |
| 1926 | Santa Barbara Club |
| 1931 | Santa Barbara Club |
| 1936 | Santa Barbara Club |
| 1940 | Santa Barbara Club |
| 1944 | Santa Barbara Club |
| 1949 | S B Club |
| 1955 | Santa Barbara Club |
| 1960 | Santa Barbara Club |
| 1965 | Santa Barbara Club |

| | |
|---|---|
| 1970 | Santa Barbara Club |
| 1975 | Santa Barbara Club |
| 1980 | Sbar Club |
| 1985 | Santabrb Club |
| 1990 | Santabrb Club |
| 1995 | Santabrb Club |
| 2000 | Santabrb Club |
| 2003 | Santa Barbara Club |
| 2008 | Santa Barbara Club, Heitmann Appraiser Group, Santa Barbara Elementary, Santa Barbara Collaborative, Travel Valet of Santa Barbara |
| 2012 | Evp Systems, Mac Neil, Sayre, Santa Barbara Club, Stanton Chase Intl, Meridian Enterprises Corp, Thomas Bortolazzo Constr Inc |
| 2016 | Ryan Smith, Mac Neil, Sayre, Santa Barbara Club, Stanton Chase Intl, Meridian Enterprises Corp |
| 2020 | Ryan Smith, Mac Neil, Sayre, Santa Barbara Club, Stanton Chase Intl, Meridian Enterprises Corp |
| 2022 | Ryan Smith, Mac Neil, Sayre, Santa Barbara Club, Stanton Chase Intl, Meridian Enterprises Corp |
| | |
| City Directory Search for 1111 Chapala St (Adjoining Property) | |
| Year(s) | Occupant Listed |
| 1990 | Santabrb Capitol, Barber Michael Atty, Gray Michael H Atty |
| 1995 | Marine Corps, Meaney John F, Merrill Lynch, Chester Chas M, Barber {&} Gray, Bradley Mignon L, Santabrb Capital, Us Mc Rcrtnng Ofc, Ring Michael Atty, Barber Michael Atty, Cypress Pnt Retrmnt, Gray Michael H Atty, Knollwood Group The, Secured Invst Advsr |
| 2000 | Environmental, Meaney John F, Merrill Lynch, Chester Chas M, Barber Michael R, Environ Company The, Brockbank Insurance Services |
| 2003 | Gray Barber, Tyrone J Maho, Barry C Snyder, Will Tomlinson, Strozier Snyder, Michael R Barber, George Atty Eskin, Michael Atty Ring, Sumalpong & Sumalpong, Sumalpong Joanne Atty, Merrill Lynch & Co Inc, Sumalpong Stanley Atty, Brockbank Insurance Svc, Donald L Hromadka Law Offices |
| 2008 | John F Meaney, Michael R Barber, Charles M Chester, Sumalpong & Sumalpong, California Children Svc, Child Health & Disability, Donald L Hromadka Law Offices, Santa Barbara Cnty Hlth Chldrn |
| 2012 | On Q Financial, Hopkins, C Thomas, Sheppard Mullin Richter, Santa Barbara Foundation |
| 2016 | Hopkins, C Thomas, Medallion Mortgage, Rudd, Charles R Agt, Sheppard Mullin Richter, Santa Barbara Foundation, Mission Wealth Management Llc |
| 2020 | Mission Wealth, Macfarlane, Diana, Medallion Mortgage, Rudd, Charles R Agt, Foundation Roundtable, Caliber Home Loans Diana, Child Health Disability, Santa Barbara Foundation, Mission Wealth Management Llc |
| 2022 | Mission Wealth, Macfarlane, Diana, Medallion Mortgage, Rudd, Charles R Agt, Child Health Disability, Caliber Home Loans Diana, Santa Barbara Foundation, Mission Wealth Management Llc |
| | |

| <i>City Directory Search for 1123 Chapala St (Adjoining Property)</i> | |
|--|--|
| Year(s) | Occupant Listed |
| 1931 | Morehouse M K Mrs |
| 1936 | Multi Tenant Residential |
| 1940 | Kelly Jas, Cook Clyde, Morehouse M K Mrs, Southwick Pearl Mrs |
| 1944 | Thomas E C, Morehouse Mk Mrs |
| 1949 | Vacant, Lyons C J |
| 1955 | Vacant, Morehouse Martha Mrs, Morehouse Apartments |
| 1960 | Emerick Geo W |
| 1965 | Amorfhouse Apartment |
| 1970 | Duscnerre C, Morehouse Apartment |
| 1975 | Dusinberre C, Morehouse Apts |
| 1980 | Xxxx |
| 1985 | Xxxx |
| 1990 | Multi Tenant Residential, Multi Tenant Professional |
| 1995 | Landmark Mng Serv, Education Fnc Corp, Tenon Intersystems, Multi Tenant Residential, Multi Tenant Professional |
| 2000 | Bartlett, Farrance Terry W, Hadley Scott Cpa, Meyer Leah S Cpa, Abshire Gloria Cpa, Britton John J Cpa, Camp Ronald E Ofc, Halloran Ann M Cpa, Maloy Robert R Cpa, Vogsland Tammy Cpa, Lawson Robert L Cpa, Sheridan Eileens Cpa, Landmark Landscape Co, Boscacci Elizabeth Cpa, Chambers Alexander Ofc, Pringle & Wolf Llp Cpas, Stalica Grace Shimotani Cpa, Allied Business Service Group, Tenon Intersystems Uhler David Cpa |
| 2003 | Linda Cpa Jones, Daniel Cpa Engel, Gloria C Abshire, Robert Cpa Hiltz, Camp Ronald E Cpa, Intersystems Tenon, Tammy Cpa Vogsland, Tenon Intersystems, Lawson Robert L Cpa, Fligsten Monte C Cpa, Terry W Cpa Farrance, Eileen S Cpa Sheridan, Grace T Cpa Shimotani, Elizabeth Cpa Boscacci, Landmark Management Svc, Boscacci Elizabeth H Cpa, Mission Wealth Management, Plexus Financial Advisors, Pringle & Wolf L Bartlett |
| 2008 | Brad Stark, Gloria C Abshire, Monte C Fligsten, Bartlett Pringle Wolf, Landmark Management Svc, Mission Wealth Management, Mission Wealth Management Llc |
| 2012 | Camp, Ronald E, Kopald, Scott A, Lawson, Robert L, Chambers, Alexandra C, Landmark Management Svc, Mission Wealth Management Llc |
| 2016 | Maloy, Robert R Cpa, Mission Wealth Management Llc |
| 2020 | Igf Partners Llc, Maloy, Robert R Cpa, Mission Wealth Management Llc |
| 2022 | Igf Partners Llc, Maloy, Robert R Cpa, Mission Wealth Management Llc |
| | |
| <i>City Directory Search for 1116 De La Vina St (Adjoining Property)</i> | |
| Year(s) | Occupant Listed |
| 1926 | Keith E A |
| 1931 | Ledou W E, Townsend John |
| 1936 | Multi Tenant Residential |
| 1940 | Mcnutt J R |
| 1944 | Wood Ja, Perry L R |
| 1949 | Multi Tenant Residential |

