

Phase I Environmental Site Assessment

CREEKSIDE OAKS PROPERTY

Douglas Boulevard
Granite Bay, California
WKA No. 10110.01
May 29, 2014

Prepared for:

Mr. Rob Wilson
Meritage Homes
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Phase I Environmental Site Assessment

CREEKSIDE OAKS PROPERTY

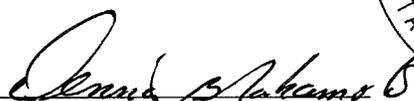
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Wallace-Kuhl & Associates (WKA), on behalf of the Meritage Homes, prepared this Phase I Environmental Site Assessment for the Creekside Oaks Property located along Douglas Boulevard in Granite Bay, California. We declare that, to the best of our professional knowledge and belief, the report preparer and reviewer meet the definition of *Environmental Professional* as defined in §312.10 of 40 CFR 312 and has the "specific qualifications based on education, training, and experience to assess a *property* of the nature, history, and setting of the subject *property*. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312." Resumes of the key staff who prepared this report are included in Appendix A.

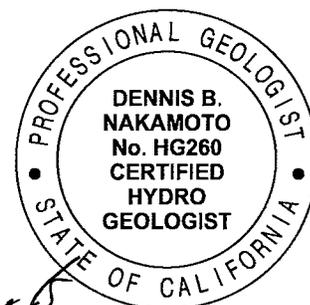
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- D Preliminary Screen for Vapor Encroachment Conditions Matrix

Attached CD contains: EDR[®] Reports: (Radius Map Report, Aerial Photographic Decade Package, Historical Topographic Maps, Sanborn Map Search), Lien Search Report and Phase I ESA, Creekside Oaks Property (WKA No. 10110.01 dated May 29, 2014).



Phase I Environmental Site Assessment

CREEKSIDE OAKS PROPERTY

WKA No. 10110.01

EXECUTIVE SUMMARY

The purpose of this Phase I Environmental Site Assessment (ESA) was to assess Creekside Oaks Property (herein referred to as Site) for evidence of Recognized Environmental Conditions (RECs) resulting from current and/or former Site activities. The Site is located along Douglas Boulevard near Seeno Avenue in Granite Bay, California (Figures 1, 2, 3, and 4) and is comprised of 32 acres of vacant land having Placer County Assessor's Parcel Number (APN): 048-151-061 (Figure 3). The following presents a list of observations and findings identified during the preparation of this report:

- The historical land use research dating back to the late 1800s revealed that the Site was used for mining in the late 1800s and into the early 1900s and has been vacant land since at least the 1940s.
- BMX bike ramps were constructed on the southeastern portion of the Site by trespassers. The ramps appeared to have been constructed with soil that originated from the Site.
- An approximate ten-foot deep hole was observed on the central portion of the Site, south of the creek near the trail road that traverses the Site from north to south. A metal pipe and other metal debris were observed in the hole. WKA observed the hole was not sufficiently deep to be a water well. WKA believes that the hole was associated with exploration in connection with historical mining activities at the Site.
- According to an environmental lien search, no environmental liens are associated with the Site.
- The Site is located within a Special Flood Hazard Area inundated by the 100-year regulatory floodplain, as designated by the Federal Emergency Management Agency (FEMA).
- Given the documentation reviewed concerning the neighboring agency listed facilities, none of the facilities reviewed is likely to have a negative impact on the Site. Based on the completion of the vapor encroachment condition (VEC) screening matrix, WKA concludes a VEC can be ruled out because a VEC does not or is not likely to exist.

WKA has performed this ESA in conformance with the scope and limitations of ASTM Standard Practice E 1527-13 for Creekside Oaks Property. This assessment has revealed no RECs in connection with the Site except the following:

- On-site concerns were noted from the historical dredge operations on the site.



CREEKSIDE OAKS PROPERTY

WKA No. 10110.01

1.0 INTRODUCTION

1.1 Purpose

The purpose of this Phase I Environmental Site Assessment (ESA) was to evaluate Creekside Oaks Property (herein referred to as Site) for evidence of potential Recognized Environmental Conditions (RECs) resulting from current and/or former site activities as defined by the American Society of Testing and Materials (ASTM) Standard E 1527-13 (ASTM, 2013).

According to the ASTM, “this practice is intended to permit a *user* to satisfy one of the requirements to qualify for the *innocent landowner*, *contiguous property owner*, or *bona fide prospective purchaser* limitations on CERCLA [Comprehensive Environmental Response, Compensation and Liability Act] liability (hereinafter, the “*landowner liability protections*,” or “*LLPs*”): that is, the practice that 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).”

This ESA has been performed in general conformance with the ASTM Standard E 1527-13 and the scope and limitations defined in Wallace-Kuhl & Associates (WKA) proposal, 3PR14104, dated May 2, 2014.

1.2 Scope of Services

WKA has completed this ESA for the Site shown on Figures 1 through 3. Mr. Rob Wilson with Meritage Homes authorized WKA to proceed with this assessment via email correspondence on May 7, 2014.

The scope of this assessment included the following:

- Conduct a site reconnaissance for visual evidence of surface contamination and potential sources of subsurface contamination;
- Conduct a visual inspection of the adjoining properties for evidence of RECs
- Conduct interviews with the following, as available:
 - Key site manager,



- Major occupants,
- Past and present owners, operators,
- Government and/or agency personnel, and,
- Inquiries conducted at abandoned sites may include interviews with owners or occupants of neighboring or nearby properties;
- Conduct a records review, which included the following:
 - Physical setting documents to determine regional geology, general soil information, and local and regional groundwater conditions,
 - Historical information, including but not limited to, Sanborn maps, topographic maps, aerial photographs, ownership records, building department records, local street directories, zoning and land use records, and prior assessments, as available,
 - Environmental records, including federal, state, tribal, and county regulatory agency lists that will help identify RECs on the Site and the adjoining properties, and,
 - Based on the outcome of the database search, review of specific regulatory agency files for identified contaminated facilities in order to evaluate whether the listed facilities are hazardous materials threats to the Site;
- Conduct a preliminary screen for vapor encroachment conditions on the Site per ASTM E2600-10;
- Review of the completed *ASTM E 1527-13 User Questionnaire (Questionnaire)* regarding Recorded Environmental Liens, activity and use limitations (AULs), relationship of the purchase price to the fair market value of the Site, and any specialized knowledge of the Site;
- Review of environmental liens and AULs reports, as provided; and
- Prepare a final report of the results of the ESA.

1.3 Special Terms and Conditions

No special terms or conditions to the WKA Professional Services Agreement or the WKA scope of services were requested or performed during the preparation of this report.

Meritage Homes authorized WKA to perform a search for recorded environmental liens and Activity and Use Limitations (AULs) for the Site. Discussion regarding the search is included in Section 4.3.5 of this report.



1.4 User Provided Information

WKA provided Meritage Homes a copy of the User Questionnaire and the Helpful Documents checklist. The documents were returned after they were completed by Mr. Rob Wilson, Forward Planning Manager. Discussion regarding his responses is provided in the following section. A copy of the completed questionnaire is included in Appendix B.

In summary, Mr. Wilson was not aware of any records of environmental liens or AULs currently recorded against the Site. Mr. Wilson stated he does not possess specialized knowledge or experience related to the Site. Mr. Wilson stated that he is not aware of any obvious indicators that point to the presence or likely presence of contamination at the Site.

Mr. Wilson was aware of existing "Helpful Documents" as defined in Section 10.8.1 of the ASTM Standard as noted on the "Helpful Documents Checklist" included in Appendix B. The report is a Phase I ESA, dated July 26, 2008, prepared for the site by Earthtec, Ltd. Mr. Wilson provided a copy of the report to WKA, with discussion regarding the report presented in Section 4.2.10.



2.0 SITE DESCRIPTION

2.1 Site and Vicinity General Characteristics

The Site is located along Douglas Boulevard near Seeno Avenue in Granite Bay, California (Figures 1 and 2). The Site is comprised of Placer County Assessor's Parcel Number (APN) 048-151-061; totaling 32 acres of vacant land (Figure 3). Surrounding land use consisted of residences.

2.2 Site Reconnaissance

A visual site reconnaissance was conducted by WKA on May 19, 2014. Figure 5a and 5b provides color photographs of the Site taken during the site reconnaissance.

On the day of field reconnaissance the Site was wooded land. Dense vegetation covered the majority of the Site obscuring the ground surface. An area with dirt ramps used for riding BMX bikes was observed on the southeastern portion of the site, near a trail road that originates from Quartzite Circle to the east. The ramps appeared to be created from compacted dirt. WKA observed that persons had bent small trees to form a shaded area in the trees near the dirt ramps. A hole was observed on the central portion of the site, to the south of the creek. The hole appeared to be at least 15 feet deep. WKA observed a pipe and other metal and wood debris within the hole. Several trail roads transect the site in multiple directions.

2.2.1 Municipal Infrastructure and Utilities

Pacific Gas and Electric (PG&E) provides electricity and natural gas to the Site. Placer County SMD #2 provides sanitary sewer to the site. San Juan Urban Water provides potable water to the Site.

2.3 Adjoining Properties

The Site is bounded on all sides by residences. Douglas Boulevard is located adjacent to the north of the site.



3.0 INTERVIEWS

Interviews with various persons familiar with the site vicinity, including representatives of public agencies, were conducted for the purpose of identifying past and present uses, which may have contributed to RECs on the Site. Results of those interviews are discussed in the following sections.

3.1 Owner or Key Site Manager

WKA provided Mr. Dave Cook, Granite Bay 33 Investors, LLC, and optionee, a questionnaire regarding the Site's history. Mr. Cook responded to the questionnaire and returned it to WKA. According to Mr. Cook, he became involved with the Site in 2004 and was also the Development Manager for the current owner starting in 2005. Mr. Cook stated that Creekside Oaks, LLC, A California Limited Liability Company currently owns the property. According to Mr. Cook, the site was used for mining in the late 1800s and possibly the early 1900s. He stated that, to the best of his knowledge, the site has been vacant land for at least 75 years. Mr. Cook said that trespassers constructed the bike ramps on the southeastern portion of the site using onsite soils. Mr. Cook is not aware of any imported soil that has been brought onto the Site. Mr. Cook is not aware of any underground or aboveground storage tanks, wells, or septic tanks that may have been located at the Site. According to Mr. Cook, the property owner was cited by Placer County for unauthorized tree removal and wetland disturbances in 2005; however, he is not aware of any environmental liens that have been recorded for the site.

3.2 Occupants (Multi-family or Major)

The site is not occupied.

3.3 Past and Present Owners, Operators, and/or Occupants

No information regarding past owners was received by WKA during completion of this report.

3.4 State and/or Local Government Officials

WKA contacted the Placer County Environmental Health Department (PCEHD) regarding files for the surrounding facilities. A representative from PCEHD responded that no facilities were identified for the unnamed facility reportedly located at Douglas Boulevard and Seeno Avenue that was listed on the Historical Cortese database. Files were available for facilities located at 8842 Quail Lane and 4410 Douglas Boulevard. Information reviewed at the PCEHD is provided in Section 4.3.



3.5 Abandoned Properties

As referenced in 40 CFR Part 312, in the case of inquiries conducted at "abandoned properties," as defined in §312.23(d), "where there is evidence of potential unauthorized uses of the Site or evidence of uncontrolled access to the Site, the environmental professional's inquiry must include interviewing one or more (as necessary) owners or occupants of neighboring or nearby properties from which it appears possible to have observed uses of, or releases at, such abandoned properties..." No evidence of potential unauthorized uses, or evidence of uncontrolled access to the Site was observed. The Site is not considered an abandoned property and therefore, WKA did not interview owners or occupants of neighboring properties.



4.0 RECORDS REVIEW

The purpose of the records review is to obtain and review information concerning the current and historical use of the Site and adjoining properties that would help identify the presence of RECs in connection with the Site. The records review included review and discussion of the following, as available:

- Physical Setting Source(s);
- Historical Use Information; and,
- Environmental Record Sources.

4.1 Physical Setting Source(s)

The Site is depicted on the 1980 United States Geological Survey (USGS) 7.5 Minute topographic map of the *Folsom, California Quadrangle* as wooded land on the northern and southern portion, dredge tailings trend east to west across the central portion of the Site. The Site is located within Section 9, Township 10 North, Range 7 East, Mount Diablo Base and Meridian, at an elevation of approximately +300 feet relative to mean sea level (msl).

4.1.1 Regional and Local Geology

The Site is located on the eastern boundary of the Great Valley geomorphic province of California, a large, elongate, northwest-trending structural trough, generally constrained to the west by the Coast Ranges and to the east by the foothills of the Sierra Nevada Range (Norris and Webb, 1990). The Great Valley consists of two valleys lying end-to-end, with the Sacramento Valley to the north and the San Joaquin Valley to the south.

The Sacramento and San Joaquin Valleys have been filled to their present elevations with thick sequences of sediment derived from both marine and continental sources. The sedimentary deposits range in thickness from relatively thin deposits along the eastern valley edge to more than 25,000 feet in the south central portion of the Great Valley (Norris and Webb, 1990). The sedimentary geologic formations of the Great Valley province vary in age from Jurassic to Quaternary, with the older deposits being primarily marine in origin. Younger sediments are continentally derived and were typically deposited in lacustrine, fluvial, and alluvial environments with their main source being the Sierra Nevada Range.

The 1981 USGS *Geologic Map of the Sacramento Quadrangle, California*, shows the Site to be underlain by Mesozoic dioritic rocks and mine and dredge tailings.



4.1.2 Soil Survey

The United States Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS) has created a web-based service for accessing soil information. According to the NRCS Web Soil Survey (WSS) the majority of the near-surface soils on the Site consist of Andregg coarse sandy loam, 2 to 9 percent slopes; Caperton-Andregg coarse sandy loams, 2 to 15 percent slopes; Cometa-Fiddymont complex, 1 to 5 percent slopes; Rubble land; and Xerorthents, placer areas (USDA, 2014). A copy of the soil report is included on the attached CD.

4.1.3 Regional and Local Groundwater

The Site is located within the California Department of Water Resources (DWR) defined Sacramento Valley Groundwater Basin of the Sacramento River Hydrologic Region. WKA searched data on the DWR website and found no DWR monitored groundwater wells within one-half mile of the Site (DWR, 2014).

WKA also searched the State Water Resources Control Board's (SWRCB) GeoTracker website for quarterly groundwater monitoring reports completed for facilities in the immediate vicinity of the Site. No facilities are located within one-half mile of the Site.

4.2 Historical Use Information

WKA reviewed historical information to develop a history of the previous uses of the Site and surrounding area, in order to evaluate the Site and adjoining properties for evidence of RECs. Standard historical sources reviewed during the preparation of this report included the following, as available:

- Sanborn® Maps;
- Topographic Maps;
- Oil and Gas Well Maps;
- Aerial Photographs;
- Ownership Records;
- Building Department Records;
- Local Street Directories;
- Zoning and Land Use Records;
- Other Historical Sources; and,
- Prior Assessments.



Discussion of these historical sources is provided in the following sections.

4.2.1 Sanborn® Maps

Sanborn® Maps with coverage of the Site were obtained through Environmental Data Resources, Inc. (EDR®). EDR® is a national commercial provider of environmental database information. Sanborn® Maps are detailed drawings of site development, and were typically used by fire insurance companies to determine site fire insurability. According to EDR®, Sanborn® Map coverage of the Site is not available (EDR®, 2014a).

