

Residential Property Disclosure Reports

The EnviroCheck Report™ For ANY COUNTY

Property Address: 123 ANY STREET,
ANY CITY, ANY County, CA
("Residential Property")

APN: SAMPLE REPORT
Report Date: 10/01/2008
Report Number: 1234567

INTRODUCTION AND SUMMARY

The parties to the Transaction to which this Report applies ("Parties") are the owner of the Residential Property on the Report Date ("Seller"), the buyer of the Residential Property under contract of sale as of the Report Date ("Buyer") and their respective licensed real estate agents ("Agents"). Our company and the Parties are the parties to the contract that is entered into by the purchase of this Report.

SUMMARY OF DETERMINATIONS

The Residential Property:

- IS IS NOT within 1/4 mile of a known leaking underground storage tank Site(s).
- IS IS NOT within one (1.0) mile of a "Superfund" or RCRA Corrective Action site(s).
- IS IS NOT within 1/2 mile of Site(s) other than those above that are listed in the databases specified in the Explanation of Databases Used in this Report.
- IS IS NOT within 1/4 mile of a mapped oil or gas well(s).

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

Our company prepared this Report. The Parties are protected by our Professional Liability Insurance Policy for damages to the extent they are caused by our negligent acts, errors or omissions in the performance of our services and subject to the limitations of this report.

Determined by FANHD / JCP-LGS Disclosures Reports, LLC.


Greg Rufe, Chief Operating Officer

IMPORTANT: ACKNOWLEDGING RECEIPT OF THIS REPORT INDICATES THAT THE RECIPIENT HAS READ AND UNDERSTANDS THE "ABOUT THIS REPORT" PROVISIONS ON PAGE 2 OF THE ENVIROCHECK.

BUYER'S ACKNOWLEDGEMENT

Buyer(s) acknowledge(s) receipt of this EnviroCheck Report™ by his/her/their signature(s) on the Acknowledgement of Receipt form that is a part of this report package.

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ABOUT THIS REPORT

THIS IS A DATABASE REPORT ONLY: This Report only provides information from the Databases identified in this Report. While we have made good faith efforts to report from the Databases as accurately as possible, the quality, accuracy, and currency of the information contained in these Databases can vary greatly. For more information regarding a specific Database, please read the section below entitled "Explanation of Databases Used."

NOT AN INSPECTION REPORT: This Report is not the same thing as a physical inspection report or a full environmental assessment report. We have not physically inspected the Residential Property nor the Sites. This Report only summarizes the information from governmental Databases using the Point Source methodology described below to determine the proximity of Sites to the Residential Property.

LIABILITY PROTECTIONS: Upon purchase of this report and consummation of the sale of the Residential Property to Buyer ("Sale Date"), the Parties involved in that sale are protected against loss caused by any error in this Report as specified in the section below entitled "Methods and Limitations."

NOT AN INSURANCE POLICY: This Report is a binding contract but is not an insurance policy. The price charged for the Report does not cover the costs that would be necessary to provide all of the protections of an insurance policy.

UNDERSTANDING THIS REPORT: To understand the information in this Report, it is important to read the entire Report.

POINT SOURCE METHODOLOGY: This Report does not identify the precise areas actually contaminated by an environmental hazard; rather, as a reasonable approximation, it identifies as "point sources" for contamination those Sites identified in a specific Database, such as a leaking underground tank on a specific property. The point sources identified in this Report may not precisely reflect the location of the source of contamination on the Site, nor will they describe the spread of any contamination from the source. In addition, any point source that lies beyond the standard 1/4, 1/2 or 1.0 mile radius distances considered here will not be reflected in this Report--even if it is known to be the origin of a larger contaminated area. Point sources are included in this Report as of the time they are identified in the government lists consulted by us. If a box is checked "IS" on the above Summary of Determinations, we recommend further investigation of that Site.

Some official lists may include Sites that have been closed or otherwise cleaned up, or are simply being monitored or regulated with no known contamination.

