

Phase I Environmental Site Assessment

25-ACRE PRUETT PROPERTY

2851 & 2901 PFE Road

Roseville, California

WKA No. 10215.01

August 25, 2014

Prepared for:

Mr. Rob Wilson

Meritage Homes

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Phase I Environmental Site Assessment
25-ACRE PRUETT PROPERTY

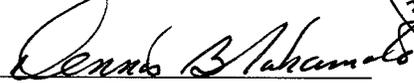
2851 & 2901 PFE Road
Roseville, California
WKA No. 10215.01
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Wallace-Kuhl & Associates (WKA), on behalf of Meritage Homes, prepared this Phase I Environmental Site Assessment for the 25-Acre Pruett Property located at 2851 & 2901 PFE Road, Roseville, 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 have 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.

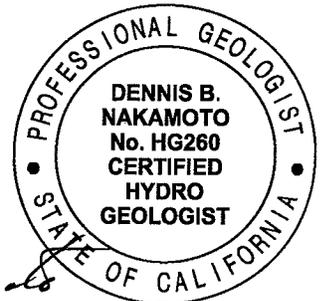
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- B ASTM E 1527-13 User Questionnaire and Helpful Documents Checklist
- C EDR[®] Radius Map Report Executive Summary
- D Preliminary Screen for Vapor Encroachment Conditions Matrix

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, 25-Acre Pruett Property (WKA No. 10215.01 dated August 25, 2014).



Phase I Environmental Site Assessment

25-ACRE PRUETT PROPERTY

WKA No. 10215.01

EXECUTIVE SUMMARY

The purpose of this Phase I Environmental Site Assessment (ESA) was to assess the 25-Acre Pruett 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 at 2901 PFE Road, Roseville, California (Figures 1, 2, 3, and 4) and is comprised of 25 acres of primarily grass-covered land that are occupied by a metal-sided barn, a private aircraft landing strip, and a plant nursery that occupied the southeastern portion of the Site. The Site is identified by Placer County Assessor's Parcel Numbers (APNs): 474-130-015 and 474-130-023 (Figure 3). APNs 474-130-015 and 474-130-023 total approximately 31 acres, which includes the northwestern six acres occupied by a residence and six associated structures that the Pruett family will retain separately from the Site. Meritage Homes will acquire approximately 0.1 acres of APN 474-130-015 and 24.9 acres of APN 474-130-023. 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 dry farmed and used as pasture land from the late 1800s until the 1960s. A private aircraft landing strip was installed on the western portion in the 1940s. The landing strip was used only by the property owner's family-owned aircraft. A barn was constructed along the western property boundary between 1947 and 1957. The barn was used to store cattle feed until the 1960s and has been used for the storage of cars and airplane parts since then.
- The property owner stated that the hanger for the family's aircraft and the aircraft fueling area is on the six acres that the Pruett family is retaining.
- Three piles of tree branches and other plant debris with a layer of ash covering the ground surface were observed at the northern end of the landing strip. The property owner, Mr. Robert Pruett, stated that the piles of debris were to be hauled off the property and would not be burned. Mr. Pruett stated that the area has been used for burning for the last two to three years, but that no treated or painted wood has been burned in the piles.
- The southwestern portion of the site has been used by the Haight Nursery since the mid-1990s for the storage of plants in containers.



- An empty 500-gallon diesel aboveground storage tank (AST) was observed at the south end of the landing strip. The AST belongs to Mr. Charles Haight. Mr. Haight stated that he brought the AST to the Site empty when he was going to sell it to someone. He said that it had not been filled during the time it has been located at the Site. The AST appeared to be in good condition and WKA observed no cracks or corrosion present on the tank's exterior surface.
- According to an environmental lien search, no environmental liens are associated with the Site.
- 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 the 25-Acre Pruett Property. This assessment has revealed no evidence of RECs in connection with the Site.



Phase I Environmental Site Assessment
25-ACRE PRUETT PROPERTY
WKA No. 10215.01

1.0 INTRODUCTION

1.1 Purpose

The purpose of this Phase I Environmental Site Assessment (ESA) was to evaluate the 25-Acre Pruett 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, 3PR14168, dated July 18, 2014.

1.2 Scope of Services

WKA has completed this ESA for the Site shown on Figures 1 through 3. Mr. Rob Wilson, Meritage Homes, authorized WKA to proceed with this assessment via email correspondence on July 25, 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. Mr. Rob Wilson completed and returned the documents to WKA. 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.



2.0 SITE DESCRIPTION

2.1 Site and Vicinity General Characteristics

The Site is located at 2901 PFE Road in Roseville, California (Figures 1 and 2). The Site is comprised of Placer County Assessor's Parcel Number (APN) 474-130-023, totaling approximately 25 acres of primarily grass-covered land, with two residences and associated structures on the northern portion, and a portion of a plant nursery on the southeastern portion (Figure 3). Surrounding land use consists of a school, a plant nursery, vacant land, and residences.

The building currently existing along the western property boundary was constructed between 1947 and 1957. The building is a metal-sided barn.

2.2 Site Reconnaissance

A visual site reconnaissance was conducted by WKA on August 12, 2014. Figures 5a through 5c provide color photographs of the Site taken during the site reconnaissance.

On the day of field reconnaissance the Site was developed with a metal-sided barn along the western property boundary and the southeastern portion was used by the Haight Nursery. The remainder of the site was vacant land covered by dense, low-lying volunteer vegetation. A private aircraft landing strip was observed on the western portion of the Site. An old truck bed and trailer containing metal fencing was observed at the northern end of the landing strip. An area with piles of tree branches and other plant debris was observed near the northern end of the landing strip. Ash was observed beneath the plant debris. The metal-sided barn had a concrete floor. WKA observed four cars, a truck, airplane parts, a wine grape press, and empty 55-gallon and unlabeled 10-gallon drums within the metal-sided barn. WKA observed the visible portions of the concrete floor were free of chemical stains. The southeastern portion of the Site is occupied by Haight Nursery and plants in containers are stored on it. The area around the southern end of the aircraft landing strip is used by Haight Nursery as a storage area designated as a "bone yard". Items observed in the "bone yard" include, but are not limited to, a truck, three trailers, an empty 500-gallon above ground storage tank (AST), chain-link fencing, fencing posts, drain pipes, empty 55-gallon poly drums, bear bait containers, and metal pipes.



2.2.1 Municipal Infrastructure and Utilities

Sacramento Municipal Utility District (SMUD) provides electricity to the Site vicinity. The Placer County Water Authority provides potable water to the Site vicinity. No high-voltage, tower-mounted electrical transmission lines or pole-mounted transformers were observed on or adjacent to the Site.

