

SUMMARY

This Phase I ESA addresses Solano County APNS 0138-030-090, -100, -110, and -120, located at the northeast intersection of Leisure Town Road and Fry Road in Vacaville, Solano County, California. Historical research conducted for this assessment indicates that a residence was located on the northwest corner of the property from 1908 to 1985. Up to three barns were located near the residence from 1937 to 1984, and a possible second residence was located on the northwest corner of the property from 1973 to 1980. The residence(s) located on the property had the possible historic address of 5978 Leisure Town Road. The residence(s) and barns were removed from the property by 1993, and the northwest corner of the property has consisted of vacant land from 1993 to the present. The remainder of the property has consisted predominantly of agricultural fields from 1937 to the present. No evidence was found to indicate that improved roads or orchards were located on the property in the past. No significant data gaps or data failures were encountered during the course of this assessment.

The property currently consists of agricultural fields. Several irrigation well standpipes, weir gates, and irrigation canals are located on the property, along with water measurement and control systems, and flow meters. Regulated quantities of hazardous materials including underground storage tanks (USTs), aboveground storage tanks (ASTs), and 55-gallon drums of chemicals were not observed to be used, stored, or disposed of on the property. No current or past uses likely to involve the use, treatment, storage, disposal, or generation of hazardous substances or petroleum products were identified during the site reconnaissance. No obvious recognized environmental conditions (RECs) were observed for the property during the recent site reconnaissance.

The subject property was not identified as a hazardous materials use, storage, disposal, or release site on any of the 113 databases reviewed for this assessment. Institutional controls and engineering controls were not identified for the subject property. Oil and gas wells were not identified on the subject property. The search of regulatory lists for hazardous materials sites in the vicinity of the property did not identify any obvious potential off-site sources of contamination within the ASTM-specified approximate minimum search distance of the subject property. No obvious RECs for the property were noted from the 113 databases reviewed.

The property was historically and is currently used for agricultural land, implying the past and/or current use of agricultural chemicals (pesticides, insecticides, and/or herbicides) on the property. These compounds tend to biodegrade over time, and it is **KC ENGINEERING COMPANY'S** experience that residual concentrations of these chemicals found at similar sites are rarely discovered at levels requiring regulatory action. **KC ENGINEERING COMPANY** conducted limited soil sampling in the area of the detention basin located adjacent to the east of the subject property on June 6, 2013. Discrete soil samples were collected from four boring locations at approximately 6 inches and 2.5 to 3 feet below the ground surface. All eight soil samples collected were analyzed for organochlorine pesticides using EPA Test Method 8081A. No detectable levels

of organochlorine pesticides were reported. Based on the analytical results, no further environmental investigation pertaining to organochlorine pesticide-based contamination was recommended.

KC ENGINEERING COMPANY conducted limited soil sampling approximately 1,000-feet north of the subject property on August 11, 2013. Discrete soil samples were collected from three boring locations at approximately 6 inches and 2.5 to 3 feet below the ground surface. All six soil samples collected were analyzed for organochlorine pesticides using EPA Test Method 8081A. No detectable levels of organochlorine pesticides were reported. Based on the analytical results, no further environmental investigation pertaining to organochlorine pesticide-based contamination was recommended. Some Cities and/or Counties require analytical testing on past and/or current agricultural land prior to approving development.

Based on the research conducted for this assessment, it is **KC ENGINEERING COMPANY's** opinion that no obvious RECs, historical RECs, or controlled RECs were identified during the course of this assessment. No obvious conditions indicative of releases or threatened releases of hazardous substances, pollutants, contaminants, petroleum and petroleum products on, at, in, or to the subject property were identified during the course of this assessment. No further environmental investigation of the subject property appears warranted at this time. This opinion is based on the information provided to **KC ENGINEERING COMPANY** during the course of this assessment. Any data that is missing or was withheld from **KC ENGINEERING COMPANY** could alter our opinion.

INTRODUCTION

This report presents the findings of **KC ENGINEERING COMPANY's** Phase I ESA conducted for the approximate 240-acre property identified as APNS 0138-030-090, -100, -110, and -120, located at the northeast intersection of Leisure Town Road and Fry Road in Vacaville, Solano County, California. The property currently consists of agricultural fields.

The purpose of this assessment is to permit the client to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability. This assessment is intended to constitute "all appropriate inquiries (AAI) into the previous ownership and uses of the property consistent with good commercial and customary practice as defined in CERCLA, 42 U.S.C. §9601(35)(B)". AAI is only the first step to establishing the ability to qualify for CERCLA liability protection – "continuing obligations" apply after purchase.

This evaluation has been performed at your request to identify, to the extent feasible pursuant to the processes prescribed in ASTM E 1527-13, RECs in connection with the subject property. The term "recognized environmental conditions" means the presence or likely presence of any

hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. Hazardous substances are defined pursuant to CERCLA 42 U.S.C. §9601(14), as interpreted by EPA regulations and the courts. A controlled REC is defined as “a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls”. A historical REC is defined as “a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls”.

KC ENGINEERING COMPANY performed this Phase I ESA for Sares Regis Group, in accordance with ASTM Standard E 1527-13, *Standard Practice for Environmental Site Assessments*. This report is prepared for the sole use and benefit of Sares Regis Group, and is based in part upon data provided by Sares Regis Group and its representatives. Neither this report, nor any of the information contained herein, shall be used or relied upon for any other purpose by any person or entity other than Sares Regis Group.