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Property Address: 123 ANY STREET,
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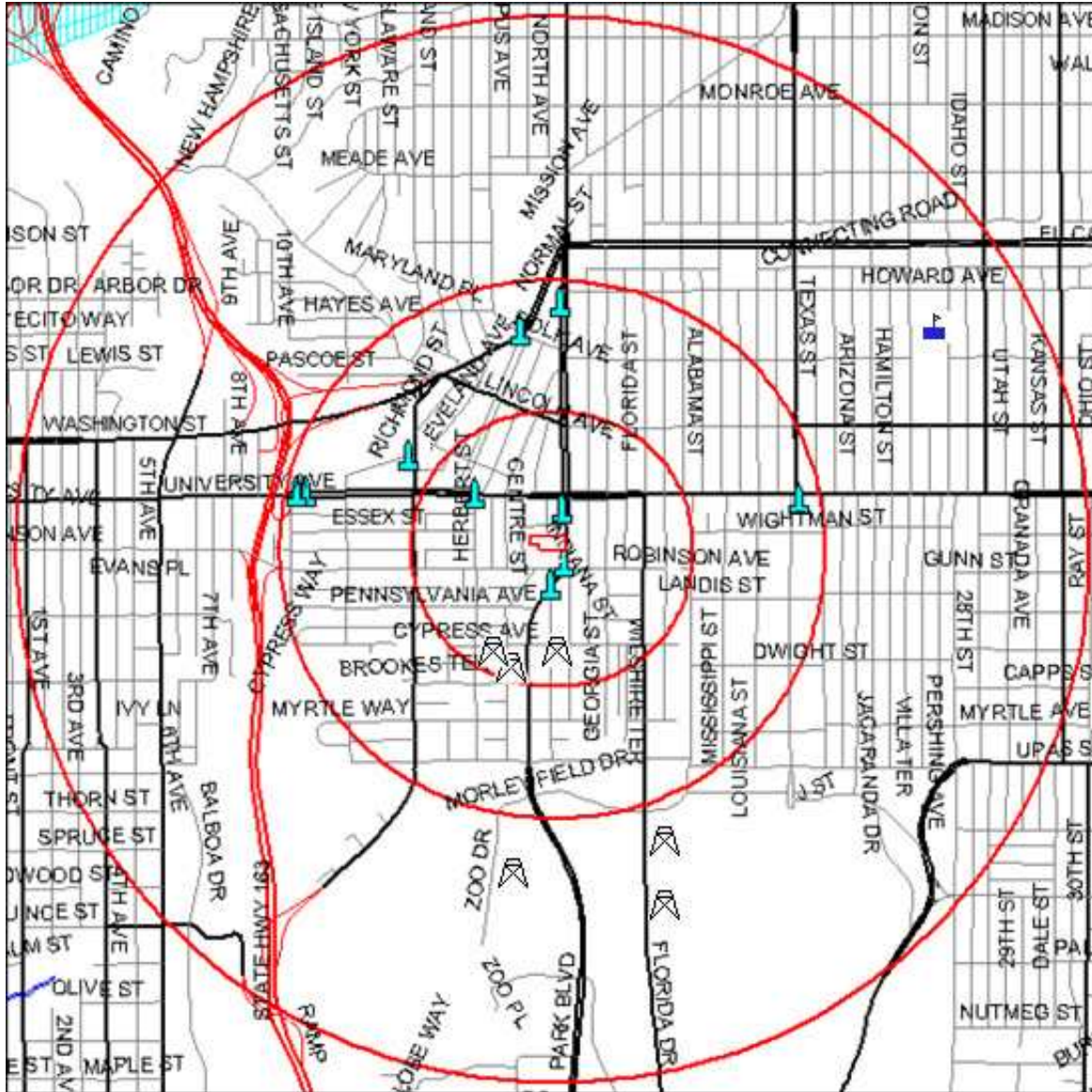
APN: SAMPLE REPORT
Report Date: 10/01/2008
Report Number: 1234567

THE ENVIROCHECK REPORT™
TABLE OF CONTENTS

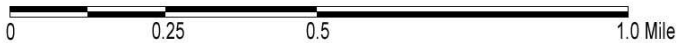
This Report includes the sections identified in this Table of Contents and is not complete if any one of these parts is missing.

Sections		PAGE
Introduction & Summary	Summarizes the environmental Database search results.....	1
About this Report	Provisions defining the scope and purpose of this report.....	2
Table of Contents	3
Site Map	Map of Sites found in the government records search.....	4
Site List	List of Databases searched and contaminated or potentially contaminated Sites found to be within specified distances of the Residential Property.....	5 - 6
Unlocatable Sites	List of Sites missing key location information.....	7
Oil & Gas Wells	Oil and Gas Well Locations within 1/4-mile of Property.....	8 - 9
Explanation of the Databases Used	Description of the environmental Databases from which this Report was prepared.....	10 - 12
Guide to Environmental Hazards	Explanation of environmental hazard issues (available online).....	12
Methods and Limitations	Explanation of the Methods and Limitations in this Report.....	13 - 15








**MAP OF SITES FOUND AROUND PROPERTY AT:
123 ANY STREET, ANY CITY, CA**



 Subject Property



NOTE: The foregoing map shows all sites within the square coverage area, while the listing below reports only those sites found within the standard search distances (red circles) for the databases listed, which may include fewer sites. The standard search distances are defined by the U.S. Environmental Protection Agency's "All Appropriate Inquiries" (AAI) guidelines. The AAI standard search distance differs between database categories, depending upon degree of potential hazard. For each database category, the standard search distance used is noted below and in the section called "Explanation of Databases Used". A site where multiple incidents (cases) are listed below will appear on the map as a single symbol.