2.3 Adjoining Properties

A residence and associated structures is located to the northwest of the Site. The Site is bounded to the north by PFE Road followed by vacant land. Residences are located to the east of the Site. The Haight Nursery and a residential subdivision are located to the south 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 interviewed Mr. Robert Pruett, site owner, regarding the Site. Mr. Pruett stated that his family has owned the Site since the 1930s. Mr. Pruett explained that he currently owns 31 contiguous acres and that he would retain the northwestern 6.3 acres that are developed with structures. According to Mr. Pruett, the Site was used for growing clover for seed, oat hay, and wheat, but that no irrigated crops were grown on the Site after 1950. He stated that the Site was used as pasture until the 1960s and has been fallow or dry farmed since then. Mr. Pruett stated that his father made the aircraft landing strip on the western portion of the Site in the 1940s for his personal use. Mr. Pruett stated that the landing strip had not been used by any aircraft involved with aerial application of agricultural chemicals. According to Mr. Pruett, his father's plane and the fuel supply for the plane were stored under a structure that is located on the 6.3 acres that he will be retaining. Mr. Pruett stated that a one-quarter-inch thick layer of asphalt had been applied to the landing strip in the 1940s, but that no additional asphalt had placed since that time. Mr. Pruett stated that an area at the northern end of the landing strip has been used for burning plant debris the last two or three years. He stated that only tree branches and other plant debris have been burned in the area and that no treated wood was burned on the Site. He stated that the piles of plant debris observed during the site reconnaissance were to be transported to the dump. According to Mr. Pruett, there is a Pacific Gas & Electric (PG&E) natural gas line and easement along the eastern property boundary. He said that the Haight Nursery has an easement along the eastern property boundary that provides access to their property. According to Mr. Pruett, Haight Nursery has used the southeastern portion of this property for container plant storage and for their "bone" yard since the mid-1990s. Mr. Pruett stated that the metal-sided barn on the western property boundary was used to store feed and supplies for cattle until the mid-1960s and has been used for vehicle and miscellaneous storage since then. Mr. Pruett said that no above ground or underground storage tanks, wells, or septic systems have been located on the Site. He stated that he is not aware of any environmental liens that have been recorded for the Site.



3.2 Occupants (Multi-family or Major)

WKA interviewed Mr. Charles Haight, owner of Haight Nursery, regarding his use of the southeastern portion of the Site. Mr. Haight stated that he began using a portion of the Pruett property in the mid-1990s after he sold the portion of the nursery that was located in Sacramento County. Mr. Haight stated that he has stored container plants on the property during his use. He stated that he has used pesticides and insecticides as spot treatment on his plants, but that he did perform any broadcast application of chemicals to plants. According to Mr. Haight, he store surplus items at the southern end of the landing strip. He stated that he brought the 500-gallon AST observed at the southern end of the landing strip from his ranch in Auburn. Mr. Haight said that the AST was empty when it was brought to the Site and has remained empty. Mr. Haight explained that he previously owned property to the south of the county line and the majority of the nursery operations were located on the southern portion. He stated that he sold the portion of his property south of the county line in 1993. According to Mr. Haight five underground storage tanks were removed from the portion of the Haight Nursery south of the county line between 1990 and 1991.

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 interviewed Ms. Susan Genovese, Sacramento County Environmental Management Department (SCEMD), regarding any regulatory files available for surrounding facilities located in Sacramento County. According to Ms. Genovese, all SCEMD files are available for review on their website. Information reviewed on the SCEMD website is provided in Section 4.3.

WKA contacted Placer County Environmental Health Department (PCEHD) regarding any files available for surrounding facilities located in Placer County. A representative from PCEHD responded that files were available for the Haight Property and the Whisper Creek Subdivision. Information reviewed at PCEHD is summarized in Section 4.3.1.

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 1992 United States Geological Survey (USGS) 7.5 Minute topographic map of the *Citrus Heights, California Quadrangle* as undeveloped land. The Site is located within Section 16, Township 10 North, Range 6 East, Mount Diablo Base and Meridian, at an elevation of approximately +130 feet relative to mean sea level (msl).

4.1.1 Regional and Local Geology

The Site is located on 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 the Turlock Lake Formation consisting of consolidated, slightly cemented silt, sand, and gravel deposits, with generally horizontal bedding and lenticular units (discontinuous



lenses). It was originally deposited by rivers and streams as alluvial fans more than 600,000 years ago.

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 Cometa-Fiddyment complex, 1 to 5 percent slopes; Fiddyment loam, 1 to 8 percent slopes; and, Urban land-Xerarents-Fiddyment complex, 0 to 8 percent slopes (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 currently monitored 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, 1902, 1911, 1951, 1954, 1967, 1975, 1980, and 1992 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 vacant land in a rural part of Placer County.
1902	1:62,500	Site: Vacant land. North: PFE Road followed by a trail road. East: Vacant land. South: Vacant land. West: Vacant land.
1911	1:31,680	No significant changes noted.
1951	1:24,000	Site: An aircraft landing strip is noted on the southwestern portion. North: A structure is noted. East: An orchard is noted. South: Vacant land. West: Dry Creek School and a structure are noted.
1954	1:62,500	No significant changes noted.



Table 1		
Year	Scale	Observations
1967	1:24,000	Site: No significant changes noted. North: No significant changes noted. East: A structure is noted on the eastern portion of the orchard. South: No significant changes noted. West: Additional structures are noted.
1975	1:24,000	Site: No significant changes noted. North: Additional structures are noted. East: Additional structures are noted. South: No significant changes noted. West: Additional structures are noted.
1980	1:24,000	No significant changes noted.
1992	1:24,000	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 1937, 1947, 1957, 1964, 1971, 1981, 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
1937	1" = 500'	Site: Vacant land. Northwest: An orchard and residence are visible. North: PFE Road followed by a residence and ground markings indicating agricultural activities are visible. East: An orchard is visible. South: Vacant land. West: A residence, an orchard and grass-covered land is visible.



Table 2		
Year	Scale	Observations
1947	1" = 500'	Site: Ground markings indicating an aircraft landing strip are visible on the southwestern portion. Northwest: No significant changes noted. North: No significant changes noted. East: No significant changes noted. South: No significant changes noted. West: Ground markings indicating agricultural activities are visible.
1957	1" = 500'	Site: A structure is visible along the western boundary. Northwest: A structure is visible on the southwestern portion. North: Structures are visible. East: Structures are visible on the southeastern portion of the orchard. South: No significant changes noted. West: No significant changes noted.
1964	1" = 500'	Site: No significant changes noted. Northwest: The existing residence is visible. North: No significant changes noted. East: No significant changes noted. South: No significant changes noted. West: No significant changes noted.
1971	1" = 500'	Site: Ground markings indicating agricultural activities are visible. Northwest: No significant changes noted. North: No significant changes noted. East: Additional residential structures are visible. South: Several structures and areas with plants are visible on the existing Haight Nursery property. West: Additional structures are visible.
1981	1" = 500'	Site: No significant changes noted. Northwest: A new structure is visible. North: No significant changes noted. East: Additional structures are visible. South: The nursery operations have expanded to the south. West: Additional structures are visible.
1993	1" = 500'	Site: No significant changes noted. Northwest: No significant changes noted. North: Additional residences are visible. East: Additional residences are visible. South: The southern portion of the nursery operation property appears to have been abandoned. West: Additional structures are visible.
1998	1" = 500'	No significant changes noted.



Table 2		
Year	Scale	Observations
2005	1" = 500'	Site: No significant changes noted. Northwest: Additional structures are visible. North: No significant changes noted. East: No significant changes noted. South: A residential subdivision is visible. West: No significant changes noted.
2006	1" = 500'	No significant changes noted.
2009	1" = 500'	No significant changes noted.
2010	1" = 500'	No significant changes noted.
2012	1" = 500'	No significant changes noted.

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 "Pruett Robert John Sr & Nancy Louise Trustees" (ParcelQuest®, 2014).

4.2.6 Building Department Records

WKA contacted the Placer County Community Development Resource Agency regarding any permits recorded for the site. A permit was issued in 2007 for the construction of a 5,000 square foot agriculture building. A copy of the building permit document is provided on the CD attached to the back cover of this report.

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. The Site address of 2901 PFE Road was listed as residential from at least 1980 to at least 1994; however, this is for a structure located on property that is being retained by Mr. Robert Pruet. 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 "51" agriculture (ParcelQuest, 2014).

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

No previous assessments were provided to WKA prior to the completion of this report.