4.2.2 Topographic Maps

Historical USGS topographic maps with coverage of the Site and outlying land areas were reviewed. Topographic maps with coverage of the Site dated 1893, 1914, 1944, 1954, 1967, 1975, and 1980 were available for review (EDR®, 2014b). Copies of the topographic maps compiled by EDR® with coverage of the Site are included on the CD attached to the back cover of this report. Table 1 notes the changes in the vicinity of the Site.

Table 1		
Year	Scale	Observations
1893	1:125,000	The site and vicinity are located in an undeveloped portion of Placer County.
1914	1:31,680	The site and vicinity are not mapped.
1944	1:62,500	Site: A creek and dredge tailings are noted transecting the central portion of the site from east to west. North: Vacant land. East: Vacant land. South: Vacant land. West: Dredge tailings are noted.
1954	1:24,000	Site: Strap Ravine is labeled on the central portion of the site. Wooded areas are noted to the north and south of the dredge tailings. North: No significant changes noted. East: Dredge tailings are noted. South: A trail road and structure are noted. West: No significant changes noted.



Table 1		
Year	Scale	Observations
1967	1:24,000	Site: No significant changes noted. North: Seeno Avenue and structures are noted. East: No significant changes noted. South: An additional road and several structures are noted. West: No significant changes noted.
1975	1:24,000	Site: No significant changes noted. North: Additional structures are noted. East: No significant changes noted. South: Additional structures and road are noted. West: No significant changes noted.
1980	1:24,000	Site: No significant changes noted. North: No significant changes noted. East: A trail road is noted. South: Additional structures are noted. West: No significant changes noted.

4.2.3 Oil and Gas Well Maps

Review of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR) website showed that the Site is not located in a designated natural gas field. No DOGGR wells are located on or within at least one-mile of the Site (DOGGR, 2014).

4.2.4 Aerial Photographs

Historical aerial photographs of the Site and general vicinity were compiled by EDR[®]. Photographs covering the years 1952, 1961, 1973, 1984, 1993, 1998, 2005, 2006, 2009, 2010, and 2012 were available for review (EDR[®], 2014c). Table 2 notes the changes on the property and in the vicinity.

Table 2		
Year	Scale	Observations
1952	1" = 500'	Site: Wooded land is visible. North: Mostly grass-covered land is visible. East: Wooded land is visible. South: Wooded land and rural residences are visible. West: Wooded land is visible.



Table 2		
Year	Scale	Observations
1961	1" = 500'	Site: No significant changes noted. North: Douglas Boulevard followed by a residential subdivision undergoing development is visible. East: No significant changes noted. South: Additional rural residential development is visible. West: No significant changes noted.
1973	1" = 500' (Poor photo quality)	No significant changes are noted for the site or the vicinity.
1984	1" = 500' (Poor photo quality)	No significant changes are noted for the site or the vicinity.
1993	1" = 500'	Site: No significant changes noted. North: No significant changes noted. East: A structure is visible to the northeast. South: No significant changes noted. West: No significant changes noted.
1998	1" = 500'	No significant changes are noted for the site or the vicinity.
2005	1" = 500'	No significant changes are noted for the site or the vicinity.
2006	1" = 500'	No significant changes are noted for the site or the vicinity.
2009	1" = 500'	No significant changes are noted for the site or the vicinity.
2010	1" = 500'	No significant changes are noted for the site or the vicinity.
2012	1" = 500'	No significant changes are noted for the site or the vicinity.

4.2.5 Ownership Records

Ownership information was obtained through ParcelQuest®, an on-line distributor of "Assessor-Direct property information throughout the State of California." The ownership entity for the Site was listed as "Creekside Oaks LLC" (ParcelQuest®, 2014).



4.2.6 Building Department Records

WKA contacted Placer County regarding any building permits for the Site. Ms. Michelle Paris, Placer County, responded that the Site is vacant land and no building permits have been issued.

4.2.7 Local Street Directories

Local street directories with coverage of the Site and adjoining properties were obtained from EDR[®] (EDR[®], 2014d). These documents contain business listings based on street number identifiers. No current or historical addresses are known for the Site; therefore, the Site would not have been listed in city directories. A copy of the EDR[®] City Directory (EDR[®], 2014d) is provided on the CD attached to the back cover of this report.

4.2.8 Zoning and Land Use Records

The Site is zoned "00" vacant (ParcelQuest, 2014).

The Site is located within a Special Flood Hazard Area inundated by the 100-year regulatory floodplain, as designated by the Federal Emergency Management Agency (FEMA). The floodplain map is provided on the CD attached to the back cover of this report.

4.2.9 Other Historical Sources

Review of additional historical sources was not warranted in order for the Environmental Professional to make a determination as to evidence of potential RECs on the Site.

4.2.10 Prior Assessments

WKA reviewed a Phase I ESA, dated July 28, 2006, prepared for the site by Earthtec, Ltd. (Earthtec). At the time of the 2006 Phase I ESA, the Site was vacant land. Earthtec noted the presence of a creek on the northern portion of the site and dredge tailings were observed on the flood plain of the creek. Earthtec recommended that the area of dredge tailings be sampled to evaluate the presence metals in those soils.



4.3 Environmental Record Sources

4.3.1 Regulatory Agency Databases

EDR[®] was contacted to provide a summary of facilities listed on regulatory agency databases (EDR[®], 2014e). Table 3 summarizes the researched ASTM required *Standard Environmental Record Sources*, as well as several *Additional Environmental Record Sources*, as defined in Sections 8.2.1 and 8.2.2 of the ASTM Standard. For additional reference, the Executive Summary of the EDR[®] report is included in Appendix C. A copy of the entire EDR[®] report is included on the CD attached to the back cover of this report.

Table 3			
	<i>EDR Listed Database</i>	<i>ASTM E 1527-13 Search Distance</i>	No. of Facilities Listed (within Search Radius)
Federal			
Federal NPL Site List	<i>NPL</i>	1-mile	0
Federal Delisted NPL Site List	<i>Delisted NPL</i>	1/2-mile	0
Federal CERCLIS List	<i>CERCLIS</i>	1/2-mile	0
Federal CERCLIS NFRAP Site List	<i>CERCLIS NFRAP</i>	1/2-mile	0
Federal RCRA CORRACTS Facilities List	<i>CORRACTS</i>	1-mile	0
Federal RCRA Generators List:			
Small Quantity and Large Quantity Generators	<i>RCRA SQG</i>	Site & adjoining	0
	<i>RCRA LQG</i>		0
Landfills and Solid Waste Management Units	<i>RCRA TSDF</i>	1/2-mile	0
Federal Institutional Control / Engineering Control Registries	<i>US ENG Controls</i>	Site only	0
	<i>US INST Controls</i>		0
Federal ERNS List	<i>ERNS</i>	Site only	0
State			
State-equivalent NPL (Hist. Cal-Sites)	<i>Hist. Cal-Sites</i>	1-mile	0
State-equivalent CERCLIS	<i>RESPONSE</i>	1/2-mile	0
State Landfill and/or Solid Waste Disposal Site	<i>SWF/LF (SWIS)</i>	1/2-mile	0
	<i>WMUDS/SWAT</i>		0
State Leaking Underground Storage Tanks	<i>LUST- Reg 5 Geotracker</i>	1/2-mile	0
Tribal Leaking Underground Storage Tanks	<i>Indian LUST</i>	1/2-mile	0
State Registered Underground Storage Tanks	<i>UST</i>	Site & adjoining	0
Tribal Registered Underground Storage Tanks	<i>Indian UST</i>	Site & adjoining	0
State Registered Aboveground Storage Tanks	<i>AST</i>	Site & adjoining	0
State Institutional Control Registries	<i>DEED</i>	Site only	0
State Voluntary Cleanup Sites	<i>VCP</i>	1/2-mile	0



Table 3			
	<i>EDR Listed Database</i>	<i>ASTM E 1527-13 Search Distance</i>	No. of Facilities Listed (within Search Radius)
Additional Environmental Record Sources			
Hazardous Waste & Substances Sites List	<i>CORTESE</i>	1/2-mile	0
DTSC EnviroStor (includes Cal-Sites)	<i>EnviroStor</i>	1-mile	4
SLIC	<i>SLIC - Reg 5</i>	1/2-mile	0
Cleaner Facilities	<i>Drycleaners</i>	1/4-mile	0
HAZNET	<i>HAZNET</i>	1/4-mile	0
Local - County			
Placer County Master List	<i>Pla Co MS</i>	1/2-mile	2

Review of the EDR[®] report indicates the Site is not listed on any of the EDR[®] databases. Regulatory information reviewed concerning the nearest facility in each cardinal direction identified within its respective ASTM search distance is detailed below.

An unnamed facility was reportedly located at Douglas Boulevard and Seeno Avenue. The facility is listed on the Historical Cortese database. According to the EDR report, an incident was reported at this located in October 1990. WKA searched the Regional Water Quality Control Board's GeoTracker website and the Department of Toxic Substances Control's (DTSC) EnviroStor websites for facilities located in the area of Douglas Boulevard and Seeno Avenue, but was unable to identify this facility. WKA requested records from the Placer County Environmental Health Department (PCEHD) for this location, but the PCEHD was unable to locate any records. Based on the lack of assessment information for this facility, this facility is not suspected of negatively impacting the site at this time.

The Citi Casters Co facility, 8842 Quail Lane, was located 0.3 miles southwest of the site. The facility is listed on the Placer County Master List database. According to the EDR report, asbestos containing materials from the facility were disposed of at a landfill in 1997. WKA contacted PCEHD regarding files for this facility. No files were available for Citi Caster Co., but a file was available for Clear Channel KQJK, which is located at 8842 Quail Lane. According to a Hazardous Materials Inspection Report, dated December 4, 2013, a 500-gallon propane aboveground storage tank associated with a generator and 2 compressed gas cylinders were located at the facility. No violations were noted for the facility at the time of the inspection. Based on the information reviewed during this assessment, this facility is not suspected of negatively impacting the site at this time.



The Station #4 facility, 4410 Douglas Boulevard, was located 0.3 miles west of the site. The facility is listed on the Placer County Master List database. According to the EDR report, a diesel storage tank was located at the facility. WKA reviewed information regarding the facility at the PCEHD. According to the PCEHD file, a 500-gallon diesel underground storage tank (UST) was located at the facility. An undated, handwritten note in the file indicated that the UST had been removed from the facility. According to Quarterly Groundwater Monitoring Reports for the Shell Gasoline Station, located at 3999 Douglas Boulevard, located 0.4 miles from the facility and 0.8 miles from the Site, the direction of groundwater flow was reported to the southwest, away from the site. Based on the information reviewed during this assessment, this facility is not suspected of negatively impacting the site at this time.

The Rancho Del Oro facility, Olive Ranch Road, was located 0.7 miles northwest of the site. The facility is listed on the DTSC EnviroStor database. According to a DTSC letter, dated May 20, 2009, the facility received a no further action status. Based on the information reviewed during this investigation, this facility is not suspected of negatively impacting the site at this time.

The Olive Ranch facility, 4977 Olive Ranch Road, was located 0.8 miles north of the site. The facility is listed on the DTSC EnviroStor database. According to a DTSC letter, dated December 3, 2007, the facility received a no further action status. Based on the information reviewed during this investigation, this facility is not suspected of negatively impacting the site at this time.

The Douglas Ranch School facility, Olive Ranch Road/Olive Grove Drive, was located 0.8 miles northeast of the site. The facility is listed on the DTSC EnviroStor database. According to the DTSC EnviroStor website the facility received a no further action status as of April 6, 2000. Based on the information reviewed during this investigation, this facility is not suspected of negatively impacting the site at this time.

4.3.2 Preliminary Screen for Vapor Encroachment Conditions

WKA conducted a preliminary screening for vapor encroachment conditions (VEC) beneath the Site using the Tier 1 vapor encroachment screening evaluation¹. The Tier I screening included performing a *Search Distance Test* to identify if there are any known or suspect contaminated properties surrounding or upgradient of the Site within specific search radii, and a *Chemicals of Concern (COC) Test* (for those known or suspect contaminated properties identified within the

¹ The Preliminary Screen for Vapor Encroachment Conditions was based on the guidelines presented in the ASTM E 2600-10 *Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions*.



Search Distance Test) to evaluate whether or not COC are likely to be present. The Vapor Encroachment Screening Matrix is included in Appendix D.

Based on the completion of the VEC-screening matrix, a VEC can be ruled out because a VEC does not or is not likely to exist.

4.3.3 Environmental Lien Search

According to a May 8, 2014 Environmental Lien Search Report prepared by JSR Vetting Services, LLC, no environmental liens or activity or use limitations (AULs) were recorded for the Site. A copy of the Environmental Lien Search Report is included on the CD attached to the back cover of this report.



5.0 CONCLUSIONS AND RECOMMENDATIONS

5.1 Data Gaps

The time intervals between the Standard Historical Sources (i.e., topographic maps, aerial photographs, other historical sources) exceeded the ASTM minimum five-year period. However, the use of the Site appears unchanged within the time gaps, and therefore, research of the Site use during the time gaps is not required by the ASTM Standard (Refer to *Section 8.3.2.1 – Intervals* of the ASTM E 1527-13 standard).

It is the opinion of WKA that no significant data gaps were identified during the preparation of this report that affects the ability of the Environmental Professional to identify RECs on the Site.

5.2 Conclusions

- The historical land use research dating back to the late 1800s revealed that the Site was used for mining in the late 1800s and into the early 1900s and has been vacant land since at least the 1940s.
- BMX bike ramps were constructed on the southeastern portion of the Site by trespassers. The ramps appeared to have been constructed with soil that originated from the Site.
- An approximate ten foot deep hole was observed on the central portion of the Site, south of the creek near the trail road that traverses the Site from north to south. A metal pipe and other metal debris were observed in the hole. WKA believes that the hole was associated with historical mining activities at the Site.
- According to an environmental lien search, no environmental liens are associated with the Site.
- The Site is located within a Special Flood Hazard Area inundated by the 100-year regulatory floodplain, as designated by the Federal Emergency Management Agency (FEMA).
- Given the documentation reviewed concerning the neighboring agency listed facilities, none of the facilities reviewed is likely to have a negative impact on the Site. Based on the completion of the vapor encroachment condition (VEC) screening matrix, WKA concludes a VEC can be ruled out because a VEC does not or is not likely to exist.

We have performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527-13 for Creekside Oaks Property. Any exceptions to, or deletions from, this



practice are described in Section 5.4 of this report. This assessment has revealed no evidence of RECs in connection with the Site, except the following:

- On-site concerns were noted from the historical dredge operations on the site.

A full copy of this ESA report, in a .pdf format, is included on the attached CD.

5.3 Recommendations

Based on the conclusions presented and the documentation contained herein, WKA makes the following recommendations:

- Soil samples should be collected from areas with dredge materials to evaluate the presence of metals.
- If any debris is uncovered during construction on the site or within the bike ramps, the debris should be properly disposed.

5.4 Exceptions and/or Deletions

No exceptions or deletions from the ASTM E 1527-13 standard were made during the performance of this ESA.

5.5 Additional Services

Non-scope considerations, such as assessment for naturally occurring asbestos (NOA), wetlands evaluation, indoor air quality, laboratory testing of the soils and groundwater beneath the Site for environmental contaminants (such as agricultural-related pesticides, termiticides, polychlorinated biphenyls [PCBs], or arsenic and lead), and assessments for asbestos containing materials and lead-based paint were not included or requested as part of this ESA. Additionally, this ESA included conducting a Tier 1 vapor encroachment screening in accordance with the *ASTM E 2600-10 Vapor Encroachment Screening on Property Involved in Real Estate Transactions*.