Scope of Services

KC ENGINEERING COMPANY's services were performed in accordance with our proposal dated 29 January 2016 and in general conformance to the guidelines presented in ASTM Standard E 1527-13, *Standard Practice for Environmental Site Assessments*. **KC ENGINEERING COMPANY** performed the following tasks in order to identify RECs on and in the immediate vicinity of the subject site:

- Conducted a visual survey of the property to evaluate on-site hazardous materials use, storage, and disposal activities.
- Performed a visual reconnaissance of the immediately adjacent sites.
- Attempted to interview the client representative regarding specialized knowledge, purchase price, and commonly known information via a User Provided Information Questionnaire. However, the completed questionnaire was not returned to **KC ENGINEERING COMPANY** prior to the completion of this report. The property currently consists of agricultural fields, and therefore operators and occupants of the property were not interviewed during the site reconnaissance.

- Reviewed readily available literature and historic documentation for the property to attempt to determine historic site usage from the time of the property's first developed use. Historical documents prior to 1940 were reviewed when available. Documents reviewed include historic U.S.G.S. topographic maps, historic aerial photographs, Sanborn fire insurance maps, building department records, and historic city directories. A title report was not provided to **KC ENGINEERING COMPANY** for review.
- Reviewed 113 reasonably ascertainable regulatory agency databases concerning chemical use, storage, and disposal for the subject property and surrounding sites.
- Searched for environmental cleanup liens and activity and use limitations (AULs).
- Prepared this report presenting our findings, conclusions and recommendations.

SITE DESCRIPTION

The subject property consists of approximately 240 acres of land located at the northeast intersection of Leisure Town Road and Fry Road in Vacaville, Solano County, California. The property is identified as Solano County APNS 0138-030-090, -100, -110, and -120. Access to the property is made from Leisure Town Road and Fry Road, both of which are paved. The property currently consists of agricultural fields. The predominant land uses in the vicinity of the property are residential and agriculture (see Plates I, II, and III: Vicinity Map, Site Sketch, and Aerial Photograph, respectively).

The elevation of the property is approximately 85 feet above sea level. The topography in the immediate vicinity of the property is relatively flat, with an overall downward gradient towards the east (U.S.G.S. Topographic Map, Elmira Quadrangle, 2012).

Hydrology

Several irrigation well standpipes, weir gates, and irrigation canals were observed on the property during the recent site reconnaissance. Specific depth to groundwater information was not available for the property. Depth to groundwater was measured at 73.0 feet below the ground surface on June 11, 1965 in wells located approximately 0.55-mile south of the property (EDR Inquiry Number 4547673.2s).

Groundwater was encountered between 17 and 23 feet below the ground surface in soil borings placed approximately 0.5-mile south of the property by **KC ENGINEERING COMPANY** on

November 5, 2003, as a part of a geotechnical investigation. Fluctuations in the groundwater table can occur with variations in seasonal rainfall, development of the site and vicinity, and irrigation.

The property is not identified within the bounds of a 100- or 500-year flood zone. The property is not identified as a wetland area on the National Wetland Inventory. Portions of the property are identified as wetland areas on the State Wetlands database (EDR Inquiry Number 4547673.2s).

SITE RECONNAISSANCE

A field reconnaissance of the site was conducted by Ms. Amy Lee on February 25, 2016. Ms. Lee is a Registered Environmental Property Assessor with over twenty-one (21) years' experience conducting Phase I ESAs. The property was visually and/or physically observed by driving along access roads that border and traverse the property. Photographs of the subject property are included in Appendix A. The following observations were made:

The approximate 240-acre property is situated at the northeast intersection of Leisure Town Road and Fry Road, both of which are paved. Access to the property is made from Leisure Town Road and Fry Road. The predominant land uses in the vicinity of the property are agriculture and residential. The property currently consists of agricultural fields that have been recently planted. Several irrigation well standpipes, weir gates, and irrigation canals are located on the property, along with water measurement and control systems, and flow meters. The northwest corner of the property is covered with sand and gravel. No buildings or foundations are located on the property.

Regulated quantities of hazardous materials including 55-gallon drums of chemicals, USTs, and ASTs were not observed to be used, stored, or disposed of on the property. Waste management and solid waste disposal activities were not observed on the property.

The property currently consists of agricultural fields, and therefore electric, gas, drinking water, sewer, and refuse collection services are not currently provided to the property. A non-potable water line, fire hydrants, and underground utility vaults are located along Leisure Town Road. An AT&T Fibre Cable is located along Fry Road. Aboveground utility lines with pole-mounted transformers are located along Leisure Town Road and Fry Road. High-voltage power lines adjoin the property to the east. The presence of an obvious wastewater discharge was not observed on the property. No elevators, sumps, storm drains, floor drains, basements, hoists, or hydraulic lifts were observed on the property.

Neither stained soils, stained pavement, discolored water, nor stressed vegetation were noticeable on the subject property. Strong, pungent, or noxious odors were not noticeable during the site reconnaissance. Standing surface waters including pits, ponds, and lagoons were not observed on the property. Storm water flows onto adjacent parcels and streets.

No current or past uses likely to involve the use, treatment, storage, disposal, or generation of hazardous substances or petroleum products were identified during the site reconnaissance. No obvious RECs were observed for the property during the site reconnaissance.

SURROUNDING PROPERTIES

The following current uses of adjoining properties were visually and/or physically observed during the recent site reconnaissance:

- Adjacent to the north: Fallow agricultural fields.
- Adjacent to the south: Fry Road, followed by agricultural fields, and residences located at 5164 and 5176 Fry Road.
- Adjacent to the west: Leisure Town Road, followed by residences.
- Adjacent to the east: Railroad tracks and aboveground high-voltage power lines, followed by a detention basin and agricultural fields.