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	1
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



Table 3			
	<i>EDR Listed Database</i>	<i>ASTM E 1527-13 Search Distance</i>	No. of Facilities Listed (within Search Radius)
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	1
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	1
Tribal Leaking Underground Storage Tanks	<i>Indian LUST</i>	1/2-mile	0
State Registered Underground Storage Tanks	<i>UST</i>	Site & adjoining	1
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
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	1
Cleaner Facilities	<i>Drycleaners</i>	1/4-mile	0
HAZNET	<i>HAZNET</i>	1/4-mile	5
Local - County			
Placer County Master List	<i>Pla CO MS</i>	1/2-mile	28
Sacramento County Master List	<i>Sac Co ML</i>	1/2-mile	6

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

The Haight Nursery facility, 2755 PFE Road, is located on the southern adjoining property. The facility is listed on the Historical Underground Storage Tank (UST) and Department of Toxic Substances Control's (DTSC) Haznet databases. According to Mr. Charles Haight, the USTs were located to the south of his current facility on a portion that has been redeveloped into a residential subdivision, which is located in Sacramento County. Mr. Haight stated that five USTs were removed in 1990 and 1991. He said that no USTs have been located on the



currently operating Haight Nursery facility. According to a SCEMD letter, dated September 10, 1992, the facility received a no further action status. WKA reviewed a file for the facility at the Placer County Environmental Health Department (PCEHD). According to a memo in the PCEHD file, the facility is an agriculture facility and is exempt from inspections and permit fees. Based on the information reviewed during this investigation, this facility is not suspected of negatively impacting the Site at this time.

The Alpha Body Shop facility, 9815 Antelope Road North, was located 0.01 miles east of the Site. The facility is listed on the Placer County Master List. A representative from PCEHD stated that a file is not available for this facility. No reports of spills or leaks or assessment reports were located for this facility during this investigation. Based on the information gathered during this investigation, this facility is not suspected of negatively impacting the Site at this time.

The Rich Taylor Heavy Hauling facility, 8131 Antelope Road North, was located 0.2 miles southeast of the Site. The facility is listed on the California FID UST database. WKA reviewed information on the Sacramento County Environmental Management Department's (SCEMD) records website regarding the facility. A 5,000-gallon UST was removed from the facility in June 1999. According to a SCEMD letter, dated August 25, 2004, 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 Pisor Fence Company facility, 7850 Antelope Road North, was located 0.3 miles southeast of the Site. The facility is listed on the Regional Water Quality Control Board's (RWQCB) Leaking Underground Storage Tank (LUST) database. According to a RWQCB letter, dated May 28, 1996, 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 Whisper Creek Subdivision, 3289 PFE Road, was located 0.3 miles west of the Site. The facility is listed on the DTSC EnviroStor and the Spills, Leaks, Investigation, and Control databases. WKA reviewed a file for the facility at the PCEHD. According to a Remedial Action Summary Report (2006 Report), dated July 24, 2006, prepared by LFR, Inc. (LFR) for the facility. According to the 2006 Report, surface soil sampling conducted at the facility revealed an area of arsenic concentrations ranging from 10 milligrams per kilogram to 52 milligrams per kilogram. According to LFR, 20 cubic yards of soil were removed from the facility. 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 *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 July 31, 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.

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.



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 dry farmed and used as pasture land from the late 1800s until the 1960s. A private aircraft landing strip was installed on the western portion in the 1940s. The landing strip was used only by the property owner's family-owned aircraft. A barn was constructed along the western property boundary between 1947 and 1957. The barn was used to store cattle feed until the 1960s and has been used for the storage of cars and airplane parts since then.
- The property owner stated that the hanger for the family's aircraft and the aircraft fueling area is on the six acres that the Pruett family is retaining.
- Three piles of tree branches and other plant debris with a layer of ash covering the ground surface were observed at the northern end of the landing strip. The property owner, Mr. Robert Pruett, stated that the piles of debris were to be hauled off the property and would not be burned. Mr. Pruett stated that the area has been used for burning for the last two to three years, but that no treated or painted wood has been burned in the piles.
- The southwestern portion of the site has been used by the Haight Nursery since the mid-1990s for the storage of plants in containers.
- An empty 500-gallon diesel aboveground storage tank (AST) was observed at the south end of the landing strip. The AST belongs to Mr. Charles Haight. Mr. Haight stated that he brought the AST to the Site empty when he was going to sell it to someone. He said that it had not been filled during the time it has been located at the Site. The AST appeared to be in good condition and WKA observed no cracks or corrosion present on the tank's exterior surface.



- According to an environmental lien search, no environmental liens are associated with the Site.
- 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 the 25-Acre Pruett 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. 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, no further assessment is warranted at this time. However, after the three plant debris piles have been removed from the northern end of the landing strip, WKA should be called to evaluate the ash and potential debris located beneath the piles.

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, August 12, 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

- ASTM International. 2013. American Society for Testing and Materials, ASTM Standard E 1527-13, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, 100 Barr Harbor Drive, P.O. Box C700, West Conshohocken, Pennsylvania (November 2013).
- ASTM International. 2010. American Society for Testing and Materials, ASTM Standard E 2600-10, *Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions*, 100 Barr Harbor Drive, P.O. Box C700, West Conshohocken, Pennsylvania (June 2010).
- Environmental Data Resources, Inc. (EDR®):
- 2014a. *Certified Sanborn Map Report, PFE and Antelope, PFE Road and Antelope Road, Roseville, California, Inquiry Number 4021171.3*, Milford, Connecticut, (July 29, 2014).
 - 2014b. *The EDR Historical Topographic Map Report, PFE and Antelope, PFE Road and Antelope Road, Roseville, California, Inquiry Number 4021171.4*, Milford, Connecticut, (July 30, 2014).
 - 2014c. *The EDR Aerial Photo Decade Package Report PFE and Antelope, PFE Road and Antelope Road, Roseville, California, Inquiry Number 4021171.5*, Milford, Connecticut, (July 30, 2014).
 - 2014d. *The EDR City Directory Abstract PFE and Antelope, PFE Road and Antelope Road, Roseville, Inquiry Number 4021171.6*, Milford, Connecticut, (July 31, 2014).
 - 2014e. *The EDR Radius Map Report with GeoCheck, PFE and Antelope, PFE Road and Antelope Road, Roseville, California, Inquiry Number 4021171.2s*, Milford, Connecticut, (July 29, 2014).
- JSR Vetting Services, LLC (JSR) 2014. *Environmental Lien Search Report*, File Number: 107745 (July 31, 2014).
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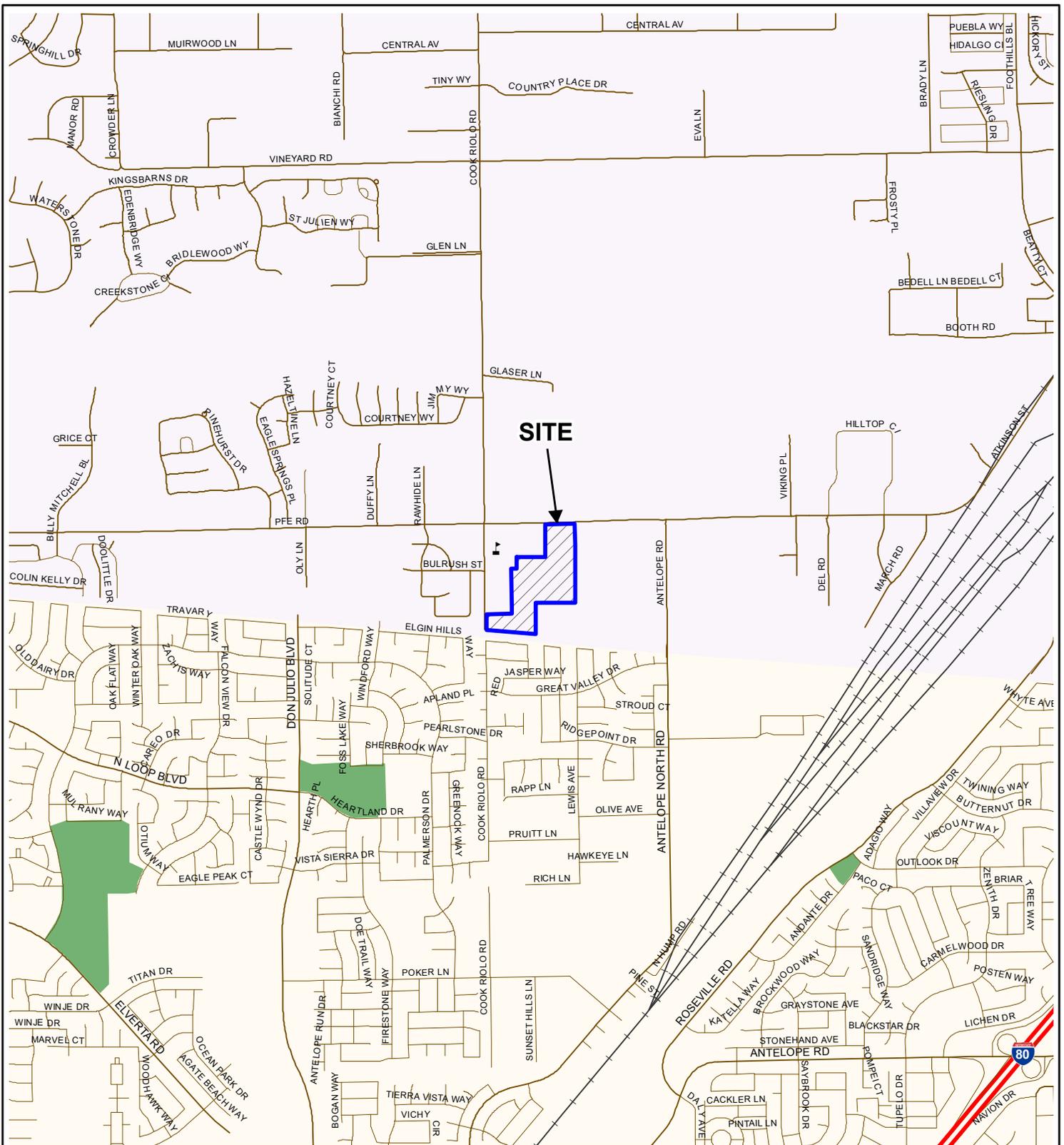