6.0 LIMITATIONS

The statements and conclusions in this report are based upon the scope of work described above and on observations made only on the date of the field reconnaissance, May 19, 2014. Work was performed using a degree of skill consistent with that of competent environmental consulting firms performing similar work in the area. Information regarding the Site that is *publicly available* and *practically reviewable*, as described in the ASTM standard, was obtained. Additional research or receipt of information regarding the Site that was not disclosed or available to WKA during this assessment may result in revision of the conclusions. The conclusions in this report should be reevaluated if site conditions change. No recommendation is made as to the suitability of the Site for any purpose. The results of this assessment do not preclude the possibility that materials currently or in the future defined as hazardous are present on the Site, nor do the results of this work guarantee the potability of groundwater beneath the Site. This report is applicable only to the investigated Site and should not be used for any other property. No warranty is expressed or implied.

This report is viable for one year from the publication date of the report provided the following components are updated within 180 days of the date of purchase or (for transactions not involving an acquisition) the date of the intended transaction:

- Interviews with current owners/occupants and/or in order to identify changes in Site conditions or uses since the publication date of this report
- Searches for recorded environmental cleanup liens
- Visual inspection of the Site and of adjoining properties with emphasis on changes in conditions or uses since the publication date of this report
- A current review of federal, state, tribal and county databases
- The declaration by the environmental professional responsible for the assessment.

Environmental Site Assessments completed more than one year prior to the date of purchase must be reviewed and updated in order for the *Environmental Site Assessment* to be considered valid per Section 4.6 (*Continued Viability of Environmental Site Assessment*), and Sections 4.7 and 8.4 (*Prior Assessment Usage*) of the ASTM E 1527-13 Standard.



7.0 REFERENCES

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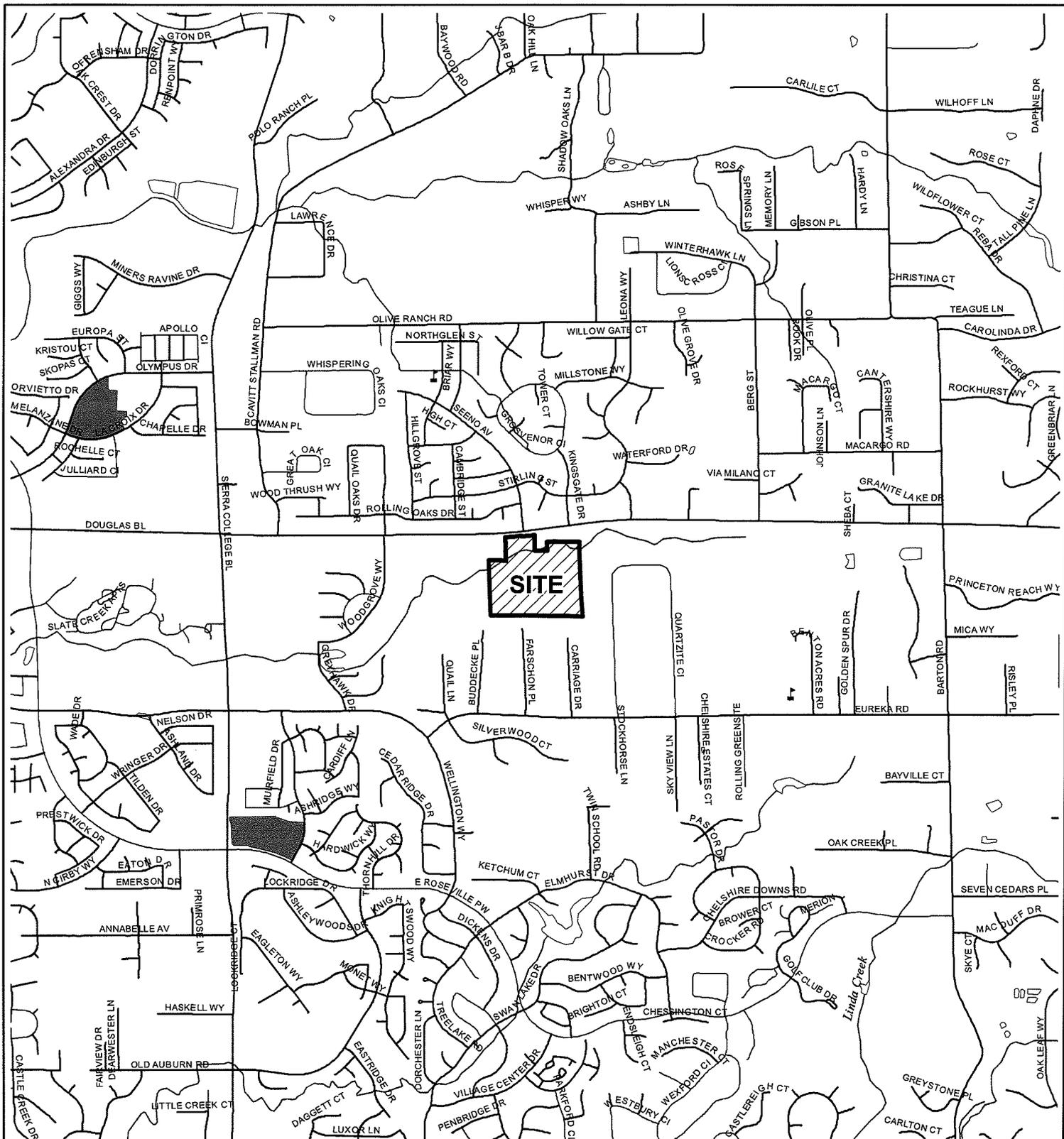


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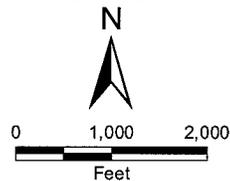


FIGURES



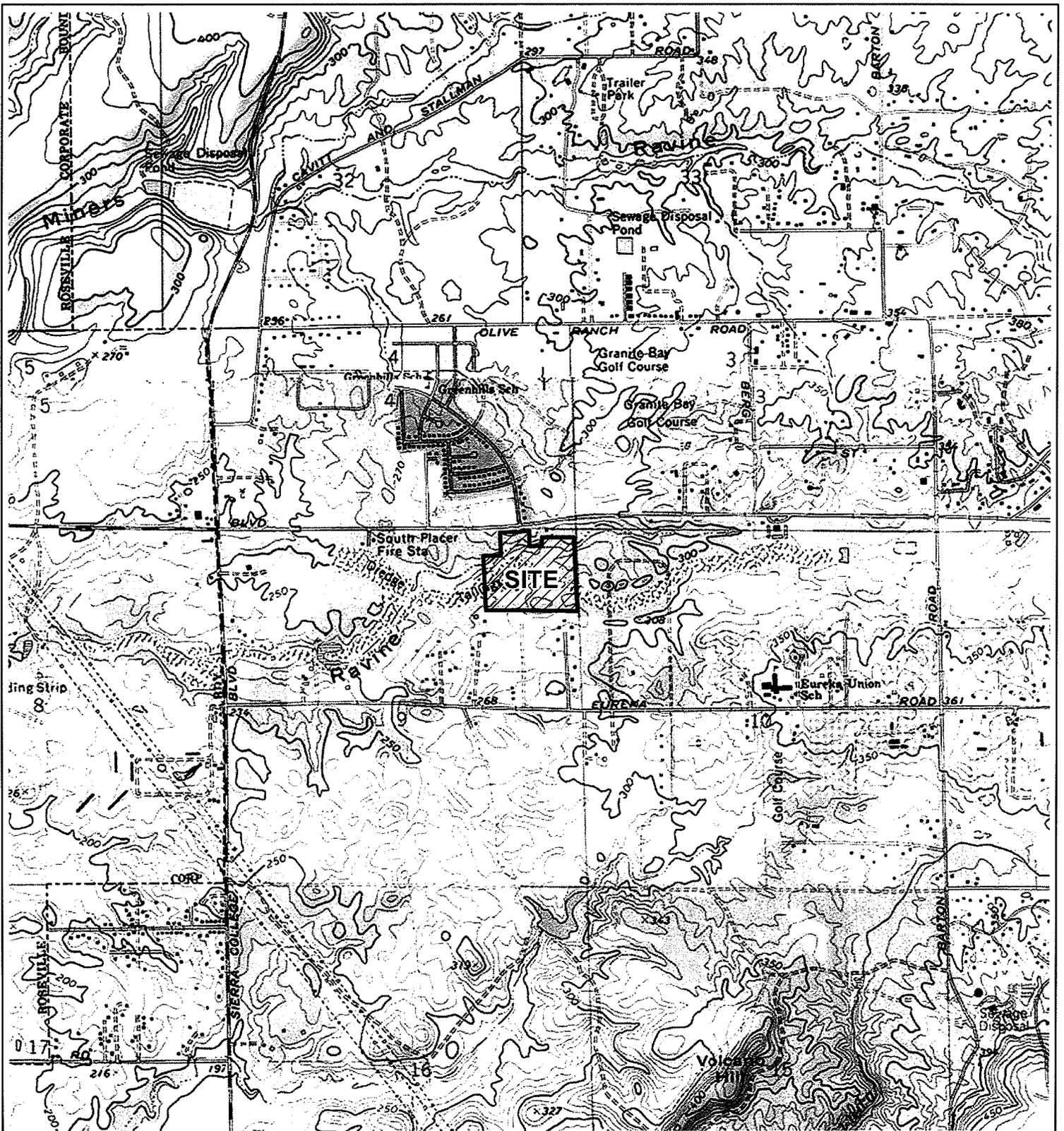


Street data courtesy of Placer County.
 Hydrography courtesy of the U.S. Geological Survey
 acquired from the GIS Data Depot, December, 2007.
 Projection: NAD 83, California State Plane, Zone II

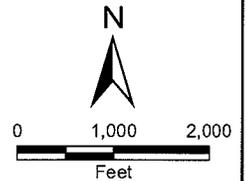


VICINITY MAP
CREEKSIDE OAKS PROPERTY
 Granite Bay, California

FIGURE 1	
DRAWN BY	TJC
CHECKED BY	NMM
PROJECT MGR	DBN
DATE	5/14
WKA NO. 10110.01	



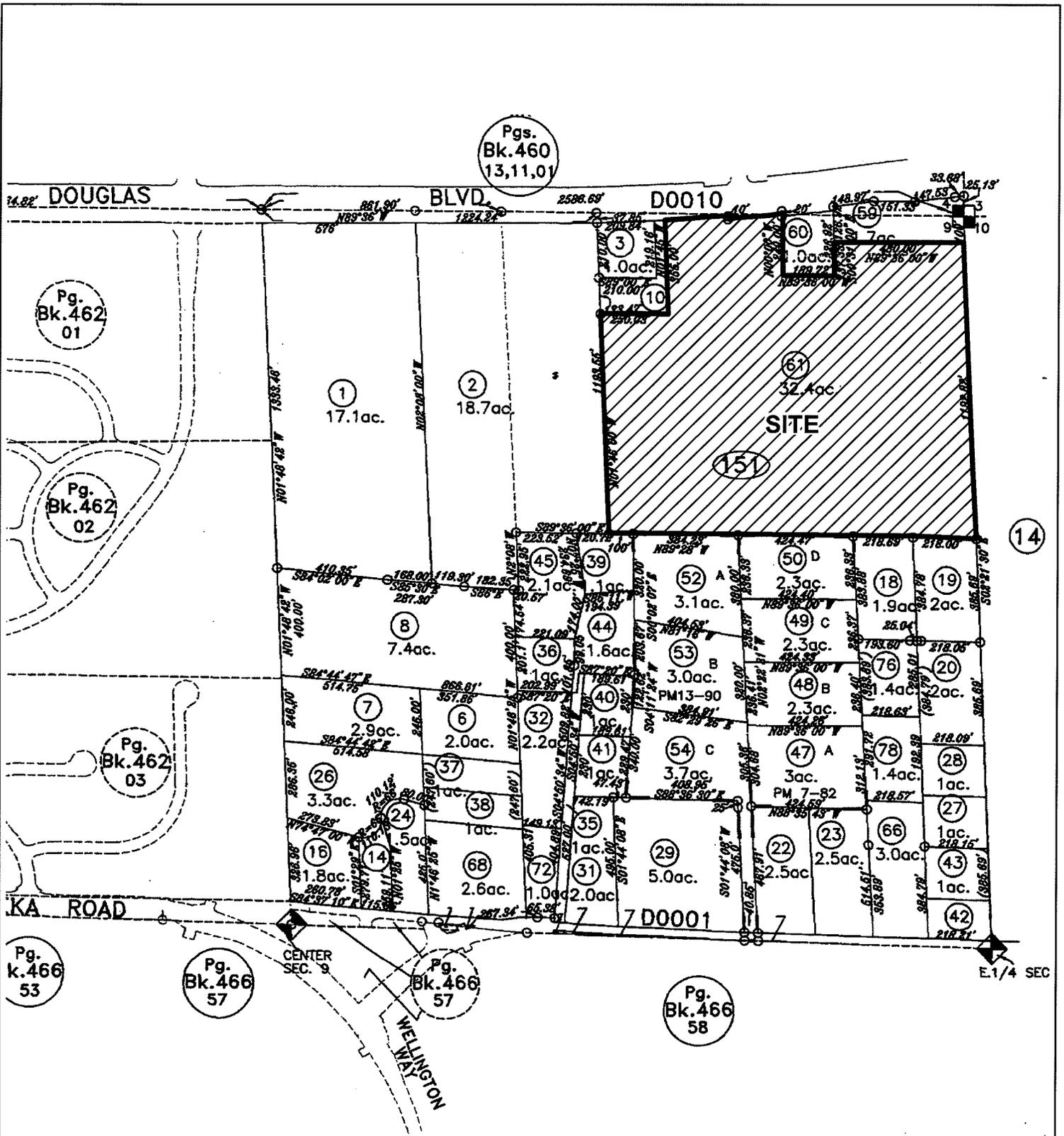
Adapted from U.S. Geological Survey 7.5 minute topographic maps of the Folsom quadrangle, California, 1978 and the Rocklin quadrangle, California, 1981.
 Projection: NAD 83, California State Plane, Zone II



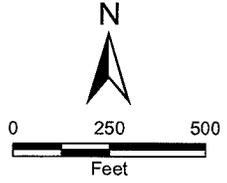
TOPOGRAPHIC MAP
CREEKSIDE OAKS PROPERTY
 Granite Bay, California