	(NPL) Federal National Priorities List or "Superfund" sites		(SWIS) Solid Waste Landfill Facilities
	(RCRA COR) Corrective Action Sites, with known contamination		(SLIC) Spills, Leaks, Investig. & Cleanup
	(LUST) Leaking Underground Storage Tanks		State Response Sites
	Oil or Gas Well		

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Report Date: 10/01/2008
Report Number: 1234567

LIST OF SITES IDENTIFIED IN ENVIRONMENTAL DATABASE RECORDS SEARCH

The list below indicates the results of an electronic search of certain federal and state level environmental-hazard record systems, or databases, that are known to include contaminated sites. The databases are searched for hazard sites at standard distances from the subject property. The standard search distance is not the same for all databases, but depends upon the nature of the environmental hazard which the database represents. First American uses search distances that comply with the U.S. Environmental Protection Agency (EPA) "All Appropriate Inquiry" (AAI) standard for government records search (40 CFR Part 312.26) under the U.S. Small Business Liability Relief and Revitalization Act ("the Brownfields Law"). "Distance" is the straight line distance in miles between the Property geocode (latitude/longitude) and the Site geocode.

N/D = No Data provided in field by source agency.

Found	None Found	Database Searched (with standard search distance)
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National Priorities List (Federal "Superfund" list) -- 1.0 mile

Federal Resource Conservation and Recovery Act (RCRA) - Corrective Action List -- 1.0 mile

Listed Site Name	Address	Case No.	Status	Distance (miles)
Naval Base Point Loma - Fleet Industrial Supply Center (FISC)- Fuel Facility - RECLAMATION PLANT	1199 IDAHO ST ANY CITY, CA 92106	CA1170090012	N/D	0.811449

California State Response List (includes Active Annual Workplan, AWP, sites) -- 1/2-mile

California Spills, Leaks, Investigation and Cleanup (SLIC) List -- 1/2-mile

California Solid Waste Landfill Sites (SWIS) List -- 1/2-mile

California Leaking Underground Storage Tank (LUST) List (see Status explanation below) -- 1/4-mile

Listed Site Name	Address	Case No.	Status	Distance (miles)
THAO AUTO REPAIR	98 ANY ST, ANY CITY, CA 92103	CA1170090012	3B - Preliminary Site Assessment Underway	0.054018
THAO AUTO REPAIR	98 ANY ST, ANY CITY, CA 92103-360	CAD009110867	3B - Preliminary Site Assessment Underway	0.054018

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The EnviroCheck Report™
For ANY COUNTY

Property Address: 123 ANY STREET,
 ANY CITY, ANY County, CA
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APN: SAMPLE REPORT
Report Date: 10/01/2008
Report Number: 1234567

WELLS FARGO BANK	241 ANY ST, ANY CITY, CA 92103	CA289001 2923	9 - Case Closed	0.081539
SEARS ROEBUCK & CO.	1290 CLEVELAND AV ANY CITY, CA 921033302	CAD9808 87418	9 - Case Closed	0.129428
7-ELEVEN FOOD STORE #20551	1602 UNIVERSITY AV ANY CITY, CA 92103	CAD0665 62521	9 - Case Closed	0.202884

WHAT THIS MEANS: LUST STATUS: LUST sites are also known as LUFT, or Leaking Underground Fuel Tank, sites; we use the term LUST to be consistent with the State's current terminology. All of the Sites listed on the State's Leaking Underground Storage Tank Information System (LUSTIS) have been identified to have had a leaking storage tank. Many of LUST Sites have been cleaned up and the cases "Closed", and this is noted above if it is the case. Parties should be aware that LUST sites remain in the LUSTIS database even after they have been closed, and are included in this report if found by our search. Leaking underground storage tanks are the most common type of contamination. Storage tank leaks are often less extensive than other types of contamination releases and usually do not extend beyond the real property on which the tank is located.

For more information about such sites, please contact the State Water Resources Control Board, Leaking Underground Storage Information System, (916) 341-5740 or (916) 341-5700.

Residential Property Disclosure Reports
The EnviroCheck Report™
For ANY COUNTY

Property Address: 123 ANY STREET,
 ANY CITY, ANY County, CA
 ("Residential Property")

APN: SAMPLE REPORT
Report Date: 10/01/2008
Report Number: 1234567

SITES MISSING KEY LOCATION INFORMATION

A significant number of listed Sites contain address information that is inaccurate, incorrect, or is missing key information necessary to locate the Sites with confidence using the geocoding methods used in this report. These "unlocated" Sites are reported in the generalized list below for review based on their possible proximity to the Residential Property. Sites in this section are not necessarily within a one mile search radius of the Residential Property. This list is provided for general information only.

NOTE: The complete list of unlocated Sites is many tens of pages in length, and the table below is limited to 100 sites in order to conserve space. If the user wishes to obtain a complete list, please contact our Customer Service Desk and request a copy.

N/D = No Data provided in field by source agency.
Active = Site undergoing clean-up or investigation.
Closed = Clean-up completed.