INTERVIEWS AND USER PROVIDED INFORMATION

All interviews were conducted by Amy E. Lee, a Registered Environmental Property Assessor with over twenty-one (21) years' experience conducting Phase I ESAs.

KC ENGINEERING COMPANY attempted to conduct an interview with the client representative, Mr. Bob Holmes of Sares Regis Group, via a User Provided Information Questionnaire. However, a completed questionnaire was not returned to **KC ENGINEERING COMPANY** prior to the completion of this report. A copy of the questionnaire is included in Appendix B. A title report was not provided to **KC ENGINEERING COMPANY** for review.

The property currently consists of agricultural fields, and therefore operators and occupants of the property were not interviewed during the recent site reconnaissance.

Local Environmental Health Department

A file review was conducted at the Solano County Department of Environmental Management on February 25, 2016 to determine if any permits for installation and/or removal of USTs exist for the subject property. No records are on file for the subject property.

RECORDS REVIEW

In order to obtain information regarding current and past RECs at the site, reasonably ascertainable information from several sources was researched. The results of this research are outlined below.

Aerial Photographs

In an attempt to identify the likelihood of past property uses having led to RECs in connection with the property or surrounding area, select aerial photographs of the subject property and surrounding areas were reviewed. Photographs taken in 1937, 1957, 1968, 1974, 1984, 1993, 1998, 2005, 2006, 2009, 2010, and 2012 were available for review.

The subject property consisted predominantly of agricultural fields from 1937 to 2012. A residence and up to three barns were located on the northwest corner of the property from 1937 to 1984. The residence and barns were removed from the property by 1993, and the northwest corner of the property consisted of vacant land from 1993 to 2012.

Agricultural fields adjoined the property to the north from 1937 to 2012. Fry Road adjoined the property to the south from 1937 to 2012, followed by agricultural fields, a residence, and barns. Leisure Town Road adjoined the property to the west from 1937 to 2012, followed by: agricultural fields from 1937 to 1984; and residences from 1993 to 2012. High-voltage power lines and railroad tracks adjoined the property to the east from 1937 to 2012, followed by agricultural fields.

The property was historically used for agricultural fields from 1937 to 2012, implying the past use of agricultural chemicals (pesticides, insecticides, and/or herbicides) on the property. These compounds tend to biodegrade over time, and it was **KC ENGINEERING COMPANY'S** experience that residual concentrations of these chemicals found at similar sites are rarely discovered at levels requiring regulatory action. **KC ENGINEERING COMPANY** conducted limited soil sampling in the area of the detention basin located adjacent to the east of the subject property on June 6, 2013. Discrete soil samples were collected from four boring locations at approximately 6 inches and 2.5 to 3 feet below the ground surface. All eight soil samples collected were analyzed for organochlorine pesticides using EPA Test Method 8081A. No detectable levels of organochlorine pesticides were reported. Based on the analytical results, no further environmental investigation pertaining to organochlorine pesticide-based contamination was recommended.

KC ENGINEERING COMPANY conducted limited soil sampling approximately 1,000-feet north of the subject property on August 11, 2013. Discrete soil samples were collected from three boring locations at approximately 6 inches and 2.5 to 3 feet below the ground surface. All six soil

samples collected were analyzed for organochlorine pesticides using EPA Test Method 8081A. No detectable levels of organochlorine pesticides were reported. Based on the analytical results, no further environmental investigation pertaining to organochlorine pesticide-based contamination was recommended. Some Cities and/or Counties require analytical testing on past and/or current agricultural land prior to approving development.

No obvious RECs for the property were identified from the aerial photographs reviewed.

Historical Topographic Maps

In an attempt to assess past property uses which may have had an environmental impact on the property or surrounding area, select historical topographic maps depicting the subject property and surrounding areas were reviewed. Maps dated 1908, 1917, 1953, 1968, 1973, and 1980 were available for review.

A residence was located on the northwest corner of the property from 1908 to 1980. Two barns were located on the northwest portion of the property in 1953, and one barn remained on the northwest portion of the property from 1968 to 1980. A possible second residence was located on the northwest corner of the property from 1973 to 1980. The remainder of the property consisted of vacant land from 1908 to 1980.

The property was adjoined by vacant land to the north from 1908 to 1980. Fry Road adjoined the property to the south from 1908 to 1980, followed by a residence, barns, and vacant land. Leisure Town Road adjoined the property to the west from 1908 to 1980, followed by vacant land. Vacant land and railroad tracks adjoined the property to the east from 1908 to 1917. Utility lines, railroad tracks, and vacant land adjoined the property to the east from 1953 to 1980.

No obvious RECs for the property were identified from the topographic maps reviewed.

Sanborn Fire Insurance Maps

Sanborn fire insurance maps for Vacaville were reviewed. Coverage of the property was not available (EDR Inquiry Number 4547673.3).

City Directories

Business directories including city, cross reference, and telephone directories were reviewed, if available, at approximate five-year intervals for the years spanning from 1975 through 2013.

During the course of this study, **KC ENGINEERING COMPANY** utilized Environmental Data Resources, Inc. (EDR) as an information source for historic city directories. A possible residential listing was found for the property under the address of 5978 Leisure Town Road in 1985. No other listings were found for the subject property.

Building Department Records

During the course of this study, **KC ENGINEERING COMPANY** utilized EDR as an information source for local building department records. No building permits were found for the subject property.