Wagner, D.L., et al, State of California Department of Mines and Geology, 1981, *Geologic Map of the Sacramento Valley and Sierra Foothills, California* [map]. 1:250,000, Regional Geologic Map Series, Map No. 1A (Geology). Capitol Heights, MD: William Heintz Map Corporation.

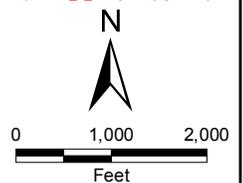


FIGURES



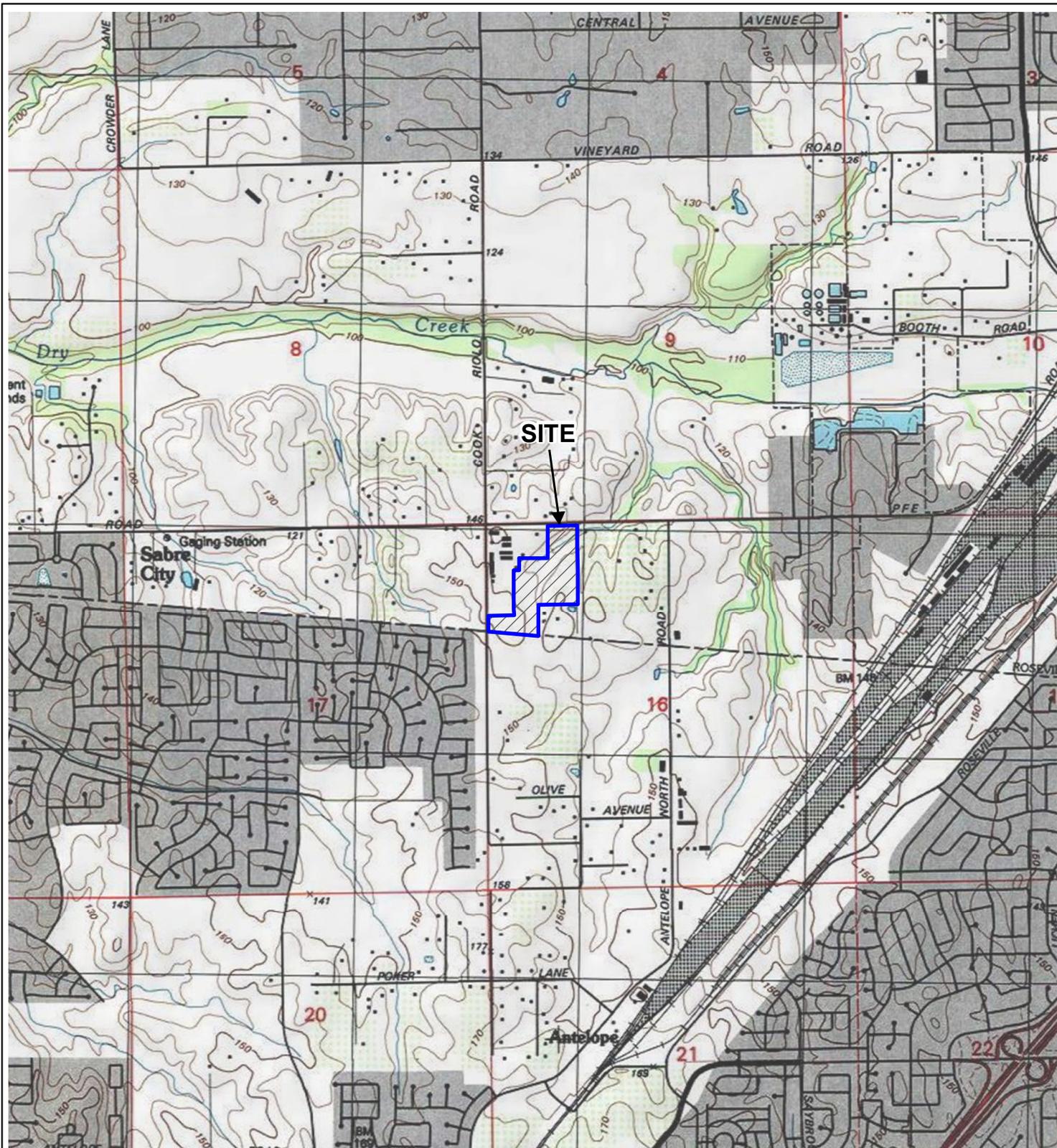


Street data courtesy of Placer & Sacramento Counties.
 Hydrography courtesy of the U.S. Geological Survey
 acquired from the GIS Data Depot, December, 2007.
 Projection: NAD 83, California State Plane, Zone II

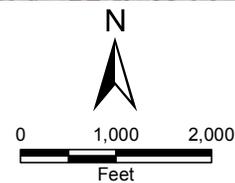


VICINITY MAP
25-ACRE PRUETT PROPERTY
 Roseville, California

FIGURE 1	
DRAWN BY	TJC
CHECKED BY	NMM
PROJECT MGR	DBN
DATE	8/14
WKA NO. 10215.01	



Adapted from U.S. Geological Survey 7.5 minute topographic map of the Citrus Heights quadrangle, California, 1978.
 Projection: NAD 83, California State Plane, Zone II