Site Name	Address	Status	Database
NAS NORTH ISLAND MIXED WASTE STORAGE *	N/D	ACTIVE	FED_RCRA
NAVAL SUBMARINE BASE-POINT LOMA COMPLEX	N/D	CLOSED	FED_RCRA
NAVAL ST (32ND ST) NAVAL BASE ANY CITY	N/D	CLOSED	FED_RCRA
NAVAL AIR STATION, NORTH ISLAND	N/D	CLOSED	FED_RCRA
NAVAL AMPHIBIOUS BASE-CORONADO	NAVAL AMPHIBIOUS BASE, CORONADO ANY CITY, CA 92155	ACTIVE	CA_DTSC_RESPO NSE
NAVAL STATION ANY CITY	ANY CITY BAY, 113 NAVAL BASE 610 ANY CITY, CA 92136	ACTIVE	CA_DTSC_RESPO NSE
MCAS MIRAMAR	OFF OF MIRAMAR BOULEVARD ANY CITY, CA 92136	ACTIVE	CA_DTSC_RESPO NSE
POINT LOMA COMPLEX (SPAWAR-PLC)	SYLVESTER & HUMPHRIES ANY CITY, CA 92152	ACTIVE	CA_DTSC_RESPO NSE
CAMP ELLIOTT-J09CA0067	NORTHERN PORTION OF ANY CITY, ANY CITY, CA 92103	ACTIVE	CA_DTSC_RESPO NSE
NORTH ISLAND NAVAL AIR STATION	2520 ACRES; ADJACENT TO CORONADO, ANY CITY, CA 92135	ACTIVE	CA_DTSC_RESPO NSE
ANY CITY MARINE CORPS RECRUIT DEPOT	400 ACRES; LOCATED ON ANY CITY BAY, ANY CITY, CA 92147	REFER: RWQCB	CA_DTSC_RESPO NSE
ANY CITY NAVAL STATION - SITE 12	ANY CITY BAY, 113 NAVAL BASE 610 ANY CITY, CA 92136	CERTIFIED	CA_DTSC_RESPO NSE
ANY CITY NAVAL TRAINING CENTER (NTC) (BRAC)	500 ACRES; NORTH OF ANY CITY BAY, ANY CITY, CA 92133	REFER: RWQCB	CA_DTSC_RESPO NSE

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Report Number: 1234567

**OIL & GAS WELL LOCATIONS WITHIN 1/4 MILE OF THE
RESIDENTIAL PROPERTY**

Buyer should be aware that one or more oil and/or gas well locations exist within a radius of one-fourth (1/4) of one (1) mile of the Residential Property, based on a search of valid geographic coordinates contained in the current Statewide Well Location Database maintained by the California Department of Conservation, Division of Oil, Gas and Geothermal Resources (DOGGR) ("Well Location Database"). Health and safety hazards may be associated with oil and gas wells, whether active or not, including, but not limited to, soil and groundwater contamination, oil and methane seeps, fire hazards, air quality problems, and physical safety hazards to humans and animals.

Buyer is advised that additional wells may exist in the area of the Residential Property which are not contained in the Well Location Database. As explained below, wells that do not have valid geographic coordinates in the Well Location Database are not disclosed in this Report. The physical property boundaries of well locations and the Residential Property are not factored into the calculation of the specified search radius.

ADVISORY: If an abandoned well that has not been safely plugged exists on a property, the landowner may be subject to additional costs for "re-abandonment" of the well in compliance with current State laws and regulations. The State offers support for the re-abandonment costs for qualifying wells, however that support is limited.

WELL STATUS DESCRIPTORS:

Idle -- used intermittently.

Abandoned / Plugged and Abandoned -- well has been sealed under state supervision.

Orphan -- well has been deserted and has no known responsible operator.

Well API Number	Well Operator	Status Code and Description
11104271	Mobil Oil Corp	014 plugged and abandoned
11105435	Star Petroleum Company	006 plugged and abandoned
11104935	Aera Energy LLC	002 idle

NOTE: The DOGGR does not use Assessor Parcel Number or site address to identify well locations. See next page for more information about determining well proximity to a specific property.

EXPLANATION: The Well Location Database includes 193,000+ well location records. Approximately ninety-five percent (95%) of these records include a complete latitude and longitude geocode (geographic coordinates) making the well locatable. The remaining Well Location Database records lack a valid geocode and are, therefore, not locatable sufficient to allow a property-specific determination. This database is searched for well locations within one-fourth (1/4) of one (1) mile around the geocoded point representing the Residential Property. Well locations, if any, within the specified parameters are listed in the table above.

California has established laws with respect to well drilling, operation, maintenance, and abandonment to "prevent, as far as possible, damage to life, health, property, and natural resources; damage to underground oil and gas deposits from infiltrating water and other causes; loss of oil, gas, or reservoir energy, and damage to underground and surface waters suitable for irrigation or domestic purposes by the infiltration of, or the addition of, detrimental substances." (California Public Resources Code §3106).