FIGURE 2	
DRAWN BY	TJC
CHECKED BY	NMM
PROJECT MGR	DBN
DATE	5/14
WKA NO. 10110.01	

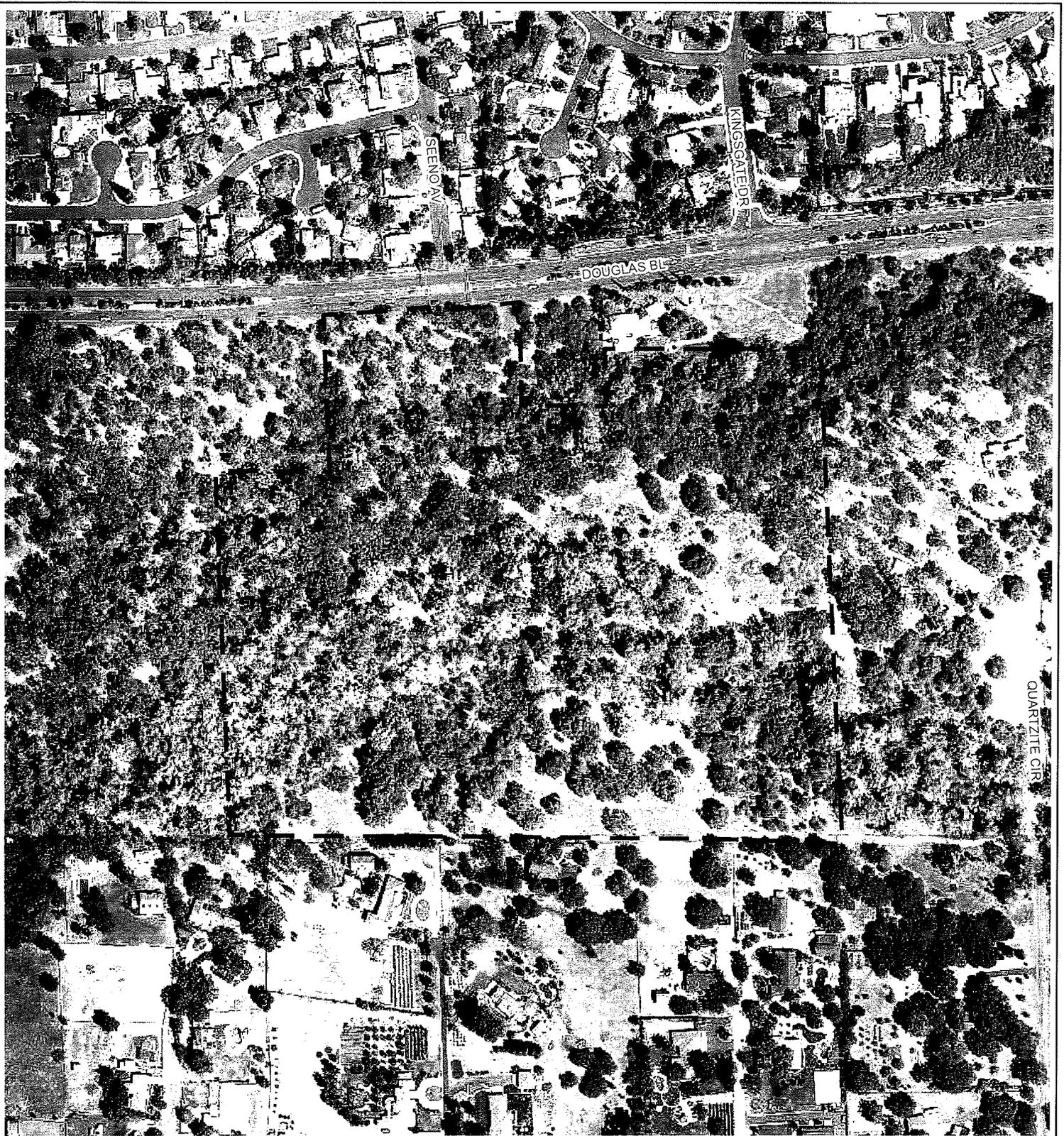


Adapted from the Placer County Assessor's Map Book 48, Page 15.
 Projection: NAD 83, California State Plane, Zone II



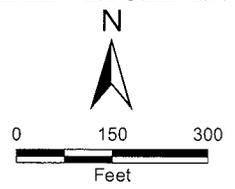
PARCEL MAP
CREEKSIDE OAKS PROPERTY
 Granite Bay, California

FIGURE 3	
DRAWN BY	TJC
CHECKED BY	NMM
PROJECT MGR	DBN
DATE	5/14
WKA NO. 10110.01	



Adapted from a Google Earth aerial photograph,
 dated August 14, 2013.
 Projection: NAD 83, California State Plane, Zone II

Legend
 [] Site boundary



AERIAL SITE MAP
CREEKSIDE OAKS PROPERTY
 Granite Bay, California

FIGURE 4	
DRAWN BY	TJC
CHECKED BY	NMM
PROJECT MGR	DBN
DATE	5/14
WKA NO. 10110.01	



Looking west along the trail road on the southern portion of the Site.



Looking north at the dirt ramps located on the southern portion of the Site.



Looking south at an alcove in trees near the dirt ramps.



Looking north along one of the trail roads located on the Site.



COLOR PHOTOGRAPHS
CREEKSIDE OAKS PROPERTY
 Granite Bay, California

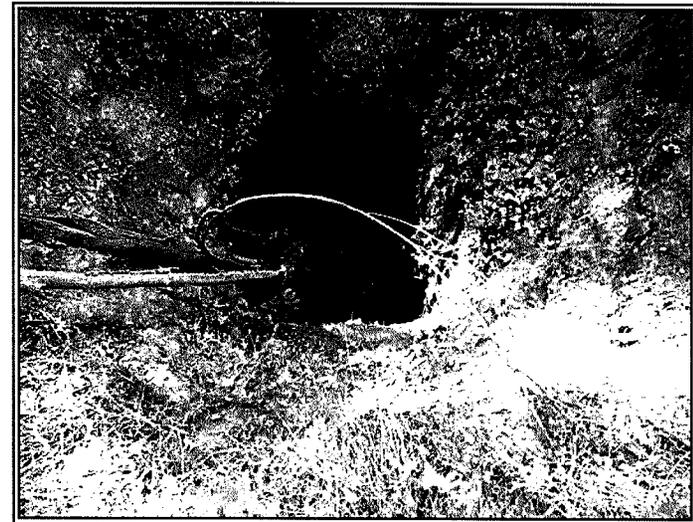
FIGURE 5a

DRAWN BY	NMM
CHECKED BY	DBN
PROJECT MGR	DBN
DATE	5/14

WKA NO. 10110.01



Looking west at a hole with some metal debris at the bottom on the central portion of the Site.



Looking into the hole on the central portion of the Site.



Looking South at the general view of the northern portion of the Site.



Looking southeast at the general view of the northern portion of the Site.



COLOR PHOTOGRAPHS
CREEKSIDE OAKS PROPERTY
 Granite Bay, California

FIGURE 5b	
DRAWN BY	NMM
CHECKED BY	DBN
PROJECT MGR	DBN
DATE	5/14
WKA NO. 10110.01	

APPENDIX A
RESUMES



NANCY M. MALARET

PROJECT ENVIRONMENTAL SCIENTIST

Ms. Malaret has been employed in the environmental field since 2003. She graduated from University of California, Davis with a degree in Hydrologic Science.

Ms. Malaret worked for the Florida Department of Health for four years. She assisted with the coordination of sampling potable water wells throughout the state of Florida. Ms. Malaret used GIS mapping techniques to identify private potable wells located near commercial and industrial facilities that may have contaminated the groundwater. She coordinated the sampling of the wells and the analysis of water samples collected. She worked with the Florida Department of Environmental Protection to place filters on the private wells with contaminated water. Ms. Malaret also worked with the Health Assessment Team at the Florida Department of Health. She conducted human health risk assessments based on groundwater and soil data collected during contamination assessments of industrial facilities. Ms. Malaret used the Agency for Toxic Substances and Disease Registry's Public Health Assessment Guidelines to evaluate resident's risk of illness from exposure to contaminated groundwater and surface soils. Ms. Malaret used Risk Assistant software to determine dose estimates and compared the results with toxicological studies. Ms. Malaret's human health risk assessments focused on sites with Volatile Organic Compounds, Semi-volatile Organic Compounds, and metals contamination.

Ms. Malaret has six years of experience in due diligence. Her Phase I Environmental Site Assessment experience includes wooded, rural, and urban properties. Her investigations have involved multiple parcel sites with extensive history, large-scale residential subdivisions, office buildings, gasoline stations, dry cleaners, and heavy equipment manufacturing and repair facilities. Ms. Malaret has conducted multiple corridor assessments along roadways being prepared for expansion or improvements. She also conducted a Hazardous, Toxic, and Radioactive Waste Assessment for the United States Army Corps of Engineers on a 20-mile stretch of the St. Johns River in Jacksonville, Florida. Ms. Malaret conducted soil and groundwater sampling associated with Phase II Environmental Site Assessments. Ms. Malaret coordinated long-term groundwater sampling events for sites with residual petroleum contamination.

Ms. Malaret has worked with communities impacted by contamination, local, state, and federal government agencies, banks and developers.

Moody Property, Vacaville, CA: Ms. Malaret managed the Phase I Environmental Site Assessment of a 38.5-acre property of undeveloped land located in Vacaville to support the redevelopment of the property into a residential development.

Mercantile Property, Rancho Cordova, CA: Ms. Malaret managed the Phase I Environmental Site Assessment of a 4.1-acre property developed with a commercial building. Evaluation of regulatory facilities within the site vicinity included the former Aerojet Facility.

Woodmere Property, Folsom, CA: Ms. Malaret managed the Phase I Environmental Site Assessment of a 2.5-acre property developed with an office building. Historical research of the property included evaluating former mining operations at the site.

HIGHER EDUCATION:

University of California, Davis
Bachelor of Science, Hydrologic Science (1999)

Mr. Nakamoto has 33 years of experience in the fields of environmental consulting, groundwater studies, site characterization, remediation construction oversight, and regulatory compliance. As Senior Hydrogeologist, Mr. Nakamoto manages projects and mentors professionals regarding studies of anthropogenic and naturally occurring constituents including: petroleum hydrocarbons, metals (e.g. arsenic and lead from pesticide application and aerially deposited lead), chlorinated hydrocarbons, pesticides and herbicides, and naturally occurring asbestos in soil and groundwater. His projects include studies of soil, soil vapor, and groundwater contaminants with focus on human health risk assessment and identification of environmental risk assessment, groundwater resource and supply with focus on well design, well rehabilitation and aquifer characterization. Mr. Nakamoto is experienced in the interpretation of downhole geophysical data from surveys including, electric logs, gamma and natural gamma logs, neutron logs, and acoustic logs. He is experienced in the groundwater well drilling methods and the application of well construction methods, including some applications from the petroleum industry. He has groundwater extraction well designs have successfully addressed issues such as excessive sand production, selective screen intervals to exclude undesirable groundwater quality and corrosive aquifer conditions.

SELECTED PROJECT EXPERIENCE

Risk Based Cleanup, Future Sacred Heart Elementary School, Sacramento, California: Mr. Nakamoto worked on behalf of Catholic Health Care West, Sacramento Diocese and the Sacred Heart Parish to establish appropriate soil remediation goals for lead, chlordane, and dieldrin in soil at the future Sacred Heart Elementary School site. He represented Sacred Heart Parish in negotiations with Catholic Health Care West to identify appropriate site characterization and mitigation efforts. He represented Sacred Heart Parish in meetings with the California Department of Toxic Substances Control to establish statistically derived risk-based values to determine site-specific cleanup levels for the chemicals present in soil. Mr. Nakamoto also represented the project during City of Sacramento Council meetings and Community Relations Building meetings. He provided technical oversight, on behalf of Sacred Heart Parish and Catholic Health Care West, of site remediation activities, including disposal of RCRA hazardous wastes.

Brownfield Development, Prospective Purchaser Agreement, Sacramento, California: Mr. Nakamoto served as the lead environmental consultant that successfully negotiated a 2006 Prospective Purchasers Agreement (PPA) between the Central Valley Regional Water Quality Control Board (CVRWQCB) and Signature Properties for a residential development proposed within the area of large-scale groundwater contamination. Negotiations with the PPA required focused consensus building and close coordination with CVRWQCB staff and counsel.

Preliminary Endangerment Assessment, Rancho Cordova, California: Mr. Nakamoto assisted a Land Developer in successfully securing

DTSC approval of a Preliminary Endangerment Assessment (PEA) on land proposed for residential development in Rancho Cordova, California. His detailed analyses of data demonstrated that variability of metal concentrations in selected soil samples were not representative of the actual metal concentrations in site soil. This demonstration allowed DTSC to concur that soil within the property did not pose a threat to the residential development.

Naturally Occurring and Anthropogenic Metals and Pesticides, Various Locations: Mr. Nakamoto has extensive experience in studies of metals and pesticides in soil and groundwater. He is highly experienced in establishing sample collection density to characterize a property. He evaluates chemical concentrations using statistical reduction of data, which DTSC accepts for determining whether chemical concentrations across the entire site pose a threat to the proposed future land use.

7th Street Extension, Sacramento, CA: Performed Environmental Oversight Authority monitoring for the \$25 million project connecting downtown Sacramento to the Richards Boulevard (North Sacramento area) by extending 7th Street across the former Sacramento Locomotive Works Yard, a former Superfund property. One element of this project was the below grade crossing at the Union Pacific Railroad track line. Excavation at this location revealed the presence of material suspected to be foundry slag. Laboratory analysis of carefully selected samples showed the material was not foundry slag. Other issues resolved during this project included handling and discharge of groundwater from dewatering activities and

participation in the community relations team activities.

Federal Courthouse Building, Sacramento, CA: Served as EOA for this project, which was the first development of the former Sacramento Locomotive Works Yard Superfund Site. Closely coordinated with the City of Sacramento, DTSC, Union Pacific Railroad Company, and the Project managers, General Services Administration. During this project, several areas of concern were studied that included:

- ♦ Leaking Underground Storage Tanks
- ♦ Features deemed of Archeological interest
- ♦ Presence of Stoddard's solvent in soil
- ♦ Presence of oil containing total and soluble metal concentrations exceeding California thresholds for hazardous wastes

Fire Station Number 5 Replacement, City of Sacramento, CA: The initial project involved preparation and implementation of a work plan for characterizing an historic landfill previously identified as lying beneath a portion of the station property. Construction of the new Fire Station building required that a portion of the historic landfill be excavated. Soil sample analyses revealed total and soluble lead concentrations in soil at some locations exceeded hazardous thresholds established by either California or Federal standards.

Preliminary Endangerment Assessments – Various Locations (CA):

Adelane High School Parking Lot, Roseville: Former residential property where weathering of paint surfaces had resulted in the presence of lead containing paint chip in soil. Laboratory analysis of soil samples confirmed the vertical and lateral distribution of lead containing paint chips in soil. Excavation activities allowed for removal of the impacted soil for appropriate disposal.

HIGHER EDUCATION:

University of California, Davis, California
B.S. Geology (1977)

Eureka School Assessment, Granite Bay – PEA performed to address the potential presence of pesticide residues in soil historically operated as an olive orchard. Close coordination with DTSC, regarding planning the sample collection plan, allowed for DTSC determination that the property posed no threat to the proposed use as a school facility.

Thermalito Union School District, Oroville – The initial Environmental Site Assessment (ESA) activities revealed the proposed school site was historically supported agricultural and automotive repair facility activities. Based on presenting initial ESA findings, DTSC approved expanding the ESA scope to include analyzing soil samples for pesticide residues and metals in surface soil. Completing the sampling and analysis activities concurrent with the ESA resulted in the District saving considerable time and expense.

Railroad Transportation Facilities, Various Locations (CA, NV): Conducted studies of soil and groundwater contamination at various railroad facilities operated by the Southern Pacific Transportation Company and the Union Pacific Railroad Company. These sites were located throughout California and Nevada. Studies regarding compliance with the Toxic Pits Cleanup Act (TPCA), as well as studies of railroad contamination, resulted in properties being designated Superfund properties. Contaminants at these properties included:

- ♦ Bunker Oil and its related carcinogenic compounds related to storage tank operations
- ♦ Metal contamination related to metal works and refinishing activities
- ♦ Soil pH and contaminated related to lead acid battery maintenance activities
- ♦ Chlorinated solvents related to industrial cleaning activities
- ♦ Asbestos related to locomotive rehabilitation activities

PROFESSIONAL REGISTRATIONS:

California
Professional Geologist No. 3863, California,
Certified Engineering Geologist No. 1353
Certified Hydrogeologist No. 260

Oregon
Professional Geologist and an Engineering
Geologist No. E 1535

Wyoming
Professional Geologist No. PG 2157

APPENDIX B

ASTM E 1527-13 User Questionnaire
and Helpful Documents Checklist



**E 1527-13 USER QUESTIONNAIRE
CREEKSIDE OAKS PROPERTY**

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*² must provide the following information (if available) to the *environmental professional*. Failure to provide this information could result in a determination that "*all appropriate inquiry*" is not complete.