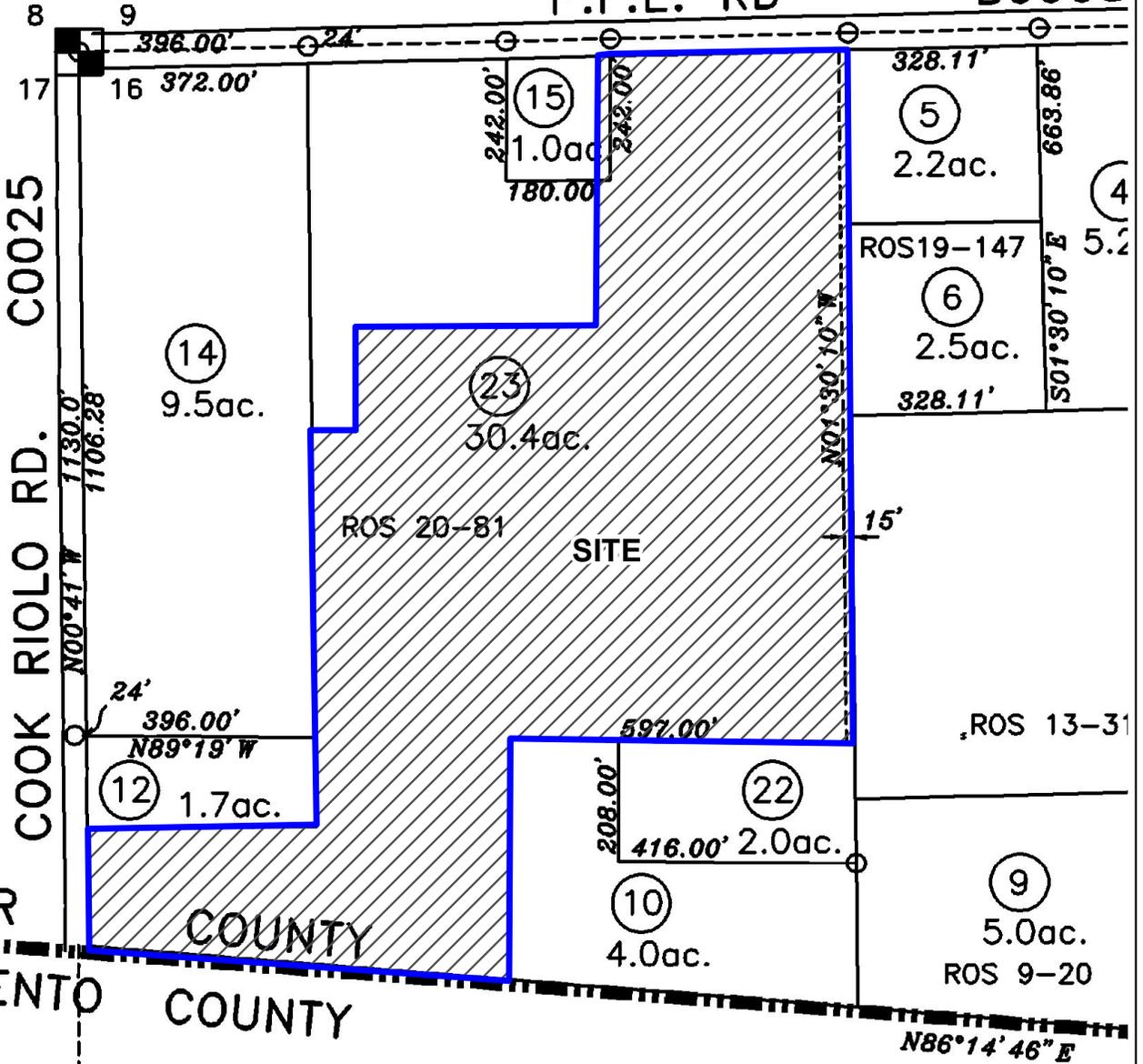
TOPOGRAPHIC MAP
25-ACRE PRUETT PROPERTY
 Roseville, California

FIGURE 2	
DRAWN BY	TJC
CHECKED BY	NMM
PROJECT MGR	DBN
DATE	8/14
WKA NO. 10215.01	

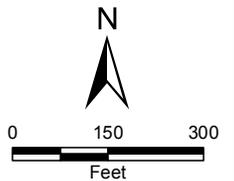
(09)

P.F.E. RD

B0008



Adapted from the Placer County Assessor's
 Map Book 474, Page 13.
 Projection: NAD 83, California State Plane, Zone II



PARCEL MAP

25-ACRE PRUETT PROPERTY

Roseville, California

FIGURE 3

DRAWN BY	TJC
CHECKED BY	NMM
PROJECT MGR	DBN
DATE	8/14

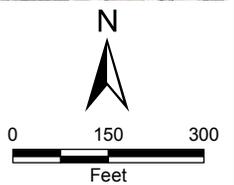
WKA NO. 10215.01





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
25-ACRE PRUETT PROPERTY
 Roseville, California

FIGURE 4	
DRAWN BY	TJC
CHECKED BY	NMM
PROJECT MGR	DBN
DATE	8/14
WKA NO. 10215.01	



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



Looking east-northeast at the general view of the central portion of the Site.



Looking north along the landing strip located on the western portion of the Site.



Looking at an area of staged materials located at the northern end of the landing strip.



COLOR PHOTOGRAPHS
25-ACRE PRUETT PROPERTY
 Roseville, California

FIGURE 5a	
DRAWN BY	NMM
CHECKED BY	DBN
PROJECT MGR	DBN
DATE	8/14
WKA NO. 10215.01	



Looking northeast at the piles of tree debris near the northern end of the landing strip.



Looking southwest at the metal-sided barn located on the western property boundary.



Looking at the cars stored in the metal-sided barn.



Looking at empty 10-gallon drums stored inside the metal-sided barn.



COLOR PHOTOGRAPHS
25-ACRE PRUETT PROPERTY
 Roseville, California

FIGURE 5b	
DRAWN BY	NMM
CHECKED BY	DBN
PROJECT MGR	DBN
DATE	8/14
WKA NO. 10215.01	



Looking west at the trailers stages in the "bone yard".



Looking at materials staged in the "bone yard".



Looking at the empty 500-gallon AST stored in the "bone yard".



Looking at one end of the empty 500-gallon AST stored in the "bone yard".



COLOR PHOTOGRAPHS
25-ACRE PRUETT PROPERTY
 Roseville, California

FIGURE 5c	
DRAWN BY	NMM
CHECKED BY	DBN
PROJECT MGR	DBN
DATE	8/14
WKA NO. 10215.01	

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)

DENNIS B. NAKAMOTO
SENIOR HYDROGEOLOGIST

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

DENNIS B. NAKAMOTO

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
PRUETT PROPERTY (31 ACRES)**

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.)
PRUETT PROPERTY (31 ACRES)

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

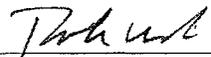
COMPLETION:

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: 8/21/14

Title: Forward Planning Manager

Signature: 

Phone Number: 707-359-2026

Relationship to the Site (i.e., owner, lender, property manager): Employed by prospective purchaser



HELPFUL DOCUMENTS
PRUETT PROPERTY (31 ACRES)

Are you aware of any of the below-listed reports, as they relate specifically to the property?