| | |
|--|--|
| 1955 | Apartments, Multi Tenant Residential |
| 1960 | Apartments, Multi Tenant Residential |
| 1965 | Valdez S, Steele L C |
| 1970 | Apartment |
| 1975 | Swanson Peryl, Steele Louise C |
| 1980 | Multi Tenant Residential |
| 1985 | Quimby Karin |
| 1990 | Neilson Hollis, Arevalo Francisco |
| 1995 | Multi Tenant Residential |
| 2000 | La Vina The, Garden Court on De |
| 2003 | Lisa Anselowitz, Garden Court on De La Vina |
| 2008 | Garden Court on De La Vina |
| 2012 | Garden Court on De La Vina |
| 2016 | Mary Zadra, Garden Court on De La Vina, Constance Rivero, Kurt Mosenthien, Virginia Dodge, Eugene Nielsen, Carol Phillips |
| 2020 | Mary Zadra, Garden Court on De La Vina, Constance Rivero, Kurt Mosenthien, Virginia Dodge, Eugene Nielsen, Carolyn Morris, Carol Phillips |
| 2022 | Mary Zadra, Garden Court on De La Vina, Constance Rivero, Kurt Mosenthien, Virginia Dodge, Carol Phillips |
| | |
| City Directory Search for 1212 De La Vina St (Adjoining Property) | |
| Year(s) | Occupant Listed |
| 1955 | Sb Municipal Bowling Gree |
| 1960 | Sb Municipal Bowling Green |
| | |
| City Directory Search for 104 W Anapamu St (Adjoining Property) | |
| Year(s) | Occupant Listed |
| 1960 | Jordano's Inc Br Gro |
| 1970 | Jordanos Inc |
| 1975 | Jordanos Inc Str |
| 1980 | Smiths Food Kng 240 |
| 1985 | H D P Inc, Carlson Jack, Hughes Robert, Marble Calvin, Montgomery Robt, Di Cmptr Sys Hse, Fansler Edmund M, Gulley Phillip E, Prudential Bache, Squires Billie M, Systemetrics Inc, Data Resources Inc, Montgomery Fansler, Cox Cable Snta Barb, Entech Computer Inc |
| 1990 | Hughes Robert, Prudential Bache, Systemetrics Inc, Leifer Marter Arch, Leifer Vincent Aia, Tantleff Michael A, Margulies Jeffrey L, Marter Howard R Aia |
| 1995 | Duncan Mal, Credit Bureau, Schurmer Earl, D2 Technologies, Schurmer & Drane, Jewish Family Serv, Maunz Charles Atty, Metcalf & Eddy Inc, Signal Tchnlgy Grp, Tantleff Michael A, Margulies Jeffrey L, Prudential Security, Schurmer Scott Atty |
| 2000 | M2000, Building, Alliance Mfg, Better Image, Software Inc, Prolytix Corp, Marketing 2000, D2 Technologies, Jensen & Singer, Nurses House Call, Plastic Surgery Co The, Westnet Communications, California Nursing Care, Federal Buyers Guide Inc, Dbi Financial Systems Inc, Prudential Securities Inc, West Coast Network Solutions |

| | |
|--|---|
| 2003 | Better Image, David St John, Earl Schurmer, Drane Schurmer, Ca Nursing Care, D2 Technologies, Scott Atty Schurmer, Gsa Purchasing Guide, Globe Span Virata Inc, Westnet Communication, Prudential Securities Inc, Government Travel Directory, Government Contractors Source, Municipal Govt Purchasing Dir |
| 2008 | Berlitz, Impulse, Bigspeak !, Brad Brown, Pronalysis, Prudential, Conexant Inc, Surtreat West, West Surtreat, Market Place Media, Progressive Motion, Roston & Rogers Llc, Wachovia Securities, Conexant Systems Inc, Gsa Purchasing Guide, Alloy Media Marketing, Amec Earth & Environmental, Westnet Communications Inc, Armed Forces Communications, Video Journal of Orthopaedics |
| 2012 | Guess, Graham, Pacific Telco, Burk, Tom W Cpa, Advantus Medical, Brown, Larry Cpa, Els Language Ctr, Marin, Edith Cpa, Smith, Robyn Cpa, Mowatt, Susan Cpa, Turner, Sarah Cpa, Wallin, Andrew Cpa, D2 Technologies Inc, Hansen, Melissa Cpa, Hicks, Steven J Cpa, Barnier, Rahcelle Cpa, Bloom, Marianne F Cpa, Harrington Investments, Westnet Communications, Alloy Media + Marketing, Nasif Hicks Harris & Co, Juan J Huerta Law Office, Swayne Lyons, Robert Cpa, Holehouse, Jody Dolan Cpa, Amec Earth & Environmental, Armed Forces Communications, Rogers Scollin, Barbara Cpa, American Multicultural Mktng |
| 2016 | Self Echo, Juan Huerta, Pacific Telco, First Click Inc, Matthew Randmaa, Els Language Ctr, Big Drum Marketing, Caliber Home Loans, Progressive Motion, D2 Technologies Inc, Hansen, Melissa Cpa, Westnet Communications, Alloy Media + Marketing, Juan J Huerta Law Office, Beverly Clark Enterprises, Adta Alarm & Home Security, Amec Earth & Environmental, Armed Forces Communications, American Multicultural Mktng, Pacific Wealth Strategies Grp, Video Journal of Orthopaedics, Santa Barbara Chamber Commerce |
| 2020 | Teamasap, Juan Huerta, Pacific Telco, Caliber Funding, First Click Inc, Matthew Randmaa, Els Language Ctr, Big Drum Marketing, Caliber Home Loans, Market Place Media, D2 Technologies Inc, Hansen, Melissa Cpa, Alloy Media Marketing, Westnet Communications, Juan J Huerta Law Office, Beverly Clark Enterprises, Adta Alarm & Home Security, Amec Earth & Environmental, Armed Forces Communications, Iphone Repair Santa Barbara, American Multicultural Mktng, Economic Vitality Team Santa, Pacific Wealth Strategies Grp, Video Journal of Orthopaedics |
| 2022 | Teamasap, Juan Huerta, Cohen, Evan S, Pacific Telco, Caliber Funding, First Click Inc, Matthew Randmaa, Els Language Ctr, Big Drum Marketing, Caliber Home Loans, Market Place Media, D2 Technologies Inc, Hansen, Melissa Cpa, Alloy Media Marketing, Westnet Communications, Juan J Huerta Law Office, Beverly Clark Enterprises, Adta Alarm & Home Security, Amec Earth & Environmental, Armed Forces Communications, Iphone Repair Santa Barbara, American Multicultural Mktng, Economic Vitality Team Santa, Pacific Wealth Strategies Grp, Video Journal of Orthopaedics |
| City Directory Search for 125 W Anapamu St (Adjoining Property) | |
| Year(s) | Occupant Listed |
| 1926 | Bergman Apartments, Multi Tenant Residential |
| 1931 | Bergman Apartments, Multi Tenant Residential |
| 1936 | Bergman Apartments, Multi Tenant Residential |
| 1940 | Andrews Donald, Bergman Apartments, Multi Tenant Residential |
| 1944 | Salzman E A, Bergman Apartments, Multi Tenant Residential |
| 1949 | Bergman Apartments, Multi Tenant Residential |
| 1955 | Vacant, Bergman Apartments, Multi Tenant Residential |