(1.) Have you performed a search for environmental cleanup liens and AULs, as described under *User Obligations* in the attached proposal, for the *property*? No

(2.) Are you aware of any environmental cleanup liens against the *property* that are filed or recorded under federal, tribal, state or local law? No

(3.) Are you aware of any AULs, such as *engineering controls*, land use restrictions or *institutional controls* that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law? No

(4.) As the *user* of the report, do you have any specialized knowledge or experience related to the *property* or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business? No

(5.) Does the purchase price being paid for this *property* reasonably reflect the fair market value of the *property*? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present on the *property*? Yes

(6.) Are you aware of commonly known or reasonably ascertainable information about the *property* that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as user, No

(a.) Do you know the past uses of the *property*? If so, what were they?

(b.) What, if any, specific chemicals are present or once were present at the *property*?

² User, as defined in the ASTM Standard is "the party seeking to use Practice E 1527 to complete an environmental site assessment of the property. A user may include, without limitation, a potential purchaser of property, a potential tenant of property, an owner of property, a lender, or a property manager. The user has specific obligations for completing a successful application of this practice as outline in Section 6 [of the ASTM Standard]."



E 1527-13 USER QUESTIONNAIRE (cont.)
CREEKSIDE OAKS PROPERTY

Questions 6 continued:

(c.) What, if any, spills or other chemical releases have taken place at the *property*?

(d.) What, if any, environmental cleanups have taken place at the *property*?

(7.) As the *user* of this ESA, based on your knowledge and experience related to the *property* are there any obvious indicators that point to the presence or likely presence of contamination at the *property*? No

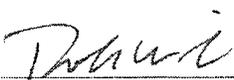
COMPLETION:

I have completed this User Questionnaire to the best of my knowledge and provided all information to the environmental professional as of the following date:

Completed by: Rob Wilson

Date: May 14, 2014

Title: Forward Planning Manager

Signature: 

Phone Number: 707-359-2026

Relationship to the Site (i.e., owner, lender, property manager): Potential buyer



APPENDIX C
EDR® Radius Map Report Executive Summary



Creekside Oaks Property

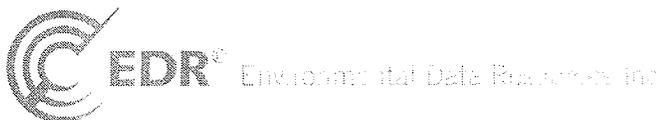
Douglas Boulevard

Granite Bay, CA 95746

Inquiry Number: 3936990.2s

May 08, 2014

The Environmental Data Research Group's eDR® Check®



Environmental Data Research Inc
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10000

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Thank you for your business.
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with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

DOUGLAS BOULEVARD
GRANITE BAY, CA 95746

COORDINATES

Latitude (North): 38.7424000 - 38° 44' 32.64"
Longitude (West): 121.2120000 - 121° 12' 43.20"
Universal Transverse Mercator: Zone 10
UTM X (Meters): 655395.4
UTM Y (Meters): 4289501.5
Elevation: 262 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 38121-F2 FOLSOM, CA
Most Recent Revision: 1980

North Map: 38121-G2 ROCKLIN, CA
Most Recent Revision: 1981

AERIAL PHOTOGRAPHY IN THIS REPORT

Photo Year: 2012
Source: USDA

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL..... National Priority List

EXECUTIVE SUMMARY

Proposed NPL..... Proposed National Priority List Sites
NPL LIENS..... Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL..... National Priority List Deletions

Federal CERCLIS list

CERCLIS..... Comprehensive Environmental Response, Compensation, and Liability Information System
FEDERAL FACILITY..... Federal Facility Site Information listing

Federal CERCLIS NFRAP site List

CERC-NFRAP..... CERCLIS No Further Remedial Action Planned

Federal RCRA CORRACTS facilities list

CORRACTS..... Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF..... RCRA - Treatment, Storage and Disposal

Federal RCRA generators list

RCRA-LQG..... RCRA - Large Quantity Generators
RCRA-SQG..... RCRA - Small Quantity Generators
RCRA-CESQG..... RCRA - Conditionally Exempt Small Quantity Generator

Federal institutional controls / engineering controls registries

US ENG CONTROLS..... Engineering Controls Sites List
US INST CONTROL..... Sites with Institutional Controls
LUCIS..... Land Use Control Information System

Federal ERNS list

ERNS..... Emergency Response Notification System

State- and tribal - equivalent NPL

RESPONSE..... State Response Sites

State and tribal landfill and/or solid waste disposal site lists

SWF/LF..... Solid Waste Information System

State and tribal leaking storage tank lists

LUST..... Geotracker's Leaking Underground Fuel Tank Report
SLIC..... Statewide SLIC Cases
INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

State and tribal registered storage tank lists

UST..... Active UST Facilities

EXECUTIVE SUMMARY

AST..... Aboveground Petroleum Storage Tank Facilities
INDIAN UST..... Underground Storage Tanks on Indian Land
FEMA UST..... Underground Storage Tank Listing

State and tribal voluntary cleanup sites

VCP..... Voluntary Cleanup Program Properties
INDIAN VCP..... Voluntary Cleanup Priority Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS..... A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

ODI..... Open Dump Inventory
DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations
WMUDS/SWAT..... Waste Management Unit Database
SWRCY..... Recycler Database
HAULERS..... Registered Waste Tire Haulers Listing
INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands

Local Lists of Hazardous waste / Contaminated Sites

US CDL..... Clandestine Drug Labs
HIST Cal-Sites..... Historical Calsites Database
SCH..... School Property Evaluation Program
Toxic Pits..... Toxic Pits Cleanup Act Sites
CDL..... Clandestine Drug Labs
US HIST CDL..... National Clandestine Laboratory Register

Local Lists of Registered Storage Tanks

CA FID UST..... Facility Inventory Database
HIST UST..... Hazardous Substance Storage Container Database
SWEEPS UST..... SWEEPS UST Listing

Local Land Records

LIENS 2..... CERCLA Lien Information
LIENS..... Environmental Liens Listing
DEED..... Deed Restriction Listing

Records of Emergency Release Reports

HMIRS..... Hazardous Materials Information Reporting System
CHMIRS..... California Hazardous Material Incident Report System
LDS..... Land Disposal Sites Listing
MCS..... Military Cleanup Sites Listing

Other Ascertainable Records

RCRA NonGen / NLR..... RCRA - Non Generators

EXECUTIVE SUMMARY

DOT OPS.....	Incident and Accident Data
DOD.....	Department of Defense Sites
FUDS.....	Formerly Used Defense Sites
CONSENT.....	Superfund (CERCLA) Consent Decrees
ROD.....	Records Of Decision
UMTRA.....	Uranium Mill Tailings Sites
US MINES.....	Mines Master Index File
TRIS.....	Toxic Chemical Release Inventory System
TSCA.....	Toxic Substances Control Act
FTTS.....	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
HIST FTTS.....	FIFRA/TSCA Tracking System Administrative Case Listing
SSTS.....	Section 7 Tracking Systems
ICIS.....	Integrated Compliance Information System
PADS.....	PCB Activity Database System
MLTS.....	Material Licensing Tracking System
RADINFO.....	Radiation Information Database
FINDS.....	Facility Index System/Facility Registry System
RAATS.....	RCRA Administrative Action Tracking System
RMP.....	Risk Management Plans
CA BOND EXP. PLAN.....	Bond Expenditure Plan
NPDES.....	NPDES Permits Listing
UIC.....	UIC Listing
Cortese.....	"Cortese" Hazardous Waste & Substances Sites List
CUPA Listings.....	CUPA Resources List
DRYCLEANERS.....	Cleaner Facilities
WIP.....	Well Investigation Program Case List
ENF.....	Enforcement Action Listing
HAZNET.....	Facility and Manifest Data
EMI.....	Emissions Inventory Data
INDIAN RESERV.....	Indian Reservations
SCRD DRYCLEANERS.....	State Coalition for Remediation of Drycleaners Listing
LEAD SMELTERS.....	Lead Smelter Sites
2020 COR ACTION.....	2020 Corrective Action Program List
PRP.....	Potentially Responsible Parties
US AIRS.....	Aerometric Information Retrieval System Facility Subsystem
WDS.....	Waste Discharge System
HWP.....	EnviroStor Permitted Facilities Listing
HWT.....	Registered Hazardous Waste Transporter Database
US FIN ASSUR.....	Financial Assurance Information
Financial Assurance.....	Financial Assurance Information Listing
PROC.....	Certified Processors Database
PCB TRANSFORMER.....	PCB Transformer Registration Database
EPA WATCH LIST.....	EPA WATCH LIST
COAL ASH EPA.....	Coal Combustion Residues Surface Impoundments List
MWMP.....	Medical Waste Management Program Listing
COAL ASH DOE.....	Steam-Electric Plant Operation Data

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP.....	EDR Proprietary Manufactured Gas Plants
EDR US Hist Auto Stat.....	EDR Exclusive Historic Gas Stations

EXECUTIVE SUMMARY

EDR US Hist Cleaners..... EDR Exclusive Historic Dry Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LUST..... Recovered Government Archive Leaking Underground Storage Tank
 RGA LF..... Recovered Government Archive Solid Waste Facilities List

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property. Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

State- and tribal - equivalent CERCLIS

ENVIROSTOR: The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifies sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

A review of the ENVIROSTOR list, as provided by EDR, and dated 03/12/2014 has revealed that there are 4 ENVIROSTOR sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>OLIVE RANCH</i> Status: No Further Action	<i>4977 OLIVE RANCH ROAD</i>	<i>N 1/2 - 1 (0.835 mi.)</i>	<i>6</i>	<i>17</i>
<i>DOUGLAS RANCH SCHOOL</i> Status: No Further Action	<i>OLIVE RANCH ROAD/OLIVE</i>	<i>NE 1/2 - 1 (0.840 mi.)</i>	<i>7</i>	<i>20</i>
<i>ROLLING GREENS GOLF COURSE</i> Status: No Further Action	<i>5572 EUREKA ROAD</i>	<i>ESE 1/2 - 1 (0.926 mi.)</i>	<i>8</i>	<i>23</i>
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>RANCHO DEL ORO</i> Status: No Further Action	<i>OLIVE RANCH ROAD APN 04</i>	<i>NNW 1/2 - 1 (0.741 mi.)</i>	<i>4</i>	<i>10</i>

EXECUTIVE SUMMARY

ADDITIONAL ENVIRONMENTAL RECORDS

Other Ascertainable Records

HIST CORTESE: The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSTATES]. This listing is no longer updated by the state agency.

A review of the HIST CORTESE list, as provided by EDR, and dated 04/01/2001 has revealed that there is 1 HIST CORTESE site within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>Not reported</i>	<i>DOUGLAS BLVD. & SEENO</i>	<i>0 - 1/8 (0.000 mi.)</i>	<i>1</i>	<i>8</i>

CA PLACER CO. MS: Placer County Master List of Facilities includes Aboveground Hazardous Material tanks, Underground Storage tanks, Site Clean-up sites.

A review of the CA PLACER CO. MS list, as provided by EDR, and dated 03/10/2014 has revealed that there are 2 CA PLACER CO. MS sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>CITI CASTERS CO</i>	<i>8842 QUAIL LANE</i>	<i>SSW 1/4 - 1/2 (0.316 mi.)</i>	<i>2</i>	<i>9</i>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>STATION #4</i>	<i>4410 DOUGLAS BLVD</i>	<i>WNW 1/4 - 1/2 (0.359 mi.)</i>	<i>3</i>	<i>10</i>

Notify 65: Listings of all Proposition 65 incidents reported to counties by the State Water Resources Control Board and the Regional Water Quality Control Board. This database is no longer updated by the reporting agency.

A review of the Notify 65 list, as provided by EDR, and dated 10/21/1993 has revealed that there is 1 Notify 65 site within approximately 1 mile of the target property.

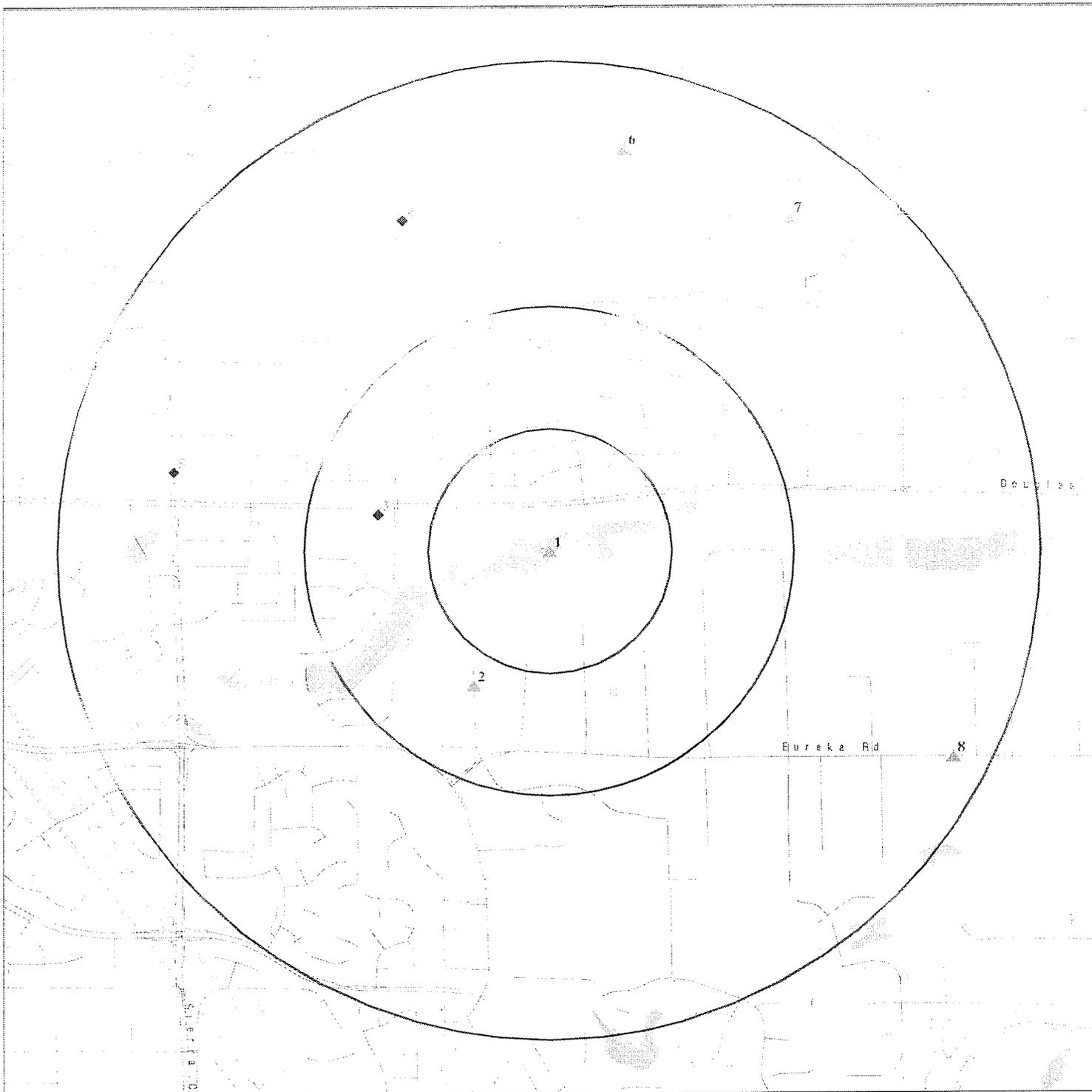
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>NEFF RENTALS</i>	<i>8455 SIERRA COLLEGE BLV</i>	<i>WNW 1/2 - 1 (0.783 mi.)</i>	<i>5</i>	<i>13</i>

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 3 records.