Environmental Liens and AULs

During the course of this assessment, **KC ENGINEERING COMPANY** utilized EDR as an information source for environmental cleanup liens and AULs. A search was made for the existence of environmental cleanup liens and AULs against the subject property that are filed or recorded under federal, tribal, state, or local law. No environmental liens or AULs were identified for the property (EDR Inquiry Number 4547673.7S). The property owner was identified as Batch Vacaville Land and Development, L.P.

REGULATORY AGENCY DATABASE REVIEW

To ascertain reported areas of possible environmental impairment on or in the vicinity of the subject property, one hundred and thirteen (113) federal, state, local, tribal, and proprietary records databases were reviewed. During the course of this study, **KC ENGINEERING COMPANY** utilized EDR as an information source for environmental records. Records were also reviewed on the California Regional Water Quality Control Board's GeoTracker website. A complete copy of the EDR Radius Map with GeoCheck Report is available upon request within 30 days of the publication of this report.

The subject property was not identified as a hazardous materials use, storage, disposal, or release site on any of the 113 databases reviewed. Institutional controls and engineering controls were not identified for the subject property. Oil and gas wells were not identified on the subject property. One adjoining site was identified:

1. Nick Papin Trucking, located adjacent to the south of the property at 5164 Fry Road, is identified as a historic underground storage tank location. A 550-gallon gasoline UST was previously located at this address. This site is not identified as having had a reported spill

or release of hazardous materials, and it is therefore not considered a REC for the subject property.

Six (6) additional hazardous materials use, storage, disposal, or release sites were identified within the approximate minimum search distance of the subject property. Four (4) of the identified sites have not had a reported spill or release of hazardous materials, and they are therefore not considered a REC for the property. One (1) of the two (2) identified hazardous materials release sites has received regulatory agency closure, and it is therefore not considered a REC for the property. One identified hazardous materials release site has not received regulatory agency closure:

1. Kinder Morgan Energy Partners (KMEP) A Street Petroleum Pipeline Release, located approximately 0.4-mile northeast of the property at 6079 A Street, is identified on several databases including the Leaking Underground Storage Tank (LUST) database and the Spills, Leaks, Investigations, and Cleanups (SLIC) database. KMEP discovered and repaired a leak in a pipeline in 1996. Substances released include petroleum products (gas and diesel fuel) and fuel oxygenates (MTBE and TBA). This pipeline was removed from service in 2004. An aquifer used for drinking water and a well used for drinking water were reported to be contaminated. KMEP has conducted remediation of soil and groundwater since the discovery of the release, and currently monitors the site in accordance with a Monitoring and Reporting Program (MRP). A groundwater pump and treat system has been operating at this site since 2003. The status of this case as of 2005 was listed as "open-remediation". Depth to groundwater was measured between 5.96' and 10.41' below the ground surface in a private domestic drinking water well at this site on May 19, 2009. Based on the fact that the responsible party has been identified; the fact that the source of contamination was removed in 2004; the distance of this site from the subject property; and the fact that ongoing remediation is taking place at this facility, this facility is not considered a REC for the subject property.

No obvious RECs for the property or adjoining parcels were noted from the 113 government databases reviewed. No obvious potential off-site sources of contamination were identified within the ASTM-specified approximate minimum search distance of the subject property.

FINDINGS AND OPINION

Historical research conducted for this assessment indicates that a residence was located on the northwest corner of the property from 1908 to 1985. Up to three barns were located near the residence from 1937 to 1984, and a possible second residence was located on the northwest corner of the property from 1973 to 1980. The residence(s) located on the property had the possible historic address of 5978 Leisure Town Road. The residence(s) and barns were removed from the

property by 1993, and the northwest corner of the property has consisted of vacant land from 1993 to the present. The remainder of the property has consisted predominantly of agricultural fields from 1937 to the present. No evidence was found to indicate that improved roads or orchards were located on the property in the past. No significant data gaps or data failures were encountered during the course of this assessment.

The property currently consists of agricultural fields. Several irrigation well standpipes, weir gates, and irrigation canals are located on the property, along with water measurement and control systems, and flow meters. Regulated quantities of hazardous materials including USTs, ASTs, and 55-gallon drums of chemicals were not observed to be used, stored, or disposed of on the property. No current or past uses likely to involve the use, treatment, storage, disposal, or generation of hazardous substances or petroleum products were identified during the site reconnaissance. No obvious RECs were observed for the property during the recent site reconnaissance.

The subject property was not identified as a hazardous materials use, storage, disposal, or release site on any of the 113 databases reviewed for this assessment. Institutional controls and engineering controls were not identified for the subject property. Oil and gas wells were not identified on the subject property. The search of regulatory lists for hazardous materials sites in the vicinity of the property did not identify any obvious potential off-site sources of contamination within the ASTM-specified approximate minimum search distance of the subject property. No obvious RECs for the property were noted from the 113 databases reviewed.

The property was historically and is currently used for agricultural land, implying the past and/or current use of agricultural chemicals (pesticides, insecticides, and/or herbicides) on the property. These compounds tend to biodegrade over time, and it is **KC ENGINEERING COMPANY'S** experience that residual concentrations of these chemicals found at similar sites are rarely discovered at levels requiring regulatory action. **KC ENGINEERING COMPANY** conducted limited soil sampling in the area of the detention basin located adjacent to the east of the subject property on June 6, 2013. Discrete soil samples were collected from four boring locations at approximately 6 inches and 2.5 to 3 feet below the ground surface. All eight soil samples collected were analyzed for organochlorine pesticides using EPA Test Method 8081A. No detectable levels of organochlorine pesticides were reported. Based on the analytical results, no further environmental investigation pertaining to organochlorine pesticide-based contamination was recommended.