Of the 193,000+ wells identified in the Well Location Database, approximately 88,000 are still in use. The remaining wells (1) are used intermittently ("idle" wells), (2) have been sealed ("abandoned" or "plugged and abandoned") under the supervision of the DOGGR, or (3) have been deserted and have no known responsible operator (referred to as "orphan" wells).

Residential Property Disclosure Reports
The EnviroCheck Report™
For ANY COUNTY

Property Address: 123 ANY STREET,
ANY CITY, ANY County, CA
("Residential Property")

APN: SAMPLE REPORT
Report Date: 10/01/2008
Report Number: 1234567

The DOGGR is responsible for maintenance of orphaned wells. To defray the maintenance costs, oil companies pay the State 4.3 cents per barrel a year. A portion of this assessment funds the Orphan Well Plugging Fund ("Fund") with an annual \$1 million budget. Since its inception in the 1970's, the Fund has facilitated the plugging of wells by hired contractors. The selection process for wells to be plugged considers numerous factors including, but are not limited to, the proximity of wells to populated areas, the amount of pressure in well reservoirs, and other hazards.

For a complete listing and explanation of well status codes, visit the following DOGGR web page:
http://www.conservation.ca.gov/dog/maps/Pages/goto_welllocation.aspx

FOR MORE INFORMATION: Ownership information of oil, gas, mineral, geothermal and other subsurface rights regarding the Residential Property may be disclosed in a preliminary (title) report or title commitment. The DOGGR does not use the County Assessor Parcel Number or site address to locate wells or leases, and therefore, the APN and address cannot be used to determine if there is a well on a specific property. The only way to tell if there is a well on a property is to compare the property location with well locations on the appropriate DOGGR oilfield map (available online at <http://www.consrv.ca.gov/dog/>), or contact the DOGGR local district office at (916) 445-9686 for assistance. For detailed information about a specific well, reference the unique "API Number" that the DOGGR has assigned to it. The DOGGR website provides an online well search by API number at the following web page:
<http://opi.consrv.ca.gov/opi/opi.dll>

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ANY CITY, ANY County, CA
("Residential Property")

APN: SAMPLE REPORT
Report Date: 10/01/2008
Report Number: 1234567

EXPLANATION OF THE DATABASES USED IN THIS REPORT

This Report uses the following Databases as of the date specified:

1. NATIONAL PRIORITIES LIST ("NPL" - commonly called "Superfund" or "CERCLIS" site list) as of May 14, 2008.

The National Priorities List is a U.S. Environmental Protection Agency ("USEPA") database which includes Sites where known releases or threatened releases of hazardous substances, pollutants, or contaminants have occurred. As a part of the Superfund cleanup program, the NPL helps the USEPA determine which Sites warrant further investigation to assess human health and environmental risks, identify what remedial actions may be appropriate, notify the public of Sites believed to warrant further investigation, and serve notice to potentially responsible parties that the USEPA may initiate remedial action. Some NPL Sites encompass relatively large areas. **Search Distance: one (1.0) mile. Responsible Agency: USEPA**

Public Record: Facilities located in California listed as NPL Status code "A" (Site is Part of NPL Site), "D" (Deleted from the Final NPL), "F" (Currently on the Final NPL), "P" (Proposed for NPL), "R" (Removed from Proposed NPL), or "W" (Withdrawn) in the Region IX Active CERCLIS database obtained from USEPA. Facilities assigned NPL Status code "N" (Not on the NPL) are not disclosed in this Report.

For More Information: Contact the Environmental Protection Agency Superfund Hotline at **(800) 424-9346** to speak with a Superfund consultant to request information from the individual Site Fact Sheet. This help-line can also provide the telephone number of the local Community Relations Coordinator for the Site in question and the location of the local information repository for that Site. The USEPA's official Internet website address is www.epa.gov/superfund/Sites/npl/ca.htm

2. RESOURCE CONSERVATION & RECOVERY ACT--CORRECTIVE ACTION list ("RCRA-CORR") as of July 1, 2008.

RCRA (pronounced "ric-ra") is a federal law enforced by the U.S. Environmental Protection Agency ("USEPA") that requires safeguards on the use and disposal of household, municipal, commercial and industrial refuse. The goals of the law are to protect human health and the environment from the potential hazards of waste disposal, to reduce the amount of waste generated, and to ensure that wastes are managed in an environmentally sound manner. Under the Corrective Action program, the USEPA permits and monitors the cleanup of hazardous waste contamination. **Search Distance: one (1.0) mile. Responsible Agency: USEPA**

Public Record: Facilities listed as code "Y" under "Subject to Corrective Action" in the RCRAInfo Public Flat File database "HREPORT_UNIV3.TXT.GZ" obtained from USEPA.