_____ Yes No (if yes, please check all that apply):

- Environmental Site Assessment reports (Phase I ESA, Asbestos sampling reports, etc.)
- Environmental Compliance Audit reports
- Geotechnical Reports
- Environmental permits (for example, solid waste disposal permits, hazardous waste disposal permits, wastewater permits, NPDES permits, underground injection permits)
- Registrations for underground or above ground storage tanks
- Registrations for underground injection systems
- Material Safety Data Sheets
- Community Right-to-Know plan
- Safety Plan
- Reports regarding Hydrogeologic conditions on the property or surrounding area
- Notices or other correspondence from any government agency relating to past or current violations of environmental laws with respect to the property or relating to environmental liens encumbering the property
- Hazardous waste generator notices, or reports
- Environmental Impact Reports (draft and/or final)
- Risk assessments
- Recorded AULs

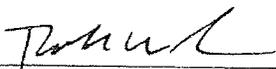
If any of the above listed documents are available, will copies be provided to WKA for review?

_____ Yes _____ No

Completed by Rob Wilson

Date: 8/21/14

Title: Forward Planning Manager

Signature: 



APPENDIX C
EDR® Radius Map Report Executive Summary



PFE and Antelope

PFE Road and Antelope Road
Roseville, CA 95747

Inquiry Number: 4021171.2s

July 29, 2014

The EDR Radius Map™ Report with GeoCheck®



2 Algonquy Road, 4th floor
Shelton, CT 06424
Toll free: 800.352.0050
www.edrmap.com

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Thank you for your business.
Please contact EDR at 1-800-352-0050
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

PFE ROAD AND ANTELOPE ROAD
ROSEVILLE, CA 95747

COORDINATES

Latitude (North):	38.7268000 - 38° 43' 36.48"
Longitude (West):	121.3323000 - 121° 19' 56.28"
Universal Transverse Mercator:	Zone 10
UTM X (Meters):	644970.9
UTM Y (Meters):	4287573.0
Elevation:	145 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	38121-F3 CITRUS HEIGHTS, CA
Most Recent Revision:	1992

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20120628, 20120705
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 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 landfill and/or solid waste disposal site lists

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

State and tribal leaking storage tank lists

INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

State and tribal registered storage tank lists

UST..... Active UST Facilities
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

EXECUTIVE SUMMARY

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

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

Local Lists of Landfill / Solid Waste Disposal Sites

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

Local Lists of Hazardous waste / Contaminated Sites

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

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 / No Longer Regulated
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

EXECUTIVE SUMMARY

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
UIC.....	UIC Listing
NPDES.....	NPDES Permits Listing
Cortese.....	"Cortese" Hazardous Waste & Substances Sites List
HIST CORTESE.....	Hazardous Waste & Substance Site List
CUPA Listings.....	CUPA Resources List
Notify 65.....	Proposition 65 Records
DRYCLEANERS.....	Cleaner Facilities
WIP.....	Well Investigation Program Case List
ENF.....	Enforcement Action Listing
EMI.....	Emissions Inventory Data
INDIAN RESERV.....	Indian Reservations
SCRD DRYCLEANERS.....	State Coalition for Remediation of Drycleaners Listing
2020 COR ACTION.....	2020 Corrective Action Program List
LEAD SMELTERS.....	Lead Smelter Sites
US AIRS.....	Aerometric Information Retrieval System Facility Subsystem
WDS.....	Waste Discharge System
PRP.....	Potentially Responsible Parties
COAL ASH EPA.....	Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER.....	PCB Transformer Registration Database
MWMP.....	Medical Waste Management Program Listing
COAL ASH DOE.....	Steam-Electric Plant Operation Data
HWT.....	Registered Hazardous Waste Transporter Database
US FIN ASSUR.....	Financial Assurance Information
Financial Assurance.....	Financial Assurance Information Listing
PROC.....	Certified Processors Database
EPA WATCH LIST.....	EPA WATCH LIST

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP..... EDR Proprietary Manufactured Gas Plants

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

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

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.

EXECUTIVE SUMMARY

STANDARD ENVIRONMENTAL RECORDS

Federal RCRA CORRACTS facilities list

CORRACTS: CORRACTS is a list of handlers with RCRA Corrective Action Activity. This report shows which nationally-defined corrective action core events have occurred for every handler that has had corrective action activity.

A review of the CORRACTS list, as provided by EDR, and dated 03/11/2014 has revealed that there is 1 CORRACTS 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>
UNION PACIFIC ROSEVILLE	9451 ATKINSON ST	ENE 1/2 - 1 (0.994 mi.)	J51	71

State- and tribal - equivalent NPL

RESPONSE: Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk.

A review of the RESPONSE list, as provided by EDR, and dated 06/05/2014 has revealed that there is 1 RESPONSE site 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>
SP-ROSEVILLE: AREA A	SP ROSEVILLE RAILYARD	E 1/2 - 1 (0.846 mi.)	47	40

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 06/05/2014 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>
SP-ROSEVILLE: AREA A Status: Certified O&M - Land Use Restrictions Only	SP ROSEVILLE RAILYARD	E 1/2 - 1 (0.846 mi.)	47	40
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
WHISPER CREEK SUBDIVISION Status: No Further Action	3289 PFE ROAD AND OLY L	W 1/2 - 1 (0.739 mi.)	46	37

EXECUTIVE SUMMARY

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ROSEVILLE RAIL YARD Status: No Further Action	9499 ATKINSON	ENE 1/2 - 1 (0.961 mi.)	J48	63
UNION PACIFIC RAILROAD COMPANY Status: Refer: SMBRP	9451 ATKINSON STREET	ENE 1/2 - 1 (0.994 mi.)	J50	65

State and tribal leaking storage tank lists

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the State Water Resources Control Board Leaking Underground Storage Tank Information System.

A review of the LUST list, as provided by EDR, and dated 06/16/2014 has revealed that there is 1 LUST 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>
PISOR FENCE CO Status: Completed - Case Closed	7850 ANTELOPE RD N	SSE 1/4 - 1/2 (0.299 mi.)	19	18

SLIC: SLIC Region comes from the California Regional Water Quality Control Board.

A review of the SLIC list, as provided by EDR, and dated 06/16/2014 has revealed that there is 1 SLIC site within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
WHISPER CREEK SUBDIVISION Facility Status: Completed - Case Closed	3289 PFE RD	WNW 1/4 - 1/2 (0.354 mi.)	23	21

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Hazardous waste / Contaminated Sites

HIST Cal-Sites: Formerly known as ASPIS, this database contains both known and potential hazardous substance sites. The source is the California Department of Toxic Substance Control. No longer updated by the state agency. It has been replaced by ENVIROSTOR.

A review of the HIST Cal-Sites list, as provided by EDR, and dated 08/08/2005 has revealed that there is 1 HIST Cal-Sites site 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>
SP-ROSEVILLE: AREA A	SP ROSEVILLE RAILYARD	E 1/2 - 1 (0.846 mi.)	47	40

EXECUTIVE SUMMARY

Local Lists of Registered Storage Tanks

CA FID UST: The Facility Inventory Database contains active and inactive underground storage tank locations. The source is the State Water Resource Control Board.

A review of the CA FID UST list, as provided by EDR, and dated 10/31/1994 has revealed that there is 1 CA FID UST site within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
RICH TAYLOR HEAVY HAULING	8131 N ANTELOPE RD	SE 1/8 - 1/4 (0.205 mi.)	C15	16

HIST UST: Historical UST Registered Database.