KC ENGINEERING COMPANY conducted limited soil sampling approximately 1,000-feet north of the subject property on August 11, 2013. Discrete soil samples were collected from three boring locations at approximately 6 inches and 2.5 to 3 feet below the ground surface. All six soil samples collected were analyzed for organochlorine pesticides using EPA Test Method 8081A. No detectable levels of organochlorine pesticides were reported. Based on the analytical results,

no further environmental investigation pertaining to organochlorine pesticide-based contamination was recommended. Some Cities and/or Counties require analytical testing on past and/or current agricultural land prior to approving development.

Based on the research conducted for this assessment, it is **KC ENGINEERING COMPANY's** opinion that no obvious RECs, historical RECs, or controlled RECs were identified during the course of this assessment. No obvious conditions indicative of releases or threatened releases of hazardous substances, pollutants, contaminants, petroleum and petroleum products on, at, in, or to the subject property were identified during the course of this assessment. No further environmental investigation of the subject property appears warranted at this time. This opinion is based on the information provided to **KC ENGINEERING COMPANY** during the course of this assessment. Any data that is missing or was withheld from **KC ENGINEERING COMPANY** could alter our opinion.

CONCLUSIONS

KC ENGINEERING COMPANY has performed a Phase I ESA in general conformance with the scope and limitations of ASTM Practice E 1527-13 of the approximate 240-acre property located at the northeast intersection of Leisure Town Road and Fry Road in Vacaville, Solano County, California. The property is identified as APNS 0138-030-090, -100, -110, and -120, and currently consists of agricultural fields. Any exceptions to, or deletions from, this practice are described under the Scope of Services on Page 5 of this report.

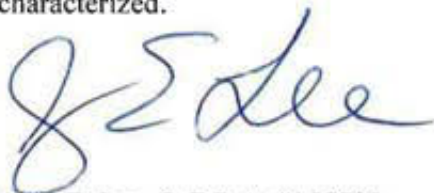
This assessment has revealed no obvious evidence of RECs, historical RECs, or controlled RECs in connection with the subject property. No further environmental investigation of the subject property appears warranted at this time.

CERTIFICATION

This Phase I ESA Report has been prepared by **KC ENGINEERING COMPANY** at the request of Sares Regis Group, and has been reviewed and approved by the undersigned. The research, interviews, and field work conducted for this assessment were completed by Amy E. Lee, a Registered Environmental Property Assessor with over twenty-one (21) years' experience conducting Phase I ESAs.

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 40 CFR §312.10(b). I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

The scope of effort upon which this report is based is intended to provide a reasonable assessment of environmental risk for the client. This effort was not absolutely exhaustive and the quality of our assessment is necessarily dependent on the quality of the information supplied to **KC ENGINEERING COMPANY** by all sources cited. Inspection and data collection were carried out by **KC ENGINEERING COMPANY** staff according to accepted standards. However, inspection was mainly surficial and the identification of possible environmental risks or contamination was limited accordingly. No ESA can wholly eliminate uncertainty regarding the potential for RECs in connection with a property. Performance of this assessment is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs in connection with a property. Therefore, this report does not carry with it any express or implied warranty that environmental risks associated with the subject site have been totally excluded or precisely characterized.



Amy E. Lee, R.E.P.A. #157732
Environmental Assessor

LIMITATIONS

At the present date, the findings of this report are valid for the property investigated. With the passage of time, significant changes in the conditions of a property can occur due to natural processes or works of man on this or adjacent properties. In addition, legislation or the broadening of knowledge may result in changes in applicable standards. Changes outside of our control may render this report invalid, wholly or partially. Therefore, this report should not be considered valid after a period of 180 days without our review, nor should it be used, or is it applicable, for any properties other than those investigated.

This report has been prepared for the exclusive use of Sares Regis Group, as it pertains to the property described herein. The conclusions in this report are opinions, based on readily available information obtained to date, within the scope of work authorized by Sares Regis Group. Use of, or reliance on the information and opinions contained in this report by other parties without first consulting this office is at those parties' own risk.

The results contained in this report are based upon the information acquired during this assessment. **KC ENGINEERING COMPANY** shall not be responsible for conditions or consequences arising from facts and information that were withheld or concealed, or not fully disclosed at the time that this evaluation was performed. **KC ENGINEERING COMPANY** is not responsible for errors or omissions in agency files or databases. It is possible that variations exist beyond or between points observed during the course of this assessment. Also, changes in observed conditions could occur due to contamination migration, variations in rainfall, temperature, and/or other factors not apparent at the time of the field evaluation. No ESA can wholly eliminate uncertainty regarding the potential for RECs in connection with a property.

KC ENGINEERING COMPANY has strived to prepare this report in accordance with generally accepted geologic/environmental practices in this community, as well as good commercial and customary practice for ESAs. No warranty or guarantee is expressed or implied.