| | |
|------|--|
| 1960 | Vacant, Strouse Art W, Bergman Apartments, Multi Tenant Residential |
| 1970 | Apartment, Bergman Hotel Apts, Multi Tenant Residential |
| 1975 | Bergman Hotel Apts, Multi Tenant Residential |
| 1980 | Bergman Apts, Multi Tenant Residential |
| 2000 | Multi Tenant Residential |
| 2008 | Chris Buck, Ken Tanaka, Cheryl Neal, David Sweat, David Eldridge, Arthur De Angelo |
| 2016 | Linda Bernson, Tuesday Jones, Craig Peterson, Leonard Osborne, Christopher Buck |
| 2020 | Linda Bernson, Philip McGraw, Tuesday Jones, Craig Peterson, Christopher Buck |
| 2022 | Dawne Baird, Philip McGraw, Tuesday Jones, Craig Peterson, Christopher Buck |
| | |

Based on the city directory review, no environmentally sensitive listings were identified for the adjoining property addresses.

Copies of reviewed city directories are included in Appendix B of this report.

3.4 Historical Topographic Maps

Partner reviewed historical topographic maps obtained from ERIS on August 31, 2023. The following inferred uses of the subject property and adjoining properties interpreted from topographic maps in Appendix B and are tabulated below:

| | |
|--------------------------|---|
| Date: | 1944 |
| Subject Property: | Depicted with a structure on the northwest side; shown as vacant on the remainder |
| North: | Depicted as developed land with a few structures |
| Northeast: | Depicted as developed land with a few structures |
| East: | Depicted as developed land with a few structures |
| Southeast: | Depicted as vacant land |
| South: | Depicted as vacant land |
| Southwest: | Depicted as vacant land |
| West: | Depicted as developed land with a few structures |
| Northwest: | Depicted as developed land with a few structures |

| | |
|--------------------------|---|
| Date: | 1952, 1967, 1988, 1995, 2015, 2022 |
| Subject Property: | No structures are depicted, although the area is shaded to indicate development |
| North: | No structures are depicted, although the area is shaded to indicate development |
| Northeast: | No structures are depicted, although the area is shaded to indicate development |
| East: | No structures are depicted, although the area is shaded to indicate development |
| Southeast: | No structures are depicted, although the area is shaded to indicate development |
| South: | No structures are depicted, although the area is shaded to indicate development |
| Southwest: | No structures are depicted, although the area is shaded to indicate development |
| West: | No structures are depicted, although the area is shaded to indicate development |
| Northwest: | No structures are depicted, although the area is shaded to indicate development |

Copies of reviewed topographic maps are included in Appendix B of this report.

4.0 REGULATORY RECORDS REVIEW

4.1 Regulatory Agencies

4.1.1 State Department

| Regulatory Agency Data | |
|---|---|
| Name of Agency: | California Environmental Protection Agency (Cal/EPA) |
| Point of Contact: | https://siteportal.calepa.ca.gov/nsite/map/help |
| Agency Address: | 1001 I Street, Sacramento, California 95814 |
| Agency Phone Number: | (916) 323-2514 |
| Date of Contact: | September 08, 2023 |
| Method of Communication: | Online Research |
| Summary of Communication: The Cal EPA Regulated Site Portal is a database and interactive map, which combines information from multiple state and federal data sources. The database provides an overview of regulated equipment, materials and activities for each site, such as underground and aboveground storage tanks; hazardous materials and waste; state and federal cleanups; impacted ground and surface waters; and/or toxic materials. No listings were identified for the subject property. | |

4.1.2 Health Department

| Regulatory Agency Data | |
|--|--|
| Name of Agency: | Santa Barbara County Environmental Health Department (SBCEHD) |
| Point of Contact: | www.countyofsb.org/phd/ehs |
| Agency Address: | 225 Camino Del Remedio, Santa Barbara, California 93110 |
| Agency Phone Number: | (805) 681-4900 |
| Date of Contact: | September 08, 2023 |
| Method of Communication: | Online Request Form |
| Summary of Communication: No records regarding hazardous substance use, storage or releases, or the presence of USTs and AULs on the subject property were on file with the EHD. | |

4.1.3 Fire Department

| Regulatory Agency Data | |
|---|---|
| Name of Agency: | City of Santa Barbara Fire Department (SBFD) |
| Point of Contact: | Carol Lupo |
| Agency Address: | 121 West Carrillo Street, Santa Barbara, California 93101 |
| Agency Phone Number: | (805) 564-5743 |
| Date of Contact: | September 08, 2023 |
| Method of Communication: | Email |
| Summary of Communication: Records provided by the FD include copies of Fire Life and Safety inspections dating back to 1962. No violations indicative of a release of hazardous materials were noted. | |

4.1.4 Building Department

| Regulatory Agency Data | | |
|---|---|---|
| Name of Agency: | Santa Barbara Building and Safety Department (SBBSD) | |
| Point of Contact: | https://www.santabarbaraca.gov/services/planning/cdprd.asp | |
| Agency Address: | 630 Garden Street, Santa Barbara, California 93101 | |
| Agency Phone Number: | (805) 564-5485 | |
| Date of Contact: | September 08, 2023 | |
| Method of Communication: | Online Research | |
| Summary of Communication: | | |
| Records were available for review, as further discussed in the following table: | | |
| Building Records Reviewed for 115 West Anapamu Street (Subject Property) | | |
| Year(s) | Owner/Applicant | Description |
| 1938 | Jos. P. Sullivan | Reroof three dwellings with composition shingles over existing wood shingles at 115 West Anapamu Street |
| 1939 | J.P. Sullivan | To replace exterior steps at rear; replace some exterior skirting; add concrete wall at front and returns |
| 1949 | Mrs. Agnes Bergman | Construct two-story apartment house with 8 units and demolish and old wood frame dwelling |
| 2000 | Sanctuary House of Santa Barbara | Tear off three built-up roof layers and replaced with built-up roof |
| 2009 | Sanctuary House of Santa Barbara | Remodel two-story apartment building, interior remodel, replace rear stair, refinish existing window frames, new heating system, upgrade electrical service, replace sewer line from building to street |
| 2009 | Sanctuary House of Santa Barbara | Replacement of sewer lateral from property line to main |