For More Information: Contact the Environmental Protection Agency at **(800) 424-9346** to speak with a consultant to request information from the individual Site Fact Sheet. The USEPA's official Internet website address is:

www.epa.gov/superfund/Sites/npl/ca.htm

3. CALIFORNIA STATE RESPONSE list as of July 30, 2008.

The State Response list, a part of California's "Envirostor" database, identifies sites of confirmed hazardous materials releases where the Department of Toxic Substances Control ("DTSC") is involved in cleanup activities, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk, according to the DTSC. The State Response list includes the sites formerly contained in the "Active Annual Workplan (AWP)" list. **Search Distance: 1/2 mile. Responsible Agency: State EPA/DTSC**

Public Record: Sites listed as "State Response" under "Site_Facility_Type" in the EnviroStor Cleanup Sites database obtained from the Department of Toxic Substances Control. Please note that a given Site may have more than one record if the Site has more than one activity Status or EnviroStor ID assigned to it.

For More Information: Contact the State Environmental Protection Agency Department of Toxic Substances Control at: (916) 323-3400

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The EnviroCheck Report™
For ANY COUNTY

Property Address: 123 ANY STREET,
ANY CITY, ANY County, CA
("Residential Property")

APN: SAMPLE REPORT
Report Date: 10/01/2008
Report Number: 1234567

4. SPILLS, LEAKS, INVESTIGATION & CLEANUP list ("SLIC") as of July 1, 2008.

The California SLIC Program oversees soil and water investigations, corrective actions, and assessments at Sites with current or historic unauthorized discharges and covers all types of pollutants (such as solvents, petroleum fuels, heavy metals, pesticides, etc.). As of January 1, 2005, all SLIC data is required to be submitted to the Geotracker database of the State Water Resources Control Board ("SWRCB"). Information on individual Sites may be available online at www.geotracker.waterboards.ca.gov. Please note that according to the SWRCB, "data is undergoing data cleanup and may contain errors". **Search Distance: 1/2 mile. Responsible Agency: SWRCB**

Public Record: Sites listed in the "slicexport.txt" database obtained from the State Water Resources Control Board GeoTracker website.

For More Information: For details about a particular site, please visit GeoTracker at www.geotracker.waterboards.ca.gov. Using the Identifier tool and clicking on the site on the graphic map interface, you can access a report that includes the case number and contact telephone number for the agency with more information on this site. If you know case number, you may access the record using Case Finder at <http://www.geotracker.waterboards.ca.gov/search/casesearch.htm>

5. SOLID WASTE INFORMATION SYSTEM list ("SWIS") as of July 30, 2008.

Solid waste landfill sites vary from state to state and may include active landfills, inactive landfills, incinerators, transfer stations, recycling facilities, and other facilities where solid waste is treated or stored. The California Integrated Waste Management Board ("CIWMB") tracks such Sites via its Solid Waste Information System database. SWIS contains information on facility type, regulatory and operational status, type of wastes received, and local enforcement actions. Please note that *these Sites are simply regulated facilities and are not classified as being "contaminated"* by the Board. **Search Distance: 1/2 mile. Responsible Agency: CIWMB**

Public Record: Sites listed in the "SwisGis.txt" database obtained from the California Integrated Waste Management Board Solid Waste Information System website.

For More Information: Contact the Board's "Solid Waste Information Center" at (916) 341 6320 and ask for the Associate Waste Management Specialist who should be able to answer some limited general questions. For more information, please contact the CIWMB in Sacramento or visit www.ciwmb.CA.Gov/Swis/search.asp#DOWNLOAD on the Internet.

6. LEAKING UNDERGROUND STORAGE TANK list ("LUST") per GEIMS/GeoTracker Information Management System as of July 1, 2008.

The LUST database is also known as the "LUFT" database because it includes records of leaking underground fuel tanks. LUSTs may be a significant source of soil and groundwater contamination. The State Water Resources Control Board ("SWRCB") maintains a database of LUSTs known as the Leaking Underground Storage Tank Information System ("LUSTIS") which was recently supplanted by the statewide GEIMS/GeoTracker information management system. LUSTIS contains the locations of all reported LUSTs, as well as the contents and status of the LUSTs. **Search Distance: 1/4 mile. Responsible Agency: SWRCB**

Public Record: Sites listed in the "fuelexport.txt" database obtained from the State Water Resources Control Board GeoTracker website.

For More Information: For general questions, telephone the State Water Resources Control Board's Clean Water Desk in Sacramento at **(866) 480-1028**. Information on specific Sites is available at www.swrcb.ca.gov or visit their official Internet site at www.geotracker.waterboards.ca.gov

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7. CALIFORNIA STATEWIDE WELL LOCATION DATABASE as of July 29, 2008.

The California Division of Oil, Gas, and Geothermal Resources, California Department of Conservation ("DOC"), maintains a database of oil, gas and geothermal wells in the state. The database includes 193,000+ wells, of which about 88,000 are still in use. The remaining wells (1) are used intermittently ("idle" wells), (2) have been sealed ("abandoned" or "plugged and abandoned") under the supervision of the DOC's Division of Oil, Gas and Geothermal Resources, or (3) have been deserted and have no known responsible operator (referred to as "orphan" wells). **Search Distance: 1/4 mile. Responsible Agency: State Department of Conservation**

Public Record: Well locations listed in the Statewide Well Location Database obtained from the Department of Conservation, Division of Oil, Gas and Geothermal Resources.