REFERENCES

- Environmental Data Resources, Inc., The EDR Radius Map Report with GeoCheck, Inquiry Number: 4547673.2s, February 25, 2016.
- Environmental Data Resources, Inc., Certified Sanborn Map Report, Inquiry Number: 4547673.3, February 25, 2016.
- Environmental Data Resources, Inc., The EDR Historical Topographic Map Report, Inquiry Number: 4547673.4, February 25, 2016.
- Environmental Data Resources, Inc., The EDR-City Directory Image Report, Inquiry Number: 4547673.5, February 25, 2016.
- Environmental Data Resources, Inc., The EDR Environmental LienSearch, Inquiry Number: 4547673.7S, March 3, 2016.
- Environmental Data Resources, Inc., EDR Building Permit Report, Inquiry Number: 4547673.8, February 25, 2016.
- Environmental Data Resources, Inc., The EDR Aerial Photo Decade Package, Inquiry Number: 4547673.12, February 25, 2016.
- KC ENGINEERING COMPANY**, Limited Soil Sampling for Proposed Brighton Landing Subdivision, South of Elmira Road, Vacaville, Solano County, California, VV3411, 13 June 2013.
- KC ENGINEERING COMPANY**, Limited Soil Sampling for Proposed Brighton Landing Subdivision, Area SS19, South of Elmira Road, Vacaville, Solano County, California, VV3411, 21 August 2013.
- Solano County Department of Environmental Management, Personal Communication, February 25, 2016.
- Regional Water Quality Control Board, GeoTracker Website, March 12, 2016.



SOURCE: U.S.G.S. TOPOGRAPHIC MAP, 7.5-MINUTE ELMIRA, CA QUADRANGLE, 1980

PLATE I



APPROXIMATE SCALE: 1" = 2,300'

VICINITY MAP	
ROBERTS' RANCH SUBDIVISION APNS 0138-030-090, -100, -110, & -120 LEISURE TOWN ROAD AND FRY ROAD VACAVILLE, SOLANO COUNTY, CALIFORNIA	
KC ENGINEERING COMPANY	
MARCH 15, 2016	VV4006

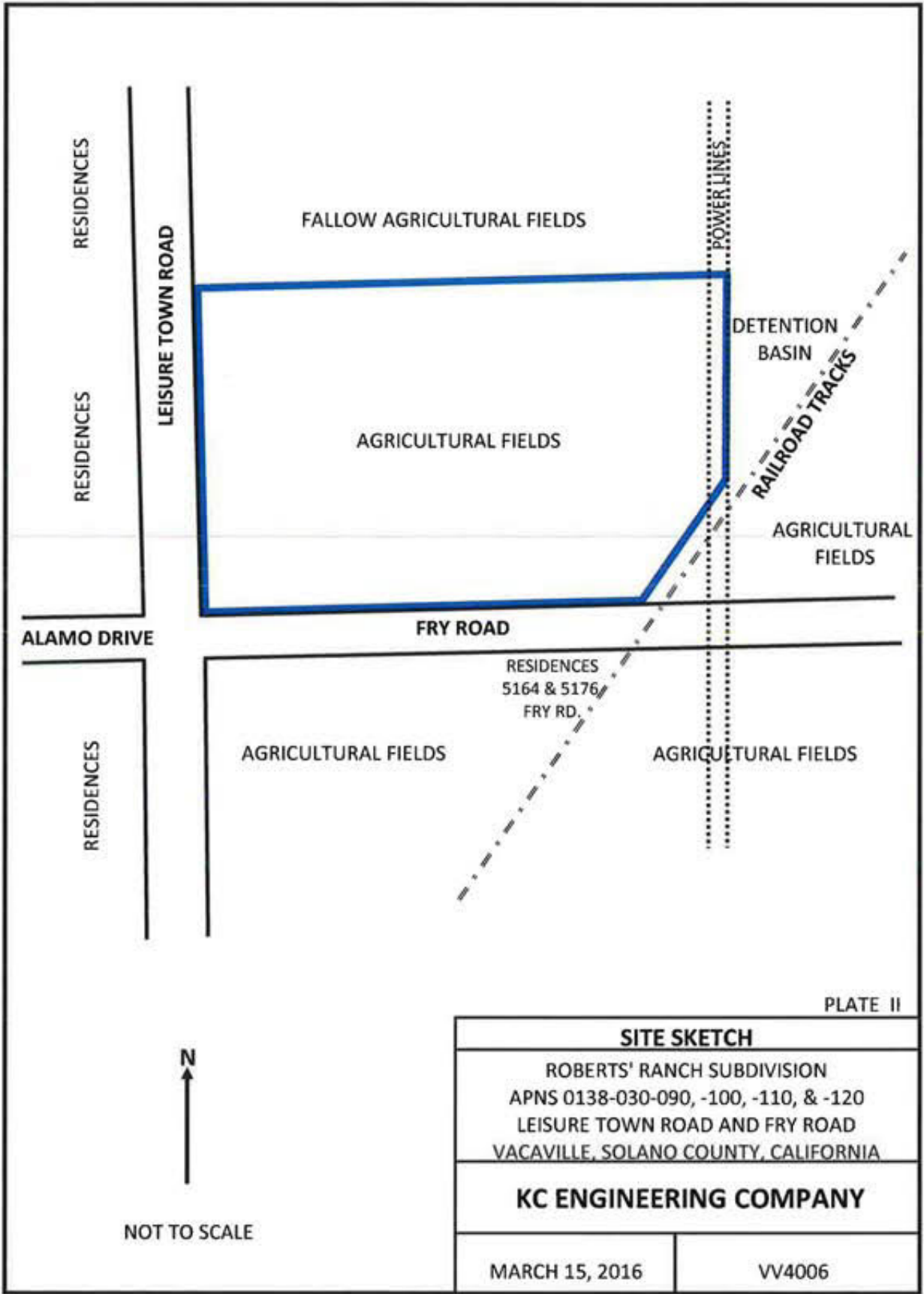


PLATE II

SITE SKETCH

ROBERTS' RANCH SUBDIVISION
 APNS 0138-030-090, -100, -110, & -120
 LEISURE TOWN ROAD AND FRY ROAD
 VACAVILLE, SOLANO COUNTY, CALIFORNIA

KC ENGINEERING COMPANY

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 NOT TO SCALE

MARCH 15, 2016

VV4006



SOURCE: 2016 Google Earth

PLATE III



APPROXIMATE SCALE: 1" = 850'

AERIAL PHOTOGRAPH	
ROBERTS' RANCH SUBDIVISION APNS 0138-030-090, -100, -110, & -120 LEISURE TOWN ROAD AND FRY ROAD VACAVILLE, SOLANO COUNTY, CALIFORNIA	
KC ENGINEERING COMPANY	
MARCH 15, 2016	VV4006

Appendix A

Site Photographs



Photo 1. Northeast-facing view from the southwest corner of the property.