4.1.5 Planning Department

| Regulatory Agency Data | |
|----------------------------------|---|
| Name of Agency: | City of Santa Barbara Planning Department (SBPD) |
| Point of Contact: | https://www.santabarbaraca.gov/business/records/maps.asp |
| Agency Address: | 630 Garden Street, Santa Barbara, California 93101 |
| Agency Phone Number: | (805) 564-5485 |
| Date of Contact: | September 08, 2023 |
| Method of Communication: | Online Research |
| Summary of Communication: | |

According to records reviewed, the subject property is zoned C-G (C-2) for General Commercial development by the City of Santa Barbara

4.1.6 Oil & Gas Exploration

| Regulatory Agency Data | |
|--|---|
| Name of Agency: | California Geologic Energy Management Division (CalGEM) |
| Point of Contact: | https://www.conservation.ca.gov/calgem/Pages/WellFinder.aspx |
| Agency Address: | 801 K Street, Sacramento, California 95814 |
| Agency Phone Number: | (916) 322-1080 |
| Date of Contact: | September 08, 2023 |
| Method of Communication: | Online Research |
| Summary of Communication: According to CalGEM Well Finder website, no oil or gas wells are located on or adjacent to the subject property. | |

4.1.7 Assessor's Office

| Regulatory Agency Data | |
|--|---|
| Name of Agency: | Santa Barbara County Assessor (SBCA) |
| Point of Contact: | http://www.sbcvote.com/assessor/assessorparcelmap.aspx |
| Agency Address: | 105 East Anapamu Street, Santa Barbara, California 93101 |
| Agency Phone Number: | (805) 568-2550 |
| Date of Contact: | September 08, 2023 |
| Method of Communication: | Online Research |
| Summary of Communication: According to records reviewed, the subject property is currently identified by Assessor Parcel Numbers (APNs) 039-222-028, which measures 0.08 acre in size, and 039-222-029, which measures 0.267 acre in size. | |

4.1.8 Air Pollution Control Agency

| Regulatory Agency Data | |
|--|---|
| Name of Agency: | Santa Barbara County Air Pollution Control District |
| Point of Contact: | https://www.ourair.org/about-permitted-facilities-map/ |
| Agency Address: | 260 North San Antonio Road, Suite A, Santa Barbara, California 93110 |
| Agency Phone Number: | (805) 961-8800 |
| Date of Contact: | September 08, 2023 |
| Method of Communication: | Online Research |
| Summary of Communication: No Permits to Operate (PTO), Notices of Violation (NOV), or Notices to Comply (NTC) or the presence of AULs, dry cleaning machines, or USTs were on file for the subject property with the APCD. | |

4.1.9 Regional Water Quality Agency

| Regulatory Agency Data | |
|--|---|
| Name of Agency: | Regional Water Quality Control Board (RWQCB) |
| Point of Contact: | https://geotracker.waterboards.ca.gov/ |
| Agency Address: | 320 West 4th Street, Los Angeles, California 90013 |
| Agency Phone Number: | (213) 576-6600 |
| Date of Contact: | September 08, 2023 |
| Method of Communication: | Online Research |
| Summary of Communication: No records regarding hazardous substance use, storage or releases, or the presence of USTs and AULs on the subject property were on file with the RWQCB. | |

4.1.10 Department of Toxic Substances Control

| Regulatory Agency Data | |
|--|---|
| Name of Agency: | California Department of Toxic Substances Control (DTSC) |
| Point of Contact: | http://www.envirostor.dtsc.ca.gov/public/ http://hwts.dtsc.ca.gov |
| Agency Address: | 1001 I Street, Sacramento, California 95814 |
| Agency Phone Number: | (916) 323-7811 |
| Date of Contact: | September 08, 2023 |
| Method of Communication: | Online Research |
| Summary of Communication: The EnviroStor database is the DTSCs data management system for tracking cleanup, permitting, enforcement, and investigation efforts at hazardous waste facilities and sites with known contamination or sites where there may be reason to investigate further. No records were identified for the subject property address on the EnviroStor database. The DTSC Hazardous Waste Tracking System (HWTS) was researched for hazardous waste manifest data submitted to the California DTSC. According to the HWTS, EPA ID number CAC002649761 was issued to the Sanctuary Psychiatric Center of Santa Barbara in January 2010 for the removal of 0.23 ton of asbestos-containing material. The number was made inactive in July 2010. | |

Copies of pertinent documents are included in Appendix B of this report.

4.2 Mapped Database Records Search

The regulatory database report provided by ERIS documents the listing of sites identified on federal, state, county, city, and tribal (when applicable) standard source environmental databases within the approximate minimum search distance (AMSD) specified by ASTM Practice E1527-21. The data from these sources are updated as these data are released and integrated into one database. The information contained in this report was compiled from publicly available sources.

The environmental database information is used to identify environmental concerns in connection with the subject property. The listings also serve to identify the known indications of the storage, use, generation, disposal, or release of hazardous substance at the subject property and the potential for contaminants to migrate onto the subject property from off-site sources in groundwater or soil in the form of liquids or vapor.

Using the ASTM definition of migration, Partner considers the migration of hazardous substances or petroleum products in any form onto the subject property during the evaluation of each site listed on the radius report, which includes solid, liquid, and vapor.

4.2.1 Regulatory Database Summary

The following table lists the sites as categorized by the regulatory database within the prescribed AMSD. The locations of the sites are plotted utilizing a geographic information system, which geocodes the site addresses. The accuracy of the geocoded locations is approximately +/-300 feet.