For More Information: Contact the State Department of Conservation, Division of Oil, Gas and Geothermal Resources at: (916) 445-9686.

WANT MORE INFORMATION?

There is no single government agency that handles information for all contaminated Sites. Multiple agencies are responsible for organizing clean-up efforts at different types of Sites. Each generally maintains files on the Sites they oversee with information on the type and extent of contamination, clean-up efforts etc. There is also the possibility that the file may have no additional information. For general information, refer to the discussions in this report. If your question isn't answered there, call our Customer Service Desk. We will try and answer them for you.

In the list of databases above, there is the name and telephone number of the agency overseeing that site. Agencies are limited to answering general questions. **NOTE!** Additional information on a site may be limited and the government agency you contact will not venture opinions.

How to Obtain Generalized Environmental Information

Brochures published by the Environmental Protection Agency (EPA) are a good source of general information. County health departments may have a health and safety officer or a "hazmat" (hazardous materials) specialist that can answer general questions also. The telephone number for the local Department of Health should be listed in the telephone book.

Environmental Protection Agency Drinking Water Hotline: **(800) 426-4791**
Federal Environmental Protection Agency Public Information Office: **(866) 372-9378**
California Environmental Protection Agency: **(916) 445-3846**

BACKGROUND ABOUT ENVIRONMENTAL HAZARDS

We provide a consumer guide titled, "Guide to Environmental Hazards", as a supplement to this EnviroCheck report. This "plain-English" supplement discusses and explains environmental hazards and what they mean for residential property transactions. The guide may be freely downloaded (as a PDF document) and printed from our website at the following address:

http://www.fanhd.com/Portals/0/fanhd/pdf/FANHD_Guide_to_Environmental_Hazards.pdf

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The EnviroCheck Report™
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Report Date: 10/01/2008
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METHODS AND LIMITATIONS -- PLEASE READ!

As in all studies and reports, there are limitations in this Report. This Part will summarize (a) the methods used in creating this Report, (b) the limitations with respect to the data and the government site lists ("Databases"), and (c) the responsibilities and liabilities of our company under this Report. Please read this Part carefully so you understand the limitations on this Report and our responsibilities.

A. LIMITATIONS ON DATABASE INFORMATION

We have accurately reported the information in the Databases as of the Database Dates. With respect to the Databases, it is important to understand that:

- The Databases may not be accurate, current, fully detailed, or complete.
- A parcel of real property may be affected by contamination or environmental hazards that have not been identified on any of the Databases.
- A Database may not contain sufficient information to locate a particular parcel of property.
- Changes may have occurred in the Databases since the Database Date specified above.
- There may be other governmental databases with relevant information which are not included in this Report.

B. WE DO NOT CONSTANTLY CHECK DATABASES FOR CHANGES

Each Database used in this Report is updated by the Responsible Agency at various intervals. Updates for a Database are determined by the Responsible Agency and may be made at any time and without notice. We maintain an update schedule and makes reasonable efforts to use updated information but it cannot feasibly do so on a constant basis, and the complexities of obtaining and adapting the data into a usable format for preparing this Report necessitates some delay once the updated information is obtained. For these reasons, we report information as of the date when the Database was last updated by us. That date is specified as the "Database Date" for each Database in Part 4.

C. LIMITATIONS ON HOW SITES ARE LOCATED AND REPORTED

Due to the way information is reported in the Databases, the Sites identified are "POINT SOURCES" ONLY which means that the specific location of the Site is located based on the information in the Database and used as the beginning point for measuring the distance to the Residential Property. This Report does NOT use "AREAS" of potential environmental contamination, such as a contamination study area or a groundwater plume, even if the source of that study area or plume derives from a Site. In other words, this Report identifies a single point as the approximate source point for an environmental hazard identified on a Database, even if the hazard actually covers an expanded area.

In the Databases, the Sites are identified by their address. In this Report, the point location for a Site is based on that address, **not** on the actual location of a source of contamination on the Property. As a result, the location of any Site set forth in this Report may not be precisely the location of the source of contamination. Furthermore, some of the Databases may not have the complete address information for a Site so it can not be located at all.

The location of the Residential Property has been determined by cross-referencing the provided Assessor Parcel Number ("APN") against a vector parcel database in which the boundaries of the parcel corresponding to the given APN are represented as a georeferenced polygon. Sites that are mapped within the specified radii of this polygon will be reported. Furthermore, since Sites are located using a geographic information system, if the assessor parcel number or address of the Residential Property provided is inaccurate, the information provided in this Report will not be accurate.

In certain instances, Sites cannot be precisely located (or "geocoded") due to missing or inaccurate data in the Database. However, based on information available in the Databases, these Sites are locatable within zip codes. These Sites are referred to as "Unlocated Sites" and reported in the Part, "Sites Missing Key Location Information." That Part of the Report indicates such Unlocated Sites that are in the zip codes that are within a one (1) mile radius of the Residential Property.