Photo 2. View facing east from Leisure Town Road, of a water canal located on the central portion of the property.



Photo 3. View facing southwest from the central portion of the property.



Photo 4. Southeast-facing view from the central portion of the property.



Photo 5. View facing northwest from the central portion of the property.



Photo 6. North-facing view of a water canal located on the central portion of the property.



Photo 7. View facing west from the central east end of the property.



Photo 8. Southwest-facing view from the northeast corner of the property.



Photo 9. View facing northwest from the southeast corner of the property.



Photo 10. Southeast-facing view from the central north end of the property.



Photo 11. View facing southwest from the central north end of the property.



Photo 12. Southeast-facing view from the northwest corner of the property.

Appendix B

User Provided Information Questionnaire

USER-PROVIDED INFORMATION QUESTIONNAIRE

DATE: March 10, 2016

CLIENT CONTACT: Mr. Bob Holmes

PROPERTY: Solano County APNS 0138-030-090, -100, -110, & -120
Leisure Town Road and Fry Road,
Vacaville, Solano County, California

THE FOLLOWING INFORMATION **MUST** BE PROVIDED TO KC ENGINEERING COMPANY IN ORDER TO MEET ASTM STANDARD E1527-13.

PLEASE COMPLETE THIS FORM AND E-MAIL OR FAX IT TO **KC ENGINEERING COMPANY** AT 530-223-2624 AT YOUR EARLIEST CONVENIENCE. THANK YOU.

1. **TITLE REPORT** – PLEASE PROVIDE KC ENGINEERING COMPANY WITH A COPY. *Sent*

2. Are you aware of any pending, threatened, or past litigation or administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the property?

_____ YES X NO

3. Are you aware of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?

_____ YES X NO

4. Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state, or local law?

_____ YES X NO

5. Are you aware of any activity and land use limitations, 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?

_____ YES X NO

6. Do you have any specialized knowledge or experience related to the property or nearby properties?

_____ YES X NO

KC ENGINEERING COMPANY

7. Are you aware of any commonly known or reasonably ascertainable information about the property or nearby properties that would help identify conditions indicative of releases or threatened releases?

_____ YES X NO

8. Do you know the past uses of the property?

X YES _____ NO
(If yes, please list)

FARMING

9. Do you know of specific chemicals that are present or once were present at the property?

_____ YES X NO
(If yes, please list)

10. Do you know of spills or other chemical releases that have taken place at the property?

_____ YES X NO
(If yes, please list)

11. Do you know of any environmental cleanups that have taken place at the property?

_____ YES X NO
(If yes, please list)

12. Does the purchase price being paid for this property reasonably reflect the fair market value of the property?

YES NO

If no, is the lower purchase price due to contamination that is known or believed to be present at the property?

~~_____ YES _____ NO~~

13. 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?

_____ YES NO

14. Property owner NAME Robert Batch
PHONE NUMBER 209-368-8601

15. Property manager NAME Robert Holmes
PHONE NUMBER 916-439-3005

16. Occupant NAME _____
PHONE NUMBER _____

17. Reason for performing Phase I Environmental Site Assessment?

To qualify for land owner liability protections to CERCLA liability
 OTHER: Request by City of Vacaville
For Planning Application

18. Are you aware of any of the following documents that may exist for the property?

- a. Environmental Site Assessment Reports _____ YES NO
- b. Environmental Compliance Audit Reports _____ YES NO
- c. Environmental Permits (e.g. solid waste disposal permits, hazardous waste disposal permits, wastewater permits, npdes permits, underground injection permits) _____ YES NO
- d. Registrations for underground and aboveground storage tanks _____ YES NO

- e. Registrations for underground injection systems _____ YES NO
- f. Material safety data sheets _____ YES NO
- g. Community right-to-know plan _____ YES NO
- h. Safety plans, preparedness and prevention plans, spill prevention, countermeasure, and control plans _____ YES NO
- i. Reports regarding hydro geologic conditions on the property or surrounding area _____ YES NO
- j. 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 _____ YES NO
- k. Hazardous waste generator notices or reports _____ YES NO
- l. Geotechnical studies _____ YES NO
- m. Risk assessments _____ YES NO
- n. Recorded activity and use limitations _____ YES NO

If yes on (a-n) above, will copies be provided to KC ENGINEERING COMPANY for review?

YES _____ NO

COMPLETED BY:

SIGNATURE



PRINT NAME

Robert K Holmes

DATE

3/18/2016

Appendix C

Qualifications Statement

865 Cotting Lane, Suite A
Vacaville, California 95688
(707) 447-4025, fax 447-4143



8798 Airport Road
Redding, California 96002
(530) 222-0832, fax 222-1611

KC ENGINEERING COMPANY
A SUBSIDIARY OF MATERIALS TESTING, INC.