A review of the HIST UST list, as provided by EDR, and dated 10/15/1990 has revealed that there are 2 HIST UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
HAIGHT NURSERY	2755 P.F.E.	NNW 0 - 1/8 (0.007 mi.)	A3	9
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ALPHA BODY SHOP	9815-A ANTELOPE NO. RD.	ESE 0 - 1/8 (0.012 mi.)	B8	12

SWEEPS UST: Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

A review of the SWEEPS UST list, as provided by EDR, and dated 06/01/1994 has revealed that there is 1 SWEEPS UST site within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
RICH TAYLOR HEAVY HAULING	8131 N ANTELOPE RD	SE 1/8 - 1/4 (0.205 mi.)	C15	16

Other Ascertainable Records

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 06/09/2014 has revealed that there are 28 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>
HAIGHT NURSERY	2755 P.F.E.	NNW 0 - 1/8 (0.007 mi.)	A3	9
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ALPHA BODY SHOP CLOSED	9815-A ANTELOPE RD	ESE 0 - 1/8 (0.009 mi.)	B4	10
RUE EQUIPMENT INC	9815 ANTELOPE RD	ESE 0 - 1/8 (0.010 mi.)	B5	10
GREENSCAPE LANDSCAPING	2175 PFE RD A	ENE 1/4 - 1/2 (0.315 mi.)	D20	20
J. B. BOSTICK COMPANY, INC.	2175 PFE RD	ENE 1/4 - 1/2 (0.315 mi.)	D21	20

EXECUTIVE SUMMARY

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
KENCO ENGINEERING, INC.	2155 PFE RD	ENE 1/4 - 1/2 (0.351 mi.)	D22	21
ROSEVILLE ROD & CUSTOM <i>P & M CUSTOM CAR CARE</i>	9600 ANTELOPE OAKS CT B 9600 ANTELOPE OAKS COURE	E 1/4 - 1/2 (0.373 mi.) E 1/4 - 1/2 (0.373 mi.)	E24 E25	22 22
SONDAD INDUSTRIES	9600-C ANTELOPE OAKS CT	E 1/4 - 1/2 (0.373 mi.)	E26	24
CUSTOM WELD	9600-A ANTELOPE OAKS CT	E 1/4 - 1/2 (0.373 mi.)	E27	24
RATHBONE TRAILERS	9600-C ANTELOPE OAKS CT	E 1/4 - 1/2 (0.373 mi.)	E28	24
MCL GIANT TIRE SPECIALISTS, IN HUPPE-MOORE LANDSCAPING	9550 ANTELOPE OAKS CT 9350 VIKING PL	ENE 1/4 - 1/2 (0.380 mi.) ENE 1/4 - 1/2 (0.404 mi.)	E29 F30	24 25
S & S MACHINE	9334 VIKING PL	ENE 1/4 - 1/2 (0.412 mi.)	F31	27
AL'S GRADING & PAVING CLOSED	3365 PFE RD	WNW 1/4 - 1/2 (0.435 mi.)	32	27
SEGERS HOMES, INC CLOSED	9325 VIKING PL	ENE 1/4 - 1/2 (0.449 mi.)	G33	28
PFI	9325 VICKING PLACE	ENE 1/4 - 1/2 (0.450 mi.)	G34	28
COVERT WELDING OPERATIONS	9333 VIKING PL	ENE 1/4 - 1/2 (0.455 mi.)	G35	28
BLUE SUN, INC	9335-B VIKING PL	ENE 1/4 - 1/2 (0.456 mi.)	G36	29
FOLSOM READY MIX	9700 DEL RD	E 1/4 - 1/2 (0.459 mi.)	H37	29
VULCAN MATERIALS COMPANY	9800-01 DEL RD	E 1/4 - 1/2 (0.461 mi.)	I38	30
ROSEVILLE AGGREGATES(CLOSED)	9801 DEL RD	E 1/4 - 1/2 (0.461 mi.)	H39	30
VMC ROSEVILLE	9800 DEL ROAD	E 1/4 - 1/2 (0.461 mi.)	I40	31
COOKS TRUCK BODY MANUFACT.	9600 DEL RD	E 1/4 - 1/2 (0.461 mi.)	41	32
ANGELO UTILITIES	9725 DEL RD	E 1/4 - 1/2 (0.480 mi.)	H42	33
ANGELO UTILITIES	9725 DEL RD	E 1/4 - 1/2 (0.480 mi.)	H43	33
HERRMANN EQUIPMENT	9220 VIKING PL	ENE 1/4 - 1/2 (0.485 mi.)	44	36
BW AUTO DISMANTLERS	2031 PFE RD	ENE 1/4 - 1/2 (0.497 mi.)	45	36

Sacramento Co. ML: Sacramento County Master List. Any business that has hazardous materials on site - hazardous materials storage sites, underground storage tanks, waste generators.

A review of the Sacramento Co. ML list, as provided by EDR, and dated 05/05/2014 has revealed that there are 6 Sacramento Co. ML sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
HAIGHT NURSERY	2755 PFE RD	NNW 0 - 1/8 (0.007 mi.)	A2	8
CITIZENS UTILITIES	8525 COOK RIOLO RD	SW 0 - 1/8 (0.063 mi.)	9	12

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SSW-ANTELOPE NORTH WELL#N35	5746 GREAT VALLEY DR	SSE 0 - 1/8 (0.089 mi.)	10	13
TAYLOR TRUCKING	8131 ANTELOPE NORTH	SE 1/8 - 1/4 (0.205 mi.)	C16	17
FOLSOM READY MIX INC PLANT #2	8650 ANTELOPE NORTH RD	SSE 1/8 - 1/4 (0.241 mi.)	C17	17
DOUGHNATION DEPOT	8650 ANTELOPE NORTH RD	SSE 1/8 - 1/4 (0.241 mi.)	C18	18

HAZNET: The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000-1,000,000 annually, representing approximately 350,000-500,000 shipments. Data from non-California manifests & continuation sheets are not included at the present time. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, & disposal method. The source is the Department of Toxic Substance Control is the agency

A review of the HAZNET list, as provided by EDR, and dated 12/31/2012 has revealed that there are 5 HAZNET sites within approximately 0.25 miles of the target property.

EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CHARLES HAIGHT	2755 PFE RD	NNW 0 - 1/8 (0.007 mi.)	A1	8

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ALPHA AUTOBODY	9815 N ANTELOPE RD	ESE 0 - 1/8 (0.010 mi.)	B7	11
JASON HASKIN'S HOT ROD SHOP	9556 ANTELOPE RD	ENE 0 - 1/8 (0.103 mi.)	11	14
CHIMA'S ALPHA AUTOBODY & PAINT	9815 ANTELOPE RD N	ESE 1/8 - 1/4 (0.149 mi.)	13	15
US HOMES CORP	8360 LEWIS AVE	S 1/8 - 1/4 (0.181 mi.)	14	16

HWP: Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor.