Residential Property Disclosure Reports
The EnviroCheck Report™
For ANY COUNTY

Property Address: 123 ANY STREET,
ANY CITY, ANY County, CA
("Residential Property")

APN: SAMPLE REPORT
Report Date: 10/01/2008
Report Number: 1234567

Unlocated Sites are not necessarily within a one mile radius of the Residential Property. These Sites are identified to alert the Parties to potential issues about which the Parties may desire to obtain further information.

For these reasons, Parties should seek additional information about the Sites listed, as described in the discussion of the relevant Database.

D. LIMITATIONS IN THIS REPORT

We do not make any representations as to:

- The accuracy, validity or completeness of the Databases.
- The significance or extent of the contamination or remediation of any of the Sites identified in the Databases.
- The health hazards to humans or animals that may be associated with any of the substances that may exist at the Sites or how they may affect the Residential Property.
- The drinking water sources for the Residential Property.
- Any information in a Database after the Database Date for that Database.
- Any information regarding the Residential Property after the Report Date.

We do not perform a physical examination or any testing of the Residential Property or the Sites. This Report only provides information derived from the Databases in accordance with the Methods and Limitations. This Report should not be considered a substitute for an on-site environmental assessment. If additional information is desired, the Parties are encouraged to investigate other sources and to consult an environmental expert.

E. ONLY THE PARTIES MAY RELY ON THIS REPORT

This Report is valid, the Parties may rely on the Report, and a contract is formed with us, **only** upon receipt by us of payment of the full price of the Report.

This Report may be relied upon only by the Parties to the transaction for which it has been purchased. This Report cannot be relied upon (a) by any persons other than the Seller, the Buyer and their Agents, (b) for any other real property, or (c) for any future transactions involving the Residential Property. The price paid for the Report does not include any amounts for protection of such other parties.

F. LIMITATIONS ON OUR LIABILITY

Given the limited nature of this Report, and the fact that we are reporting, not assuming liability, we are not responsible for:

- Any inaccuracies or incompleteness of the information in the Databases.
- Inaccurate address information provided for the Residential Property.
- Any other information not contained in the specified Databases.
- Any information which would be disclosed by a physical inspection of the Residential Property.
- Any information known by one of the Parties.
- Any changes to the information in the Databases after the Database Date.
- The health hazards to humans or animals that may be associated with any of the substances that may exist at the Sites or how they may affect the Residential Property.
- The costs of investigating or cleaning up any environmental hazards.

This Report is not an insurance policy and does not provide the same protections as an insurance policy. It does not obligate us to defend any Party against any claims, and we shall not have any duty to defend against any claims pursuant to California Civil Code § 2778 or otherwise. The price of this Report has not been based upon any responsibility for defense costs, nor for assumption of environmental risks. The premium for an insurance policy would be significantly greater than the cost of this Report. The Parties acknowledge that claims for damages beyond actual losses can significantly increase the costs of reports and make prompt resolution of claims more difficult. In order to induce us to provide this Report for the price charged, and to help streamline the process of resolving any disputes between the Parties and us, the Buyer, Seller and Agents agree that if there is a material error or omission in this Report:

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- **The Party who suffers damages as a result of such error or omission shall be entitled at most to recover from us the actual proved damages measured by the difference in the fair market value of the Residential Property as of the Report Date, caused by the error or omission but not in excess of \$100,000 Dollars (\$100,000).**
- **We shall not be liable for indirect, consequential, or punitive damages (including, but not limited to, emotional distress or pain and suffering).**

We shall not be liable to a Party for any matters known to that Party or its Agent (including errors in this Report) and not disclosed in writing to both the other Parties and us prior to the Sale Date.

G. SELLER AND SELLER'S AGENT'S RESPONSIBILITY OF FULL DISCLOSURE

Sellers of real property and their Agents should always fully disclose all material facts regarding the real property which they are selling. Regardless of the information in this Report, if Seller or Seller's Agent has any actual knowledge of contamination, releases of hazardous materials or remediation activities potentially affecting the Residential Property, that information should be promptly disclosed in writing to the Buyer and the Buyer's Agent.

H. OTHER AGREEMENTS

This Report sets forth the complete, integrated agreement between us and the Parties. Evidence of prior or contemporaneous statements, representations, promises or agreements shall not be admissible to vary the terms of this written agreement. This agreement may not be changed or amended except by a written document signed by an authorized representative of our company and the Parties.

In the event that any dispute arises between us and any Parties arising out of or relating to this Report or its subject matter, or any act or omission of our company, the prevailing party shall be entitled to recover his, her or its reasonable costs, including attorneys' fees, from the losing party.

If any provision of this Report, or its application to any circumstance, is held to be invalid, unenforceable, or void, the remainder of this Report shall remain in full force and effect and enforced to the fullest extent possible.