| <i>Database Report Data</i> | | | | |
|---|-----------------------------------|-----------------------------|---------------------------------|--|
| <i>Database</i> | AMSD Radius (mile) | Listings Identified | | |
| | | Subject Property | Adjoining Properties | Surrounding Area Sites of Concern |
| <i>Federal NPL</i> | 1.00 | N | N | N |
| <i>Delisted NPL Site</i> | 0.50 | N | N | N |
| <i>Federal SEMS Site</i> | 0.50 | N | N | N |
| <i>Federal SEMS-ARCHIVE</i> | 0.50 | N | N | N |
| <i>Federal RCRA CORRACTS Facility</i> | 1.00 | N | N | N |
| <i>Federal RCRA TSDF Facility</i> | 0.50 | N | N | N |
| <i>Federal RCRA Generators Site (LQG, SQG, VSQG, CESQG)</i> | Subject and Adjoining | N | Y | N |
| <i>Federal IC/EC Registries</i> | Subject Property | N | N | N |
| <i>Federal ERNS Site</i> | Subject Property | N | N | N |
| <i>State/Tribal Equivalent NPL</i> | 1.00 | N | N | N |
| <i>State/Tribal Equivalent CERCLIS</i> | 1.00 | N | N | N |
| <i>State/Tribal Landfill/Solid Waste Disposal Site</i> | 0.50 | N | N | N |
| <i>State/Tribal Leaking Storage Tank Site (LUST/LPST)</i> | 0.50 | N | Y | N |
| <i>State/Tribal Registered Storage Tank Sites (UST/AST)</i> | Subject and Adjoining | N | N | N |
| <i>State/Tribal IC/EC Registries</i> | Subject and Adjoining | N | N | N |
| <i>State/Tribal Voluntary Cleanup Sites (VCP)</i> | 0.50 | N | N | N |
| <i>State/Tribal Spills</i> | 0.25 | N | N | N |
| <i>Federal Brownfield Sites</i> | 0.50 | N | N | N |
| <i>State Brownfield Sites</i> | 0.50 | N | N | N |
| <i>Other State and Local Databases</i> | Subject and Adjoining | N | Y | N |

4.2.2 Subject Property Listings

The subject property is not identified in the regulatory database report.

4.2.3 Adjoining Property Listings

The adjoining property to the north was identified as a FINDS, RCRA Non-Gen, and Emissions site in the regulatory database report. The adjoining property to the southeast is identified as a LUST, LUST SANBARB), and SMU SANBARB site in the regulatory database report, as discussed below:

| Adjoining Property Database Listing | |
|--|--|
| Property Name: | Santa Barbara Club |
| Address: | 1105 Chapala St |
| Direction: | Southeast |
| Hydrological Gradient: | Down-Gradient |
| Database Listing: | LUST, LUST SANBARB, SMU SANBARB |
| Date of Release: | 1/15/1992 |
| Substance Released: | Unknown |
| Media Impacted: | Soil |
| Date of Closure: | 10/14/1993 |
| Responsible Party: | Private business |
| Status: | Closed |
| Discussion: | According to the regulatory database report and Geotracker database, a LUST case was reported at this site in January 1992 for a release of a fuel oil to soil only following the abandonment of a UST. Details of site assessment or remediation activities were not readily available. However, the Santa Barbara County Environmental Health Services Department issued a No Further Action letter to the site on October 14, 1993. Given the regulatory closure and the downgradient location of this site from the subject property, this listing is not expected to represent a significant environmental concern. |

| Adjoining Property Database Listing | |
|--|---|
| Property Name: | Impulse-SBA Datacenter, D2 Nova, Impulse Internet Services LLC, Netlojix Communications, Inc. |
| Address: | 104 West Anapamu Street |
| Direction: | North |
| Hydrological Gradient: | Cross-Gradient |
| Database Listing: | FINDS, RCRA NonGen, Emissions, CERS |
| Status: | Active |
| Discussion: | This site was identified as a chemical storage facility for the storage of diesel fuel, likely for use in an emergency generator. The site was inspected by the Santa Barbara County Environmental Health Department in 2019 and 2022. A violation was identified in 2019 for failure to submit a business plan when storing/handling a hazardous material at or above reportable quantities. That violation was subsequently corrected, and no violations were identified in 2022. The site was also identified as a generator of an unspecified hazardous waste in 2021. The associated EPA ID number for hazardous waste removal has been inactive since May 2021. Based on the type of listing reported |

| |
|---|
| and the nature of the site as an office building, these listings are not expected to represent a significant environmental concern. |
|---|

Based on the findings, vapor migration is not considered an environmental concern at this time.

4.2.4 Surrounding Area Listings of Concern to Subject Property

No sites of concern are identified in the regulatory database report.

Based on the findings, vapor migration is not considered an environmental concern at this time.

4.2.5 Unplottable Listings

No unplottable listings of concern are identified in the regulatory database report.

A copy of the regulatory database report is included in Appendix C of this report.

5.0 USER PROVIDED INFORMATION AND INTERVIEWS

In order to qualify for one of the *Landowner Liability Protections (LLPs)* offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the *Brownfields Amendments*), the *User* must conduct the following inquiries required by 40 CFR 312.25, 312.28, 312.29, 312.30, and 312.31. The *User* should provide the following information to the *environmental professional*. Failure to provide this information could result in a determination that *all appropriate inquiries* is not complete. The *User* is asked to provide information or knowledge of the following:

- Review Title and Judicial Records for Environmental Liens and AULs
- Specialized Knowledge or Experience of the User
- Actual Knowledge of the User
- Reason for Significantly Lower Purchase Price
- Commonly Known or *Reasonably Ascertainable* information
- Degree of Obviousness
- Reason for Preparation of this Phase I ESA

Fulfillment of these user responsibilities is key to qualification for the identified defenses to CERCLA liability. Partner requested our Client to provide information to satisfy User Responsibilities as identified in Section 6 of the ASTM guidance.

Pursuant to ASTM Practice E1527-21, Partner requested the following site information from Thompson Housing, LLC (User of this report).

| User Responsibilities | | |
|---|-------------------------|-----------------------------|
| Item | Provided By User | Not Provided By User |
| AAI User Questionnaire | | X |
| Title Records, Environmental Liens, and AULs | | X |
| Specialized Knowledge | | X |
| Actual Knowledge | | X |
| Valuation Reduction for Environmental Issues | | X |
| Identification of Key Site Manager | X | |
| Reason for Performing Phase 1 ESA | X | |
| Prior Environmental Reports | X | |
| Other | | X |

5.1 Interviews

5.1.1 Interview with Owner

The owner of the subject property was not available to be interviewed at the time of the assessment.

5.1.2 Interview with Report User

Please refer to Section 5.2 below for information requested from the Report User.

5.1.3 Interview with Key Site Manager

Mr. Don Duncan, key site manager, indicated that they had no information pertaining to any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the

subject property; any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the subject property; or any notices from a governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.

According to Mr. Duncan, the subject property was originally part of a larger parcel located between De La Vina Street and Chapala Street, owned by the Upson family dating back to the late 1800s. The parcel was subsequently subdivided into smaller parcels for the children. Mr. Duncan stated that the two-story building (Building A) was renovated in 2010, which included new plumbing and electrical, as well as new water heaters in the partial basement. He stated that the floors in the units are the same wood as is in the hallways, and that the walls and ceilings are plaster. He indicated that the two cottages (Buildings B & C), previously used as a medical/dental clinic and a counseling center, are currently vacant. Mr. Duncan further stated that there are no USTs, ASTs, clarifiers, oil/water separators, groundwater monitoring wells, or hazardous substance use/storage/generation on the subject property to the best of his knowledge.