<u>Site Name</u>	<u>Database(s)</u>
MOTO PHOTO	HAZNET
FLAT IRON WEST INC	HAZNET
BOURESTON PROPERTY MANAGEMENT	HAZNET

OVERVIEW MAP - 3936990.2s

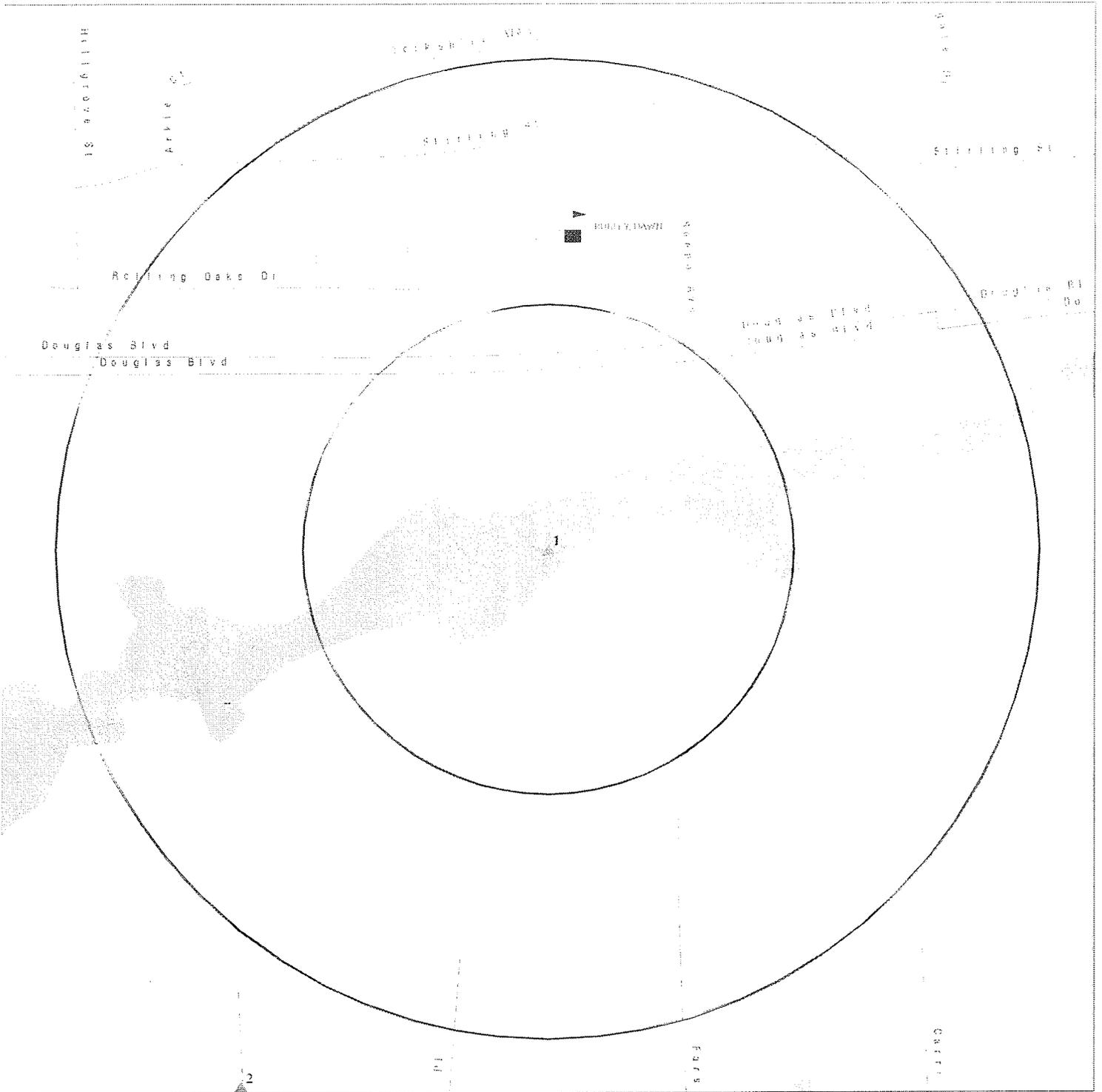


- ◆ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- Oil & Gas pipelines from USGS
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- Areas of Concern

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Creekside Oaks Property	CLIENT: Wallace - Kuhl & Associates
ADDRESS: Douglas Boulevard	CONTACT: Nancy Malaret
Granite Bay CA 95746	INQUIRY #: 3936990.2s
LAT/LONG: 38.7424 / 121.212	DATE: May 08, 2014 8:35 am

DETAIL MAP - 3936990.2s



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites

- Indian Reservations BIA
- Oil & Gas pipelines from USGS
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory

Areas of Concern

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Creekside Oaks Property
 ADDRESS: Douglas Boulevard
 Granite Bay CA 95746
 LAT/LONG: 38.7424 / 121.212

CLIENT: Wallace - Kuhl & Associates
 CONTACT: Nancy Malaret
 INQUIRY #: 3936990.2s
 DATE: May 08, 2014 8:36 am

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<u>STANDARD ENVIRONMENTAL RECORDS</u>								
<i>Federal NPL site list</i>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	TP		NR	NR	NR	NR	NR	0
<i>Federal Delisted NPL site list</i>								
Delisted NPL	1.000		0	0	0	0	NR	0
<i>Federal CERCLIS list</i>								
CERCLIS	0.500		0	0	0	NR	NR	0
FEDERAL FACILITY	1.000		0	0	0	0	NR	0
<i>Federal CERCLIS NFRAP site List</i>								
CERC-NFRAP	0.250		0	0	NR	NR	NR	0
<i>Federal RCRA CORRACTS facilities list</i>								
CORRACTS	1.000		0	0	0	0	NR	0
<i>Federal RCRA non-CORRACTS TSD facilities list</i>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<i>Federal RCRA generators list</i>								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-CESQG	0.250		0	0	NR	NR	NR	0
<i>Federal institutional controls / engineering controls registries</i>								
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
LUCIS	0.500		0	0	0	NR	NR	0
<i>Federal ERNS list</i>								
ERNS	TP		NR	NR	NR	NR	NR	0
<i>State- and tribal - equivalent NPL RESPONSE</i>								
RESPONSE	1.000		0	0	0	0	NR	0
<i>State- and tribal - equivalent CERCLIS</i>								
ENVIROSTOR	1.000		0	0	0	4	NR	4
<i>State and tribal landfill and/or solid waste disposal site lists</i>								
SWF/LF	0.500		0	0	0	NR	NR	0
<i>State and tribal leaking storage tank lists</i>								
LUST	0.500		0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
SLIC	0.500		0	0	0	NR	NR	0
INDIAN LUST	0.500		0	0	0	NR	NR	0
State and tribal registered storage tank lists								
UST	0.250		0	0	NR	NR	NR	0
AST	TP		NR	NR	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
FEMA UST	0.250		0	0	NR	NR	NR	0
State and tribal voluntary cleanup sites								
VCP	0.500		0	0	0	NR	NR	0
INDIAN VCP	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
ODI	TP		NR	NR	NR	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
WMUDS/SWAT	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
HAULERS	TP		NR	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US CDL	TP		NR	NR	NR	NR	NR	0
HIST Cal-Sites	1.000		0	0	0	0	NR	0
SCH	0.250		0	0	NR	NR	NR	0
Toxic Pits	1.000		0	0	0	0	NR	0
CDL	TP		NR	NR	NR	NR	NR	0
US HIST CDL	TP		NR	NR	NR	NR	NR	0
Local Lists of Registered Storage Tanks								
CA FID UST	0.250		0	0	NR	NR	NR	0
HIST UST	0.250		0	0	NR	NR	NR	0
SWEEPS UST	0.250		0	0	NR	NR	NR	0
Local Land Records								
LIENS 2	TP		NR	NR	NR	NR	NR	0
LIENS	TP		NR	NR	NR	NR	NR	0
DEED	TP		NR	NR	NR	NR	NR	0
Records of Emergency Release Reports								
HMIRS	TP		NR	NR	NR	NR	NR	0
CHMIRS	TP		NR	NR	NR	NR	NR	0
LDS	TP		NR	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
MCS	TP		NR	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	TP		NR	NR	NR	NR	NR	0
DOT OPS	TP		NR	NR	NR	NR	NR	0
DOD	1.000		0	0	0	0	NR	0
FUDS	1.000		0	0	0	0	NR	0
CONSENT	1.000		0	0	0	0	NR	0
ROD	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
CA BOND EXP. PLAN	1.000		0	0	0	0	NR	0
NPDES	TP		NR	NR	NR	NR	NR	0
UIC	TP		NR	NR	NR	NR	NR	0
Cortese	0.500		0	0	0	NR	NR	0
HIST CORTESE	0.500		1	0	0	NR	NR	1
CUPA Listings	0.250		0	0	NR	NR	NR	0
CA PLACER CO. MS	0.500		0	0	2	NR	NR	2
Notify 65	1.000		0	0	0	1	NR	1
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
WIP	0.250		0	0	NR	NR	NR	0
ENF	TP		NR	NR	NR	NR	NR	0
HAZNET	0.250		0	0	NR	NR	NR	0
EMI	TP		NR	NR	NR	NR	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
WDS	TP		NR	NR	NR	NR	NR	0
HWP	1.000		0	0	0	0	NR	0
HWT	0.250		0	0	NR	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
Financial Assurance	TP		NR	NR	NR	NR	NR	0
PROC	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0

APPENDIX D

Preliminary Screen for Vapor Encroachment Conditions Matrix



Screen for Vapor Encroachment Conditions Matrix
CREEKSIDE OAKS - GRANITE BAY
WKA No. 10110.01

Phase I ESA Screen for Vapor Encroachment Conditions (VEC) matrix includes a (1) Search Radius Test, (2) Chemicals of Concern Test (COC), and (3) a Critical Distance Test^[1].

(1) **Search Radius Test:** Are there any known or suspect contaminated sites in the primary area of concern within the corresponding search radii? (if yes, see attached Table A).

Yes No If No, then screening for a VEC is complete and no VEC *currently* exists, go to #4. If Yes, then:

(2) **Chemicals of Concern^[2] Test:** Are COC likely to be present within the area of concern for those known or suspect contaminated sites identified based on the Search Distance Test?

Yes No If No, then screening for a VEC is complete and no VEC *currently* exists, go to #4. If Yes, then:

If Yes, check all COC that apply on attached Table B.

(3) **Critical Distance Test:** A plume test to determine whether or not COC in the contaminated plume(s) may be within the critical distance.

(3a) Is information related to the contaminated(s) plume available (i.e. isoconcentration maps, site drawings, etc.)?
Yes No

(3b) If **No**, then screening for a VEC is complete and no VEC *currently* exists, go to #4. If **Yes**, then:

(3c) Is the site less than 100 feet to the nearest edge of a contaminated [non-petroleum hydrocarbon] plume(s)?
Yes No

(3d) Is the site less than 30 feet to the nearest edge of a dissolved petroleum hydrocarbon plume(s)?
Yes No

If the distance from the nearest edge of a contaminated plume to the nearest existing or planned structure on the site is less than 100 feet for non-petroleum hydrocarbon COC, or less than 30 feet for dissolved petroleum hydrocarbons, then it is presumed that a VEC *currently* exists beneath the site. If the distance from the nearest edge of the contaminated plume is greater than or equal to 100 feet for non-petroleum hydrocarbons, or 30 feet for dissolved petroleum hydrocarbon chemicals of concern, then it is presumed unlikely that a VEC *currently* exists beneath the site.

(4) **Is it likely that a VEC *currently* exists beneath the site?**

Yes No If Yes, then recommend performing a full scope VEC assessment according to ASTM E 2600-10.

[1] Based on guidance presented in the ASTM E 2600-10 Standard.

[2] Chemical(s) of concern (COC). See attached table for typical chemicals of concern (as presented in Appendix X6.1 of the ASTM E 2600-10 Standard).

June 24, 2014

Mr. Rob Wilson
Meritage Homes
1671 E. Monte Vista Avenue, Suite 214
Vacaville, California 95688

Soil Sampling and Analyses Report

CREEKSIDE OAKS PROPERTY

Douglas Boulevard near Seeno Avenue
Granite Bay, Placer County, California
WKA No. 10110.03

Dear Mr. Wilson,

Wallace-Kuhl & Associates (WKA) has prepared this letter to describe activities performed to evaluate surface soil conditions at the Creekside Oaks Property (Site), located in Granite Bay, Placer County, California (Figure 1). The Site consists of 32 acres of vacant land having a Placer County Assessor's Parcel Number (APN) 048-151-061. A Phase I Environmental Site Assessment (ESA) conducted by WKA, dated May 29, 2014, showed the Site being used for mining from the late 1800s to the early 1900s and being vacant since the 1940s. A review of USGS topographic maps dating back to 1944 reveal a creek (Strap Creek) and dredge tailings transecting the central portion of the Site from east to west. The historical dredge tailings were noted as an on-site concern in the Phase I ESA. Based on this, WKA has collected surface soil samples from areas within the dredge materials to evaluate the presence of metals.

WKA performed a geotechnical engineering investigation at the Site on May 14, 2014. A total of ten exploratory test pits were excavated using a backhoe. Test pits TP4, TP6, and TP7 revealed at least ten feet of sedimentary rocks composed of gravel in a sandy to silty matrix, which were determined to represent tailings from a dredge mining operation. Based on this information, WKA collected surface soil representing dredge tailings in the vicinity of TP4, TP6, and TP7 (Figure 2).

Prior to soil sampling activities, sample locations were marked with white paint and flagging. Underground Service Alert (USA) was contacted for a Dig Permit a minimum of 48 hours prior to collecting a soil sample at these locations. On June 18, 2014, WKA was on-site to collect surface soil samples (SS1, SS2, and SS3) between an interval of zero to six inches below ground surface (bgs) near the locations of TP4, TP6, and TP7, respectively. Soil was collected from a distance of 10 feet from each test pit location. Soil from these locations was described as slightly moist brown silty sand with gravel. An additional background soil sample (SS4) was collected in an area outside of the dredge tailings between an interval of 24 and 30 inches bgs,

approximately 30 feet from TP9. This sample was collected near a location where the thinnest covering of sedimentary rock over granite rock was found. Background soil was described as brown to reddish brown silty sand.

Each surface soil sample was collected using a hand auger. A hand shovel and digging bar were used to reach the sampling depth of the background sample. Each soil sample was collected in laboratory provided four-ounce glass jars sealed with Teflon lined lids. Sample containers were labeled to indicate the time and date collected, sample locations, a unique sample number, and the sampler's identification. Sample were preserved on ice during transport to the laboratory with a completed chain-of-custody form.