A review of the HWP list, as provided by EDR, and dated 05/27/2014 has revealed that there is 1 HWP 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>
UNION PACIFIC ROSEVILLE	CHURCH AND CEDAR STREE	E 1/2 - 1 (0.994 mi.)	J49	64

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR US Hist Auto Stat: EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR US Hist Auto Stat list, as provided by EDR, has revealed that there is 1 EDR US Hist Auto Stat site within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported	9815 ANTELOPE RD	ESE 0 - 1/8 (0.010 mi.)	B6	11

EDR US Hist Cleaners: EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR US Hist Cleaners list, as provided by EDR, has revealed that there is 1 EDR US

EXECUTIVE SUMMARY

Hist Cleaners site within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported	8520 COOK RIOLO RD	SW 0 - 1/8 (0.116 mi.)	12	15

overview MAP - 4021171.2s



- 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
- County Boundary
- Oil & Gas pipelines from USGS
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory

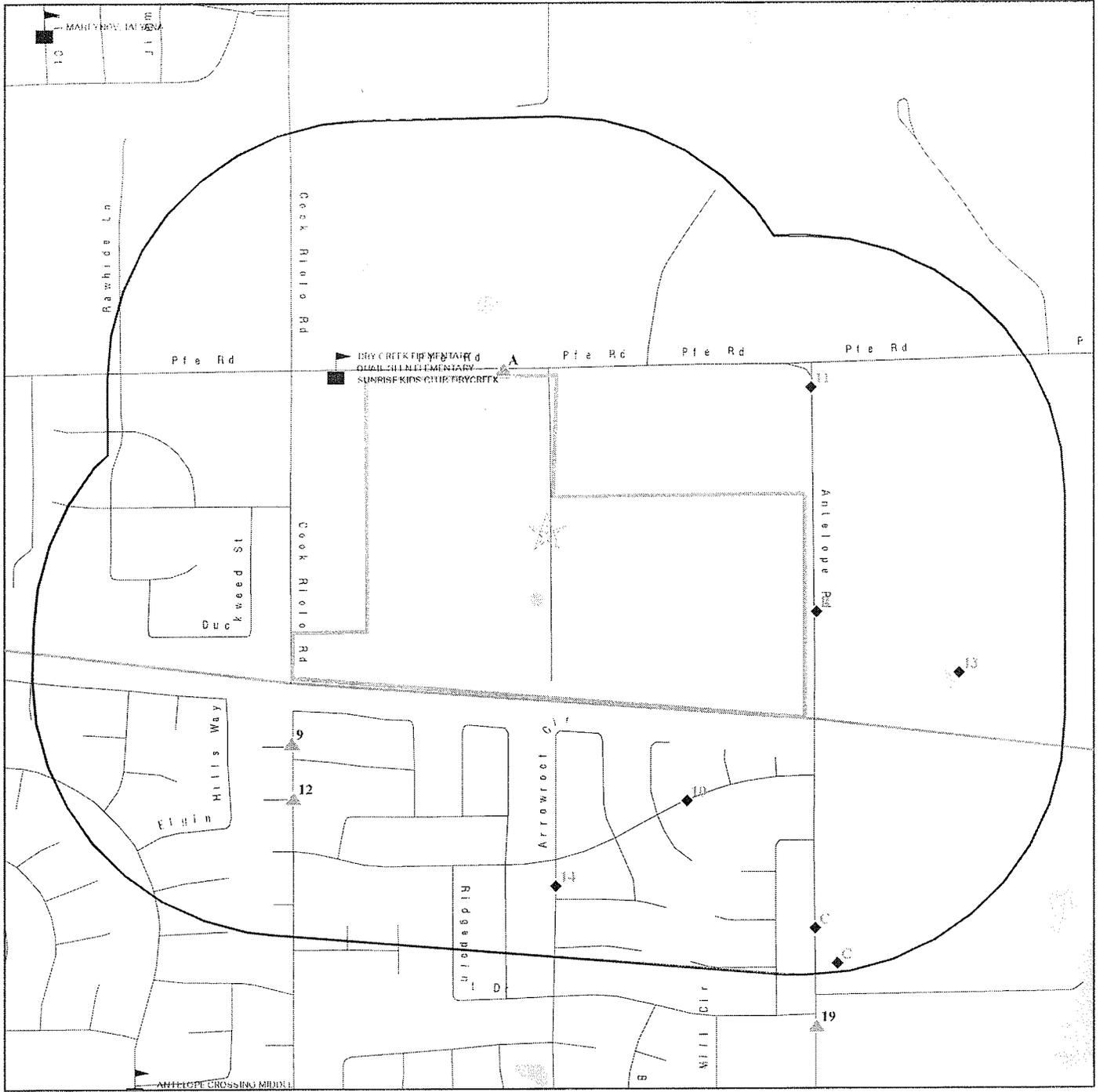
Areas of Concern



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

<p>SITE NAME: PFE and Antelope ADDRESS: PFE Road and Antelope Road Roseville CA 95747 LAT/LONG: 38.7268 / 121.3323</p>	<p>CLIENT: Wallace - Kuhl & Associates CONTACT: Nancy Malaret INQUIRY #: 4021171.2s DATE: July 29, 2014 4:36 pm</p>
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detail MAP - 4021171.2s



- 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
- County Boundary
- 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.

<p>SITE NAME: PFE and Antelope ADDRESS: PFE Road and Antelope Road Roseville CA 95747 LAT/LONG: 38.7268 / 121.3323</p>	<p>CLIENT: Wallace - Kuhl & Associates CONTACT: Nancy Malaret INQUIRY #: 4021171.2s DATE: July 29, 2014 4:36 pm</p>
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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
STANDARD ENVIRONMENTAL RECORDS								
<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	1	NR	1
<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</i>								
RESPONSE	1.000		0	0	0	1	NR	1
<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/IF	0.500		0	0	0	NR	NR	0
<i>State and tribal leaking storage tank lists</i>								
LUST	0.500		0	0	1	NR	NR	1

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	1	NR	NR	1
INDIAN LUST	0.500		0	0	0	NR	NR	0
<i>State and tribal registered storage tank lists</i>								
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
<i>State and tribal voluntary cleanup sites</i>								
VCP	0.500		0	0	0	NR	NR	0
INDIAN VCP	0.500		0	0	0	NR	NR	0
<u>ADDITIONAL ENVIRONMENTAL RECORDS</u>								
<i>Local Brownfield lists</i>								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
<i>Local Lists of Landfill / Solid Waste Disposal Sites</i>								
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	TP		NR	NR	NR	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
WMUDS/SWAT	0.500		0	0	0	NR	NR	0
<i>Local Lists of Hazardous waste / Contaminated Sites</i>								
US CDL	TP		NR	NR	NR	NR	NR	0
HIST Cal-Sites	1.000		0	0	0	1	NR	1
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
<i>Local Lists of Registered Storage Tanks</i>								
CA FID UST	0.250		0	1	NR	NR	NR	1
HIST UST	0.250		2	0	NR	NR	NR	2
SWEEPS UST	0.250		0	1	NR	NR	NR	1
<i>Local Land Records</i>								
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
<i>Records of Emergency Release Reports</i>								
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
<i>Other Ascertainable Records</i>								
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
UIC	TP		NR	NR	NR	NR	NR	0
NPDES	TP		NR	NR	NR	NR	NR	0
Cortese	0.500		0	0	0	NR	NR	0
HIST CORTESE	0.500		0	0	0	NR	NR	0
CUPA Listings	0.250		0	0	NR	NR	NR	0
CA PLACER CO. MS	0.500		3	0	25	NR	NR	28
Notify 65	1.000		0	0	0	0	NR	0
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
Sacramento Co. ML	0.250		3	3	NR	NR	NR	6
HAZNET	0.250		3	2	NR	NR	NR	5
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
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
WDS	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
MWMP	0.250		0	0	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
HWT	0.250		0	0	NR	NR	NR	0
HWP	1.000		0	0	0	1	NR	1
US FIN ASSUR	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
Financial Assurance	TP		NR	NR	NR	NR	NR	0
PROC	0.500		0	0	0	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP	1.000		0	0	0	0	NR	0
EDR US Hist Auto Stat	0.250		1	0	NR	NR	NR	1
EDR US Hist Cleaners	0.250		1	0	NR	NR	NR	1

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF	0.500		0	0	0	NR	NR	0
RGA LUST	0.500		0	0	0	NR	NR	0

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

APPENDIX D

Preliminary Screen for Vapor Encroachment Conditions Matrix



Screen for Vapor Encroachment Conditions Matrix
25-ACRE PRUETT PROPERTY
WKA No. 10215.01

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).