5.1.4 Interviews with Past Owners, Operators and Occupants

Interviews with past owners, operators and occupants were not reasonably ascertainable and thus constitute a data gap.

5.2 User Provided Information

5.2.1 Title Records, Environmental Liens, and AULs

Partner was not provided with title records or environmental lien and AUL information for review as part of this assessment.

5.2.2 Specialized Knowledge

No specialized knowledge of environmental conditions associated with the subject property was provided by the User at the time of the assessment.

5.2.3 Actual Knowledge of the User

No actual knowledge of any environmental lien or AULs encumbering the subject property or in connection with the subject property was provided by the User at the time of the assessment.

5.2.4 Valuation Reduction for Environmental Issues

No knowledge of valuation reductions associated with the subject property was provided by the User at the time of the assessment.

5.2.5 Commonly Known or Reasonably Ascertainable Information

The User did not provide information that is commonly known or reasonably ascertainable within the local community about the subject property at the time of the assessment.

5.2.6 Previous Reports and Other Provided Documentation

The following information was provided to Partner for review during the course of this assessment:

Phase I Environmental Site Assessment Report, Hollister II, 115 West Anapamu Street, Santa Barbara, California 93101, Partner Engineering and Science, Inc. (January 4, 2021)

Partner prepared this report on behalf of Sanctuary Centers of Santa Barbara. The assessment was reportedly performed in accordance with ASTM Standard E1527-13. The assessment consisted of a site reconnaissance, interviews with knowledgeable personnel, review of historical information, a review of

federal, state, and local regulatory databases, and limited asbestos lead paint surveys. Pertinent information contained in this report is summarized below:

- At the time of the 2021 assessment, the subject property was occupied by Sanctuary Centers of Santa Barbara for residential and supportive care purposes. Onsite operations consisted of residential uses (Building A), and medical, dental, and counseling services (Buildings B & C).
- According to the Partner report, the subject property was formerly undeveloped as early as 1886; developed with a two-story dwelling by 1907; developed with additional single-family dwellings, including Buildings B & C, by 1930; and developed with the current residential structure (Building A) in 1950. Non-residential tenants on the subject property include the Integrated Care Clinic. No other non-residential tenants were identified.
- No current or former ASTs or USTs were identified on the subject property. No significant quantities of hazardous materials were noted. The medical/dental clinic generated small quantities of biohazardous waste which was removed by a licensed contractor. Of note, the dental clinic used a digital x-ray machine and did not use any photo developing chemicals.
- The subject property was identified on the Hazardous Waste Manifest (HAZNET) database for the removal of 0.23 ton of asbestos-containing material in 2010. No other onsite listings were identified.

Partner identified no RECs and recommended no further investigation. However, BERs related to asbestos and lead paint, and radon were identified. An O&M for asbestos and lead, as well as radon sampling were recommended.

Copies of pertinent pages reviewed are not included in Appendix B of this report.

6.0 SITE RECONNAISSANCE

The weather at the time of the site visit was sunny and clear. Refer to Section 1.5 for limitations encountered during the field reconnaissance and Sections 2.1 and 2.2 for subject property operations. The table below provides the site assessment details:

| <i>Site Assessment Data</i> | |
|--------------------------------------|--------------------|
| <i>Site Assessment Performed By:</i> | Carol Noland |
| <i>Site Assessment Conducted On:</i> | September 08, 2023 |

The table below provides the subject property personnel interviewed during the field reconnaissance:

| <i>Site Visit Personnel for the Subject Property</i> | | | |
|--|-------------------|-----------------------|------------------------------|
| <i>Name</i> | <i>Title/Role</i> | <i>Contact Number</i> | <i>Site Walk* Yes/No</i> |
| <i>Don Duncan</i> | Property Manager | (805) 280-6282 | Yes |
| * Accompanied Partner during the field reconnaissance activities and provided information pertaining to the current operations and maintenance of the subject property | | | |

No potential environmental concerns were identified during the onsite reconnaissance.

6.1 General Site Characteristics

6.1.1 Solid Waste Disposal

Solid waste generated at the subject property is disposed of in commercial dumpsters located on the southeast side of the subject property, and in trash cans located on the northeast side on the subject property. An independent solid waste disposal contractor, Marborg, removes solid waste from the subject property. Solid waste generated at the subject property includes household-type trash. No evidence of illegal dumping of solid waste was observed during the Partner site reconnaissance.

6.1.2 Sewage Discharge and Disposal

Sanitary discharges on the subject property are directed into the municipal sanitary sewer system. The City of Santa Barbara services the subject property vicinity. No wastewater treatment facilities were observed or reported on the subject property. No septic systems were observed or reported on the subject property.

6.1.3 Stormwater and Surface Water Drainage

Storm water is removed from the subject property primarily by sheet flow action across the paved surfaces towards storm water drains located in the public right of way. Site storm water from roofs, landscaped areas, and paved areas is directed to the public right of way, and to on-site storm water drains. On-site storm water drains discharge to municipal owned and maintained storm sewer system. No drywells were identified on the subject property.

6.1.4 Source of Heating and Cooling

Heating and cooling systems as well as domestic hot water equipment are fueled by electricity and natural gas provided by Southern California Edison and Southern California Gas. The mechanical system in Building A consists of natural gas furnaces located in the partial basement. The residential units are not provided with air conditioning. The mechanical system in Buildings B & C consists of through-wall electric HVAC units. Hot water is provided by individual natural gas water heaters.

6.1.5 Wells and Cisterns

No aboveground evidence of wells or cisterns was observed during the site reconnaissance.

6.1.6 Wastewater

Domestic wastewater generated at the subject property is disposed by means of the sanitary sewer system. No industrial processes are currently performed at the subject property.

6.1.7 Septic Systems

No septic systems were observed or reported on the subject property.

6.1.8 Additional Site Observations

No additional general site characteristics were observed during the site reconnaissance.

6.2 Potential Environmental Hazards

6.2.1 Hazardous Substances and Petroleum Products Used or Stored at the Site

No hazardous substances or petroleum products were observed on the subject property during the site reconnaissance.

6.2.2 Aboveground & Underground Hazardous Substance or Petroleum Product Storage Tanks (ASTs/USTs)

No evidence of current or former ASTs or USTs was observed during the site reconnaissance.

6.2.3 Evidence of Releases

No spills, stains, or other indications that a surficial release has occurred at the subject property were observed.

6.2.4 Polychlorinated Biphenyls (PCBs)

No potential PCB-containing equipment (transformers, oil-filled switches, hoists, lifts, dock levelers, hydraulic elevators, etc.) was observed on the subject property during Partner's reconnaissance.

6.2.5 Strong, Pungent or Noxious Odors

No strong, pungent or noxious odors were evident during the site reconnaissance.