The four soil samples were submitted to Excelchem Environmental Services, a California Department of Public Health certified laboratory (ELAP No. 2119), for analysis. Each soil sample was analyzed for the California Assessment Manual listed 17 (CAM 17) metals. CAM 17 metals include: antimony, arsenic, barium, beryllium, cadmium, total chromium, cobalt, copper, lead, mercury, molybdenum, nickel, selenium, silver, thallium, vanadium, and zinc.

Laboratory results are summarized in Table 1. Table 1 also shows the California Human Health Screening Levels (CHHSLs) for each metal based on a residential exposure scenario. CAM 17 metal concentrations for each sample collected in the vicinity of dredge tailings fell below the residential CHHSL or laboratory detection limits. Similarly, 16 of the 17 CAM 17 metals in the background sample also fell below the residential CHHSL or laboratory detection limit. Arsenic was detected (2.0 milligrams per kilogram (mg/kg)) at levels exceeding the residential CHHSL (0.07 mg/kg) in the background sample. However, this limit was established based on arsenic contribution from human sources. Arsenic is a naturally occurring contaminant that is often detected above the residential CHHSL. The arsenic detected in the background is likely from natural sources. A more applicable threshold for arsenic was established by the California Department of Toxic Substances Control (DTSC) for the evaluation of public school sites. DTSC's threshold for school sites is currently at 12 mg/kg, a limit which can be applied to determine the risk to human health from arsenic exposure in soils.

Based on the laboratory results described above, WKA has determined that the Site is suitable for residential development. Historical mining activities at the Site have not contributed concentrations of CAM 17 metals which would pose a risk to human health or the environment. Background soil conditions at the Site also shows no indication of risk to human health or the environment. No further environmental evaluation of soil is required for the Site; however, this study recognizes that soil was disturbed by historical dredging activities to mine gold. If future activities discover evidence that dredging activities caused no soil debris to be buried; WKA shall be given an opportunity to review the new findings and may appropriate revisions to the opinions expressed in this report.

The statements and conclusions in this report are based upon the scope of work described above and on observations made on the dates of our fieldwork. The work was performed using a degree of skill consistent with that of competent environmental consulting firms performing



similar work in the area. No recommendation is made as to the suitability of the property for any purpose. The results of our investigation do not preclude the possibility that materials currently, or in the future, defined as hazardous are present on the property. This report is applicable only to the investigated property and should not be used for any other property. No warranty is expressed or implied.

If you have any questions regarding the information presented in this report, please do not hesitate to contact us.

Sincerely,

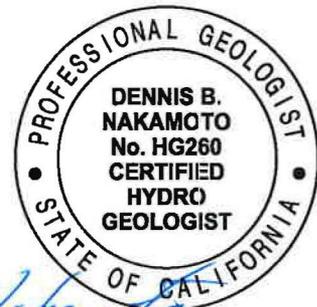
WALLACE-KUHL & ASSOCIATES



Nelson Pi, MS, EIT
Staff Engineer



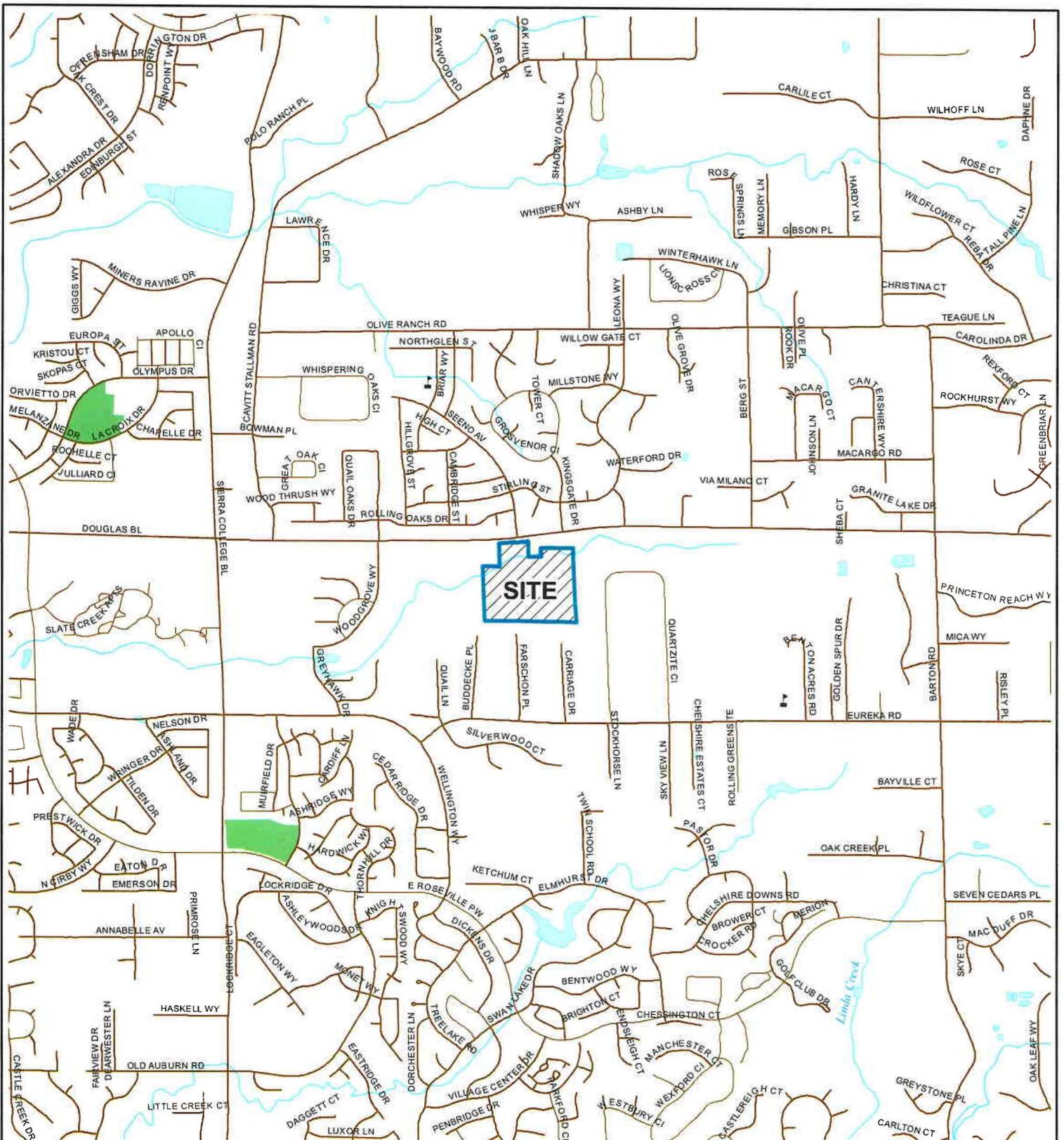
Dennis B. Nakamoto, PG, CEG, CHG
Senior Hydrogeologist



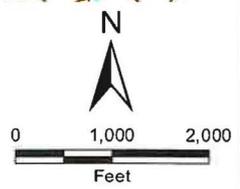
- Attachments: Figure 1 – Vicinity Map
Figure 2 – Site Plan
Table 1 – Summary of Soil Analytical Results for Metals
Laboratory Data Sheets

H:\DEPT. 3 - G&E\ACTIVE JOBS\10110.03 - CREEKSIDE OAKS PROPERTY\REPORT AND TABLES\10110.03 - CREEKSIDE OAKS PHASE II ENVIRONMENTAL SITE ASESMENT.DOC





Street data courtesy of Placer County.
 Hydrography courtesy of the U.S. Geological Survey
 acquired from the GIS Data Depot, December, 2007.
 Projection: NAD 83, California State Plane, Zone II



VICINITY MAP
CREEKSIDE OAKS PROPERTY
 Granite Bay, California

FIGURE 1	
DRAWN BY	TJC
CHECKED BY	MAT
PROJECT MGR	MAT
DATE	6/14
WKA NO. 10110.03	

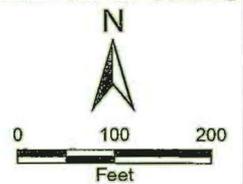




Adapted from a Google Earth aerial photograph, dated August 14, 2013.
 Projection: NAD 83, California State Plane, Zone II

Legend

-  Site boundary
-  Approximate soil sample and test pit location
-  Approximate test pit location



SITE PLAN
CREEKSIDE OAKS PROPERTY
 Granite Bay, California

FIGURE 2	
DRAWN BY	TJC
CHECKED BY	MAT
PROJECT MGR	MAT
DATE	6/14
WKA NO. 10110.03	

Table 1
 Summary of Soil Analytical Results for Metals
CREEKSIDE OAKS PROPERTY
 WKA No. 10110.03

Sample ID	Sample Depth (ft)	EPA Method 6010B																EPA Method 7471A
		Antimony	Arsenic	Barium	Beryllium	Cadmium	Chromium	Cobalt	Copper	Lead	Molybdenum	Nickel	Selenium	Silver	Thallium	Vanadium	Zinc	Mercury
Concentrations reported in milligrams per kilogram (mg/kg)																		
SS1	0 - 0.5	2.0	<1.0	97.8	<0.5	<1.0	35.6	9.2	18.5	5.4	<1.0	18.8	<2.0	<1.0	<2.0	38.6	34.4	0.011
SS2	0 - 0.5	<1.0	<1.0	42.4	<0.5	<1.0	17.1	<5.0	9.6	1.4	<1.0	7.8	<2.0	<1.0	<2.0	17.9	17.5	<0.010
SS3	0 - 0.5	1.0	<1.0	75.0	<0.5	<1.0	28.1	8.4	13.7	2.2	<1.0	14.9	<2.0	<1.0	<2.0	33.4	21.9	<0.010
SS4	2 - 2.5	2.8	2.0	84.0	<0.5	<1.0	16.4	7.2	3.5	3.0	<1.0	9.4	<2.0	<1.0	<2.0	94.4	27.6	0.011
Residential CHHSL	30	30	0.07	5200	16	1.7	-	660	300	80	380	1600	380	380	5	530	23000	18

Notes:
 < less than laboratory reporting limit(s)
Bold detected concentration

EXCELCHEM
Environmental Labs

1135 W Sunset Boulevard
Suite A
Rocklin, CA 95765
Phone# 916-543-4445
Fax# 916-543-4449



ELAP Certificate No. : 2119

19 June 2014

Matthew Taylor

Wallace Kuhl and Associates

3050 Industrial Blvd.

West Sacramento, CA 95691

RE: Creekside Oaks Property

Work order number:1406142

Enclosed are the results of analyses for samples received by the laboratory on 06/18/14 15:46. All Quality Control results are within acceptable limits except where noted as a case narrative. If you have any questions concerning this report, please feel free to contact the laboratory.

Sincerely,

John Somers, Lab Director

Excelchem Environmental Labs

Wallace Kuhl and Associates
3050 Industrial Blvd.
West Sacramento, CA 95691

Project: Creekside Oaks Property
Project Number: [none]
Project Manager: Matthew Taylor

Date Reported:
06/19/14 15:14

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
SS1	1406142-01	Soil	06/18/14 13:15	06/18/14 15:46
SS2	1406142-02	Soil	06/18/14 13:45	06/18/14 15:46
SS3	1406142-03	Soil	06/18/14 14:19	06/18/14 15:46
SS4	1406142-04	Soil	06/18/14 15:20	06/18/14 15:46

Excelchem Environmental Lab.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.



Laboratory Representative

Excelchem Environmental Labs

Wallace Kuhl and Associates
3050 Industrial Blvd.
West Sacramento, CA 95691

Project: Creekside Oaks Property
Project Number: [none]
Project Manager: Matthew Taylor

Date Reported:
06/19/14 15:14

SS1 1406142-01 (Soil)

Analyte	Result	Reporting Limit	Units	Batch	Date Prepared	Date Analyzed	Method	Notes
Total Recoverable Metals								
Antimony	2.0	1.0	mg/kg	AXF0149	06/19/14	06/19/14	EPA 6010B	
Arsenic	ND	1.0	"	"	"	"	"	
Barium	97.8	2.0	"	"	"	"	"	
Beryllium	ND	0.5	"	"	"	"	"	
Cadmium	ND	1.0	"	"	"	"	"	
Chromium	35.6	1.0	"	"	"	"	"	
Cobalt	9.2	5.0	"	"	"	"	"	
Copper	18.5	2.0	"	"	"	"	"	
Lead	5.4	1.0	"	"	"	"	"	
Molybdenum	ND	1.0	"	"	"	"	"	
Nickel	18.8	1.0	"	"	"	"	"	
Selenium	ND	2.0	"	"	"	"	"	
Silver	ND	1.0	"	"	"	"	"	
Thallium	ND	2.0	"	"	"	"	"	
Vanadium	38.6	2.0	"	"	"	"	"	
Zinc	34.4	2.0	"	"	"	"	"	
Mercury	0.011	0.010	"	AXF0144	06/19/14	06/19/14	EPA 7471A	

Excelchem Environmental Lab.

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Laboratory Representative

Excelchem Environmental Labs

Wallace Kuhl and Associates
 3050 Industrial Blvd.
 West Sacramento, CA 95691

Project: Creekside Oaks Property
 Project Number: [none]
 Project Manager: Matthew Taylor

Date Reported:
 06/19/14 15:14

**SS2
 1406142-02 (Soil)**

Analyte	Result	Reporting Limit	Units	Batch	Date Prepared	Date Analyzed	Method	Notes
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Total Recoverable Metals

Antimony	ND	1.0	mg/kg	AXF0149	06/19/14	06/19/14	EPA 6010B	
Arsenic	ND	1.0	"	"	"	"	"	
Barium	42.4	2.0	"	"	"	"	"	
Beryllium	ND	0.5	"	"	"	"	"	
Cadmium	ND	1.0	"	"	"	"	"	
Chromium	17.1	1.0	"	"	"	"	"	
Cobalt	ND	5.0	"	"	"	"	"	
Copper	9.6	2.0	"	"	"	"	"	
Lead	1.4	1.0	"	"	"	"	"	
Molybdenum	ND	1.0	"	"	"	"	"	
Nickel	7.8	1.0	"	"	"	"	"	
Selenium	ND	2.0	"	"	"	"	"	
Silver	ND	1.0	"	"	"	"	"	
Thallium	ND	2.0	"	"	"	"	"	
Vanadium	17.9	2.0	"	"	"	"	"	
Zinc	17.5	2.0	"	"	"	"	"	
Mercury	ND	0.010	"	AXF0144	06/19/14	06/19/14	EPA 7471A	

Excelchem Environmental Lab.



Laboratory Representative

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Excelchem Environmental Labs

Wallace Kuhl and Associates
 3050 Industrial Blvd.
 West Sacramento, CA 95691

Project: Creekside Oaks Property
 Project Number: [none]
 Project Manager: Matthew Taylor

Date Reported:
 06/19/14 15:14

**SS3
 1406142-03 (Soil)**

Analyte	Result	Reporting Limit	Units	Batch	Date Prepared	Date Analyzed	Method	Notes
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Total Recoverable Metals

Antimony	1.0	1.0	mg/kg	AXF0149	06/19/14	06/19/14	EPA 6010B	
Arsenic	ND	1.0	"	"	"	"	"	
Barium	75.0	2.0	"	"	"	"	"	
Beryllium	ND	0.5	"	"	"	"	"	
Cadmium	ND	1.0	"	"	"	"	"	
Chromium	28.1	1.0	"	"	"	"	"	
Cobalt	8.4	5.0	"	"	"	"	"	
Copper	13.7	2.0	"	"	"	"	"	
Lead	2.2	1.0	"	"	"	"	"	
Molybdenum	ND	1.0	"	"	"	"	"	
Nickel	14.9	1.0	"	"	"	"	"	
Selenium	ND	2.0	"	"	"	"	"	
Silver	ND	1.0	"	"	"	"	"	
Thallium	ND	2.0	"	"	"	"	"	
Vanadium	33.4	2.0	"	"	"	"	"	
Zinc	21.9	2.0	"	"	"	"	"	
Mercury	ND	0.010	"	AXF0144	06/19/14	06/19/14	EPA 7471A	

Excelchem Environmental Lab.

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Laboratory Representative

Excelchem Environmental Labs

Wallace Kuhl and Associates
 3050 Industrial Blvd.
 West Sacramento, CA 95691

Project: Creekside Oaks Property
 Project Number: [none]
 Project Manager: Matthew Taylor

Date Reported:
 06/19/14 15:14

**SS4
 1406142-04 (Soil)**

Analyte	Result	Reporting Limit	Units	Batch	Date Prepared	Date Analyzed	Method	Notes
Total Recoverable Metals								
Antimony	2.8	1.0	mg/kg	AXF0149	06/19/14	06/19/14	EPA 6010B	
Arsenic	2.0	1.0	"	"	"	"	"	
Barium	84.0	2.0	"	"	"	"	"	
Beryllium	ND	0.5	"	"	"	"	"	
Cadmium	ND	1.0	"	"	"	"	"	
Chromium	16.4	1.0	"	"	"	"	"	
Cobalt	7.2	5.0	"	"	"	"	"	
Copper	3.5	2.0	"	"	"	"	"	
Lead	3.0	1.0	"	"	"	"	"	
Molybdenum	ND	1.0	"	"	"	"	"	
Nickel	9.4	1.0	"	"	"	"	"	
Selenium	ND	2.0	"	"	"	"	"	
Silver	ND	1.0	"	"	"	"	"	
Thallium	ND	2.0	"	"	"	"	"	
Vanadium	34.4	2.0	"	"	"	"	"	
Zinc	27.6	2.0	"	"	"	"	"	
Mercury	0.011	0.010	"	AXF0144	06/19/14	06/19/14	EPA 7471A	

Excelchem Environmental Lab.



Laboratory Representative

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Excelchem Environmental Labs

Wallace Kuhl and Associates
3050 Industrial Blvd.
West Sacramento, CA 95691

Project: Creekside Oaks Property
Project Number: [none]
Project Manager: Matthew Taylor

Date Reported:
06/19/14 15:14

Total Recoverable Metals - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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Batch AXF0144 - EPA 7471A

Blank (AXF0144-BLK1)

Prepared & Analyzed: 06/19/14

Mercury ND 0.010 mg/kg

LCS (AXF0144-BS1)

Prepared & Analyzed: 06/19/14

Mercury 0.412 0.010 mg/kg 0.400 103 80-120

LCS Dup (AXF0144-BSD1)

Prepared & Analyzed: 06/19/14

Mercury 0.407 0.010 mg/kg 0.400 102 80-120 1.17 20

Matrix Spike (AXF0144-MS1)

Source: 1406142-02

Prepared & Analyzed: 06/19/14

Mercury 0.450 0.010 mg/kg 0.400 0.00208 112 75-125

Matrix Spike Dup (AXF0144-MSD1)

Source: 1406142-02

Prepared & Analyzed: 06/19/14

Mercury 0.449 0.010 mg/kg 0.400 0.00208 112 75-125 0.356 20

Batch AXF0149 - EPA 6010B

Blank (AXF0149-BLK1)

Prepared & Analyzed: 06/19/14

Antimony	ND	1.0	mg/kg
Arsenic	ND	1.0	"
Barium	ND	2.0	"
Beryllium	ND	0.5	"
Cadmium	ND	1.0	"
Chromium	ND	1.0	"
Cobalt	ND	5.0	"
Copper	ND	2.0	"
Lead	ND	1.0	"
Molybdenum	ND	1.0	"
Nickel	ND	1.0	"
Selenium	ND	2.0	"
Silver	ND	1.0	"
Thallium	ND	2.0	"
Vanadium	ND	2.0	"
Zinc	ND	2.0	"

Excelchem Environmental Lab.



Laboratory Representative

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Excelchem Environmental Labs

Wallace Kuhl and Associates 3050 Industrial Blvd. West Sacramento, CA 95691	Project: Creekside Oaks Property Project Number: [none] Project Manager: Matthew Taylor	Date Reported: 06/19/14 15:14
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Total Recoverable Metals - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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Batch AXF0149 - EPA 6010B

LCS (AXF0149-BS1)

Prepared & Analyzed: 06/19/14

Antimony	94.9	1.0	mg/kg	100		94.9	80-120			
Arsenic	97.9	1.0	"	100		97.9	80-120			
Barium	103	2.0	"	100		103	80-120			
Beryllium	99.0	0.5	"	100		99.0	80-120			
Cadmium	97.2	1.0	"	100		97.2	80-120			
Chromium	101	1.0	"	100		101	80-120			
Cobalt	99.1	5.0	"	100		99.1	80-120			
Copper	103	2.0	"	100		103	80-120			
Lead	101	1.0	"	100		101	80-120			
Molybdenum	101	1.0	"	100		101	80-120			
Nickel	101	1.0	"	100		101	80-120			
Selenium	93.1	2.0	"	100		93.1	80-120			
Silver	94.3	1.0	"	100		94.3	80-120			
Thallium	97.9	2.0	"	100		97.9	80-120			
Vanadium	96.6	2.0	"	100		96.6	80-120			
Zinc	97.2	2.0	"	100		97.2	80-120			

LCS Dup (AXF0149-BSD1)

Prepared & Analyzed: 06/19/14

Antimony	98.0	1.0	mg/kg	100		98.0	80-120	3.18	25	
Arsenic	98.0	1.0	"	100		98.0	80-120	0.174	25	
Barium	103	2.0	"	100		103	80-120	0.195	25	
Beryllium	99.5	0.5	"	100		99.5	80-120	0.534	25	
Cadmium	97.4	1.0	"	100		97.4	80-120	0.144	25	
Chromium	101	1.0	"	100		101	80-120	0.00	25	
Cobalt	99.4	5.0	"	100		99.4	80-120	0.363	25	
Copper	102	2.0	"	100		102	80-120	0.195	25	
Lead	101	1.0	"	100		101	80-120	0.199	25	
Molybdenum	102	1.0	"	100		102	80-120	0.591	25	
Nickel	101	1.0	"	100		101	80-120	0.00	25	
Selenium	93.3	2.0	"	100		93.3	80-120	0.204	25	
Silver	95.0	1.0	"	100		95.0	80-120	0.760	25	
Thallium	97.8	2.0	"	100		97.8	80-120	0.112	25	
Vanadium	97.2	2.0	"	100		97.2	80-120	0.671	25	
Zinc	97.7	2.0	"	100		97.7	80-120	0.482	25	

Excelchem Environmental Lab.



Laboratory Representative

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Excelchem Environmental Labs

Wallace Kuhl and Associates
3050 Industrial Blvd.
West Sacramento, CA 95691

Project: Creekside Oaks Property
Project Number: [none]
Project Manager: Matthew Taylor

Date Reported:
06/19/14 15:14

Total Recoverable Metals - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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Batch AXF0149 - EPA 6010B

Matrix Spike (AXF0149-MS1)	Source: 1406142-04			Prepared & Analyzed: 06/19/14						
Antimony	25.3	1.0	mg/kg	100	2.83	22.5	75-125			QL-01
Arsenic	92.2	1.0	"	100	2.00	90.2	75-125			
Barium	194	2.0	"	100	84.0	110	75-125			
Beryllium	93.7	0.5	"	100	0.270	93.4	75-125			
Cadmium	93.2	1.0	"	100	ND	93.2	75-125			
Chromium	114	1.0	"	100	16.4	97.3	75-125			
Cobalt	99.2	5.0	"	100	7.19	92.0	75-125			
Copper	101	2.0	"	100	3.49	97.6	75-125			
Lead	94.3	1.0	"	100	2.96	91.3	75-125			
Molybdenum	87.1	1.0	"	100	0.372	86.7	75-125			
Nickel	103	1.0	"	100	9.38	93.7	75-125			
Selenium	82.0	2.0	"	100	ND	82.0	75-125			
Silver	88.6	1.0	"	100	ND	88.6	75-125			
Thallium	88.3	2.0	"	100	ND	88.3	75-125			
Vanadium	131	2.0	"	100	34.4	96.8	75-125			
Zinc	122	2.0	"	100	27.6	94.8	75-125			

Matrix Spike Dup (AXF0149-MSD1)	Source: 1406142-04			Prepared & Analyzed: 06/19/14						
Antimony	29.9	1.0	mg/kg	100	2.83	27.0	75-125	16.6	25	QL-01
Arsenic	94.3	1.0	"	100	2.00	92.3	75-125	2.27	25	
Barium	214	2.0	"	100	84.0	130	75-125	9.75	25	QL-01
Beryllium	95.6	0.5	"	100	0.270	95.4	75-125	2.07	25	
Cadmium	95.3	1.0	"	100	ND	95.3	75-125	2.29	25	
Chromium	114	1.0	"	100	16.4	97.7	75-125	0.351	25	
Cobalt	102	5.0	"	100	7.19	94.4	75-125	2.40	25	
Copper	102	2.0	"	100	3.49	98.8	75-125	1.18	25	
Lead	95.3	1.0	"	100	2.96	92.3	75-125	1.03	25	
Molybdenum	89.1	1.0	"	100	0.372	88.7	75-125	2.30	25	
Nickel	104	1.0	"	100	9.38	95.1	75-125	1.35	25	
Selenium	84.1	2.0	"	100	ND	84.1	75-125	2.50	25	
Silver	91.0	1.0	"	100	ND	91.0	75-125	2.68	25	
Thallium	89.8	2.0	"	100	ND	89.8	75-125	1.67	25	
Vanadium	135	2.0	"	100	34.4	101	75-125	3.15	25	
Zinc	128	2.0	"	100	27.6	101	75-125	4.78	25	

Excelchem Environmental Lab.



Laboratory Representative

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Excelchem Environmental Labs

Wallace Kuhl and Associates
3050 Industrial Blvd.
West Sacramento, CA 95691

Project: Creekside Oaks Property
Project Number: [none]
Project Manager: Matthew Taylor

Date Reported:
06/19/14 15:14

Notes and Definitions

- QL-01 Sample results for the QC batch were accepted based on LCS/LCSD percent recoveries and RPD values.
- ND Analyte not detected at the reporting limit.
- NR Not reported

Excelchem Environmental Lab.

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Laboratory Representative

Excelchem Environmental Labs

Wallace Kuhl and Associates
 3050 Industrial Blvd.
 West Sacramento, CA 95691

Project: Creekside Oaks Property
 Project Number: [none]
 Project Manager: Matthew Taylor

Date Reported:
 06/19/14 15:14

CHAIN OF CUSTODY		REPORTING REQUIREMENTS BELOW:						
Excelchem Environmental Labs 1135 W. Sunset Blvd., Suite A Redondo, CA 90765 Ph: 818-543-4445 Fax: 818-543-4488		RPT / Standard Format Geotracers/EDF/HP/Printe Global ID EOD / Equis / Data Table MDL Format Data to be reported to State's Database? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> EDT / CORH - Provide Source Codes / PWS ID: _____ page ___ of ___						
Project Manager: <u>Matthew Taylor</u> Email Address for Reporting: <u>mtaylor@wallace-kuhl.com</u> Email Address for Reporting: _____ Company Name & Address: <u>Wallace-Kuhl & Associates</u> <u>3050 Industrial Blvd Sacramento CA 95691</u> Billing Address: <u>Same</u>		Project Name: <u>Creekside Oaks Property</u> Project Location: <u>10110, 03</u> Sampler Name: <u>Matthew Taylor</u> Sampler ID: _____						
Matrix Table: S = Soil / Sludge / Solid (circle one) A = Air DW = Drinking Water MW = Monitoring Wells GW = Groundwater TW = Treated Water WW = Waste Water		ANALYSIS REQUEST <div style="border: 1px solid black; border-radius: 50%; width: 100px; height: 40px; margin: 0 auto; text-align: center; line-height: 40px;"> TAT 24-HRS </div>						
SAMPLE ID:	Matrix (See Matrix Table)	DATE	TIME	RECEIVED BY	DATE	TIME	RECEIVED BY	REMARKS
SS1	S	6/18/14	1315	S	6/18/14	1546	mtw	
SS2	S	1315		S				
SS3	S	1419		S				
SS4	S	1520		S				
Matrix (See Matrix Table) Preserved? (Mark yes or no if non-oxidize) Yes <input type="checkbox"/> No <input type="checkbox"/>		Teflon / Summa 250ml plastic 500ml plastic 1000ml plastic 1 Gallon plastic 1 Liter Amber 40ml Vial - Amber 40ml Vial - Clear 250ml Amber 500ml Amber 1000ml Amber Soil Jar 4 Lit		Metals Site <input type="checkbox"/> Table <input type="checkbox"/>		Bin# 516 WO#1406142		
Requested by: <u>mtw</u>								

Excelchem Environmental Lab.

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Laboratory Representative

Excelchem Environmental Labs

Wallace Kuhl and Associates
3050 Industrial Blvd.
West Sacramento, CA 95691

Project: Creekside Oaks Property
Project Number: [none]
Project Manager: Matthew Taylor

Date Reported:
06/19/14 15:14

Sample Integrity

WORK ORDER 1406142

Date Received: 06/18/14

Section 1 - Sample Arrival Info.

Sample Transport: ONTRAC UPS USPS Walk-In EXCELCHEM Courier Fed-Ex Other: _____

Transported In: Ice Chest Box Hand

Describe type of packing materials: Bubble Wrap Foam Packing Peanuts Paper Other: _____

Has chilling process begun? Y N Samples Received: Chilled to Touch / Ambient / On Ice

Temperature of Samples (°C): 7 Ice Chest Temperature(s) (°C): 7

Section 2 - Bottle/Analysis Info.

	Yes	No	N/A	Comments
Did all bottles arrive unbroken and intact?	X			No time specified on sample jars Will use time on COC.
Did all bottle labels agree with COC?		X		
Were correct containers used for the tests requested?	X			
Were correct preservations used for the tests requested?			X	
Was a sufficient amount of sample sent for tests indicated?	X			
Were bubbles present in VOA Vials? (Volatile Methods Only)			X	

Section 3 - Summa/Flow regulator Info.

Used Summa#: _____

Unused Summa#: _____

Cleaning Summa#: _____

Regulator#: _____

Was there any visual damage to summa canisters or flow regulators? Explain.

N/A

Section 4 - COC Info.

	Completed		Info From Container		Completed		Comments
	Yes	No			Yes	No	
Was COC Received	X			Analysis Requested	X		
Date Sampled	X			Samples arrived within holding time	X		
Time Sampled	X			Any hold times less than 72 hrs	X		
Sample ID	X			Client Name	X		
Rush TAT	X		1 day	Address/Telephone #	X		

Section 5 - Comments / Discrepancies

Was Client notified of discrepancies: Yes No N/A Notified by: _____

Explanations / Comments: Samples were received on 12/13/13 but could not be logged in until 12/16/13. The samples were already expired by then.

Samples Labeled by: JM

Bin #: S16

COC Scanned/Attached by: JM

Sample labels reviewed by: _____

Filled Jewel Mauricio

Date: 06/18/14

Out by: _____

Time: 15:46