6.2.6 Pools of Liquid

No pools of liquid were observed on the subject property during the site reconnaissance.

6.2.7 Drains, Sumps and Clarifiers

No drains, sumps, or clarifiers on the subject property, other than those associated with storm water removal, were observed during the Partner site reconnaissance. A drain pump was noted in the partial basement. Mr. Don Duncan, Property Manager, indicated that the drain pump is in-place in case the water heaters, which are also located in the partial basement, leak.

6.2.8 Pits, Ponds and Lagoons

No pits, ponds, or lagoons were observed on the subject property.

6.2.9 Stressed Vegetation

No stressed vegetation was observed on the subject property.

6.2.10 Additional Potential Environmental Hazards

No additional environmental hazards, including landfill activities or radiological hazards, were observed.

6.3 Non-ASTM Services

6.3.1 Asbestos-Containing Materials (ACMs)

Asbestos is the name given to a number of naturally occurring, fibrous silicate minerals mined for their useful properties such as thermal insulation, chemical and thermal stability, and high tensile strength. The Occupational Safety and Health Administration (OSHA) regulation 29 CFR 1926.1101 requires certain construction materials to be presumed to contain asbestos, for purposes of this regulation. All thermal system insulation (TSI), surfacing material, and asphalt/vinyl flooring that are present in a building that have not been appropriately tested are “presumed asbestos-containing material” (PACM).

The subject property buildings were constructed in prior to 1930 (Buildings B & C) and in 1950 (Building A). A limited, visual evaluation of accessible areas for the presence of suspect ACMs at the subject property was conducted. Of note, the interior of the residential units was not accessible. The objective of this visual survey was to note the presence and condition of suspect ACM observed. Please refer to the table below for identified suspect ACMs:

| <i>Suspect ACMs</i> | | | |
|------------------------|------------------------------|---------------------------|-------------------------------|
| <i>Suspect ACM</i> | Location | Friable Yes/No | Physical Condition |
| <i>Drywall Systems</i> | Throughout Building Interior | No | Good |
| <i>Plaster</i> | Throughout Building Interior | No | Good |
| <i>Stucco exterior</i> | Building Exteriors | Yes | Good |

Based on this building’s date of construction, prior to disturbance, Partner recommends a comprehensive asbestos survey of the property be completed to determine the presence, condition, friability and likely future condition of suspect or confirmed ACM. All suspect materials must be handled as ACM according to local, state and federal regulations until the results of sampling and analysis indicate the material is a non-ACM. According to the US EPA, ACM that is intact and in good condition can, in general, be managed safely in-place under an Operations and Maintenance (O&M) Program until removal is dictated by renovation, demolition, or deteriorating material condition.

Of note, a reported 0.23 ton of asbestos-containing materials was removed from the subject property in 2010, during renovation activities. However, the type and location of the ACM was not reported. Also of note, at the time of the site inspection, asbestos sampling was underway within Buildings B&C.

Partner was not provided building plans or specifications for review, which may have been useful in determining areas likely to have used ACM.

6.3.2 Lead-Based Paint (LBP)

Lead is a highly toxic metal that affects virtually every system of the body. LBP is defined as any paint, varnish, stain, or other applied coating that has 1 mg/cm² (or 5,000 µg/g or 0.5% by weight) or more of lead. Congress passed the Residential Lead-Based Paint Hazard Reduction Act of 1992, also known as “Title X,” to protect families from exposure to lead from paint, dust, and soil. Under Section 1017 of Title X, intact LBP on most walls and ceilings is not considered a “hazard,” although the condition of the paint should be monitored and maintained to ensure that it does not become deteriorated. Further, Section 1018

of this law directed the Housing and Urban Development (HUD) and the US EPA to require the disclosure of known information on LBP and LBP hazards before the sale or lease of most housing built before 1978.

Based on the age of the subject property buildings (pre-1978), there is a potential that LBP is present. Interior and exterior painted surfaces were observed in good condition and therefore not expected to represent a "hazard," although the condition of the paint should be monitored and maintained to ensure it does not become deteriorated.

Actual material samples would need to be collected in order to determine if LBP is present.

6.3.3 Radon

Radon is a colorless, odorless, naturally occurring, radioactive, inert, gaseous element formed by radioactive decay of radium (Ra) atoms. The US EPA has prepared a map to assist National, State, and local organizations to target their resources and to implement radon-resistant building codes. The map divides the country into three Radon Zones, according to the table below:

| <i>EPA Radon Zones</i> | | |
|------------------------|---------------------------------------|------------------|
| <i>EPA Zones</i> | Average Predicted Radon Levels | Potential |
| Zone 1 | Exceed 4.0 pCi/L | Highest |
| Zone 2 | Between 2.0 and 4.0 pCi/L | Moderate |
| Zone 3 | Less than 2.0 pCi/L | Low |

It is important to note that the EPA has found homes with elevated levels of radon in all three zones, and the US EPA recommends site-specific testing in order to determine radon levels at a specific location. However, the map does give a valuable indication of the propensity of radon gas accumulation in structures.

Review of the US EPA Map of Radon Zones places the subject property in Zone 1.

Based upon the residential nature of the subject property, radon is considered an environmental concern. As such, additional investigation appears warranted. Of note, the residential building (Building A) is underlain by a partial basement on the southeast side.

6.3.4 Lead in Drinking Water

According to available information, a public water system operated by the public water system operated by the Santa Barbara Department of Water Resources serves the subject property vicinity. The sources of public water for the City of Santa Barbara are groundwater from Lake Cachuma, Gibraltar Reservoir, and the Charles E. Myers Desalination Plant. According to the 2022 Annual Water Quality Report, water supplied to the subject property is in compliance with all State and Federal regulations pertaining to drinking water standards, including lead and copper. Water sampling was not conducted to verify water quality.

6.3.5 Mold

Molds are microscopic organisms found virtually everywhere, indoors and outdoors. Mold will grow and multiply under the right conditions, needing only sufficient moisture (e.g. in the form of very high humidity, condensation, or water from a leaking pipe, etc.) and organic material (e.g., ceiling tile, drywall, paper, or natural fiber carpet padding).

No obvious indications of water damage or mold growth were observed during Partner's visual assessment.

6.3.6 Wetlands

The subject property does not appear to be a designated wetland area based on information obtained from the United States Fish and Wildlife Service; however, a comprehensive wetlands survey would be required in order to formally determine actual wetlands on the subject property. No settling ponds, lagoons, surface

impoundments, wetlands or natural catch basins were observed at the subject property during this assessment.

6.4 Adjoining Property Reconnaissance

The adjoining property reconnaissance consisted of observing the adjoining properties from the subject property premises. No items of environmental concern were identified on the adjoining properties during the site assessment, including hazardous substances, petroleum products, ASTs, USTs, evidence of releases, PCBs, strong or noxious odors, pools of liquids, sumps or clarifiers, pits or lagoons, stressed vegetation, or any other potential environmental hazards.

7.0 VAPOR ENCROACHMENT CONDITIONS

Partner conducted a limited non-intrusive vapor screening on the subject property to identify, to the extent feasible, the potential for vapor encroachment conditions (VECs) in connection with the subject property. This included consideration of chemicals of concern (COC) that may migrate as vapors into the subsurface of the subject property as a result of contaminated soil and groundwater on or near the property.

This screening utilized readily available data sources previously discussed in this Phase I ESA that includes:

- the physical setting of the subject property (Section 2.4),
- standard historical sources for the subject property, adjoining, and surrounding area (Section 3.0),
- known or potentially contaminated sites as identified from information from regulatory agencies and sites on Federal, State, tribal and local databases (Section 4.0), and
- information from the site reconnaissance (Section 6.0) of the subject property and observations of the surrounding properties.

The results of our data collection, reconnaissance, and analysis are tabulated below:

| <i>Potential for Vapor Encroachment to Impact the Subject Property</i> | |
|--|--|
| <i>Area of Concern</i> | <i>Likely or Known VEC to Subject Property</i> |
| <i>Subject Property Existing Operations or Conditions</i> | None identified that impact the subject property. Refer to Sections 2.0 Site Description and 6.0 Site Reconnaissance and discussion below. |
| <i>Historical Uses of the Subject Property</i> | None identified that impact the subject property. Refer to Section 3.0 Historical Use and discussion below. |
| <i>Adjoining Property Operations or Existing Conditions</i> | None identified that impact the subject property. Refer to Sections 2.3 Current Use of Adjoining Properties and 6.4 Adjoining Property Site Reconnaissance and discussion below. |
| <i>Historical Uses of Adjoining Properties or Nearby Properties</i> | None identified that impact the subject property. Refer to Section 3.0 Historical Use and discussion below. |
| <i>Regulatory Review of sites identified on Federal, State, tribal and Local Environmental Databases which were located in the AMSD</i> | None identified that impact the subject property. Refer to Section 4.0 Regulatory Review and discussion below. |

Based on the findings of the limited non-intrusive vapor screening, vapor intrusion is unlikely to be an issue of concern in connection with the existing structures on the subject property. As such, no further assessment is recommended.

8.0 FINDINGS AND CONCLUSIONS

Findings and Opinions

Recognized Environmental Condition

A recognized environmental condition (REC) refers to the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment.

- Partner did not identify any RECs during the course of this assessment.

Controlled Recognized Environmental Condition

A controlled recognized environmental condition (CREC) refers to a REC affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, activity and use limitations or other property use limitations).

- Partner did not identify any CRECs during the course of this assessment.

Historical Recognized Environmental Condition

A historical recognized environmental condition (HREC) refers to a previous release of hazardous substances or petroleum products affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by the applicable regulatory authority or authorities without subjecting the subject property to any controls (for example, activity and use limitations or other property use limitations).

- Partner did not identify any HRECs during the course of this assessment.

Business Environmental Risk

A Business Environmental Risk (BER) is a risk which can have a material environmental or environmentally driven impact on the business associated with the current or planned use of commercial real estate, not necessarily related to those environmental issues required to be investigated in this practice. The following was identified during the course of this assessment:

- Due to the age of the subject property buildings, there is a potential that asbestos-containing material (ACM) and/or lead-based paint (LBP) are present. The identified suspect ACMs would need to be sampled to confirm the presence or absence of asbestos prior to any renovation or demolition activities to prevent potential exposure to workers and/or building occupants.
- Radon is a colorless, odorless, naturally occurring, radioactive, inert, gaseous element formed by radioactive decay of radium atoms. Review of the EPA Map of Radon Zones places the subject property in Zone 1, where average predicted radon levels exceed the EPA's action level of 4.0 picoCuries per Liter (pCi/L). Given the residential usage of the subject property, the radon zone is considered to be an environmental concern.

Significant Data Gaps

No significant data gaps affecting the ability of the Environmental Professional to identify a REC were encountered during this assessment.

Conclusions and Recommendations

Partner has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-21 of 115 West Anapamu Street in Santa Barbara, Santa Barbara County, California (the “subject property”). Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report.

This assessment has revealed no evidence of RECs, CRECs, or HRECs, in connection with the subject property; however, BERS were identified. Based on the conclusions of this assessment, Partner recommends the following:

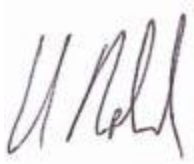
- An Operations and Maintenance (O&M) Program should be implemented in order to safely manage the suspect ACMs and LBP located at the subject property. In addition, the identified suspect ACMs would need to be sampled to confirm the presence or absence of asbestos prior to any renovation or demolition activities to prevent potential exposure to workers and/or building occupants.
- Partner recommends that short term radon testing be conducted at the subject property in order to determine if elevated radon levels are present and to establish an average radon level for the property.

9.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

Partner has performed a Phase I Environmental Site Assessment of the property located at 115 West Anapamu Street in Santa Barbara, Santa Barbara County, California in conformance with the scope and limitations of the protocol and the limitations stated earlier in this report. Exceptions to or deletions from this protocol are discussed earlier in this report.

By signing below, Partner declares that, to the best of our professional knowledge and belief, we meet the definition of *Environmental Professional* as defined in §312.10 of 40 CFR §312. Partner has the specific qualifications based on education, training, and experience to assess a *property* of the nature, history, and setting of the subject *property*. Partner has developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Prepared By:



Carol Noland
Environmental Professional

Reviewed By:



David Boyce
Project Manager

10.0 REFERENCES

Reference Documents

American Society for Testing and Materials, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM Designation: E1527-21

Environmental Risk Information Services (ERIS), Database Report, September 2023

Federal Emergency Management Agency, Federal Insurance Administration, National Flood Insurance Program, Flood Insurance Map, accessed via the internet, September 2023

Phase I Environmental Site Assessment Report, Hollister II, 115 West Anapamu Street, Santa Barbara, California 93101, Partner Engineering and Science, Inc. (January 4, 2021)

United States Department of Agriculture, Natural Resources Conservation Service, Web Soil Survey, accessed via the internet, September 2023

United States Environmental Protection Agency, EPA Map of Radon Zones (Document EPA-402-R-93-071), accessed via the internet, September 2023

United States Fish and Wildlife Service, National Wetlands Inventory, accessed via the internet, September 2023

FIGURES

1: Site Location Map

2: Site Plan

3: Topographic Map

APPENDIX A: SITE PHOTOGRAPHS

APPENDIX B: HISTORICAL/REGULATORY DOCUMENTATION

APPENDIX C: REGULATORY DATABASE REPORT

APPENDIX D: QUALIFICATIONS