AMY E. LEE
Environmental Professional

Years in Field: 21
Years with **KC ENGINEERING COMPANY**: 14

EDUCATION:

B.S., Forestry and Natural Resources Management
California Polytechnic State University, San Luis Obispo, CA, GPA 3.5

REGISTRATIONS:

REPA – Registered Environmental Property Assessor #157732
REA - Registered Environmental Assessor I-07387 from 1999 through 2012 (program terminated on July 1, 2012)
OSHA/EPA 40-Hour Health and Safety Training for Hazardous Waste Operations and Yearly 8-Hour Refresher Course

PROFESSIONAL EXPERIENCE:

Ms. Lee has more than twenty-one years' experience in performing all aspects of Environmental Site Assessments, site characterizations, and remediation plans in conformance with ASTM Standards. Ms. Lee has performed Phase I and Phase II Assessments on commercial, industrial, and residential properties throughout California. Her work includes conducting site reconnaissances, evaluating historical research, reviewing regulatory agency records and government databases, interpreting aerial photographs, sampling soil and groundwater, interpreting laboratory data, and preparing final reports that include recommendations for remediation. Ms. Lee has authored numerous Closure Reports, Work Plans, and Health and Safety Plans for regulatory agency submittal.

Representative Experience:

- *Phase I Environmental Site Assessments.* As an Environmental Professional, Ms. Lee specializes in performing Phase I ESAs in conformance with ASTM Standard E 1527-13. Phase I ESAs are conducted to identify recognized environmental conditions in connection with a property. The term "recognized environmental conditions" means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to

the environment; or (3) under conditions that pose a material threat of a future release to the environment.

- *Environmental Audits.* Ms. Lee has conducted Site Closure Environmental Audits for properties in southern California. Services performed include an initial site reconnaissance to identify areas of potential environmental concern; soil and groundwater sampling and analysis; and preparation of a Site Closure Environmental Audit report.
- *Phase II Environmental Site Assessments.* Ms. Lee has conducted numerous Phase II ESAs on properties located throughout the state of California. Phase II studies have been performed to determine the presence or absence of soil and groundwater contamination at a property after a recognized environmental condition has been identified during the course of a Phase I ESA. Ms. Lee has experience identifying and defining petroleum hydrocarbon, solvents, agricultural chemicals, and metals-based contamination plumes in both the soil and groundwater.
- *Soil Remediation.* Following the identification and delineation of contamination plumes, Ms. Lee has coordinated and overseen soil remediation activities including remediation by excavation and in-situ bio-remediation.
- *Regulatory Agency Case Closure.* Ms. Lee has authored several Closure Reports for regulatory agency submittal following successful remediation of contaminated properties. Ms. Lee also authors Closure Reports for underground storage tank removal activities.

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A SUBSIDIARY OF MATERIALS TESTING, INC.
www.mti-kegeotech.com

2015 CURRICULUM VITAE / RESUME
DAVID V. CYMANSKI, P.E., G.E.



- Education:** 1990 - Bachelor of Science in Civil Engineering
California State University at Chico
- Affiliations:** American Society of Civil Engineers, Geo Institute (ASCE)
California Geotechnical Engineers Association (CalGeo)
California Council of Testing and Inspection Agencies (CCTIA)
ACI, PTI, ACEC & ASTM
- Registrations:** 1994 - California Registered Civil Engineer, C 51421
2003 - California Registered Geotechnical Engineer, GE 2585
2008 - Oregon Registered Professional Geotechnical Engineer, P.E. #80732
- Certifications:** 1990 - Certified Special Inspector, Reinforced Concrete, ICC #1064377-88
1990 - ACI Concrete Field Testing Technician – Grade I, #00947884

EXPERIENCE

- 1996 to Present **MATERIALS TESTING, INC. /KC ENGINEERING CO., Vacaville & Redding, CA**
- Owner, President & Principal Engineer
 - Responsible charge of geotechnical engineering, materials testing, special inspection and environmental consulting.
 - Manage and perform subsurface investigation and geotechnical design activities.
 - Manage Environmental Site Assessments.
 - Perform geotechnical Expert Witness services; construction materials evaluations, and forensic studies of distressed structures, concrete foundations, pavements, retaining walls, drainage & landslides.
 - Engineering oversight and compaction testing for all grading, excavation and earthwork filling operations.
 - Evaluate and test subsurface ground improvement construction & underground utility backfill placement.
 - Analyze and recommend pavement designs including lime & cement modification and stabilization.
 - Foundation design and review including piling, drilled piers, caissons, footings & post-tension slabs.
 - Provide soil criteria and analysis of soil nail, tie-back, MSE, CMU & conventional retaining walls.
 - Evaluate and analysis of global slope stability, landslides & earth movement.
 - Bridge, dams and canal studies.
 - Responsible Engineer for **MTI-KCE** laboratory and special inspection services in soils, reinforced concrete, hot mix asphalt, post-tensioning, structural masonry, reinforcing, high-strength bolting, structural steel welding, non-destructive examination and fireproofing.
- 1989 to 1996 **TERRASEARCH, INC., Fairfield & Dublin, CA**
- Project Engineer & Staff Engineer.
 - Perform geotechnical engineering investigations for commercial, industrial, residential and public works.
 - Perform compaction testing of earthwork operations.
 - Perform special inspections of reinforced and pre-stressed concrete, structural masonry & structural steel.
 - Supervise engineering technicians and laboratory during grading and foundation operations.
 - Review civil and structural plans for geotechnical conformance.
 - Evaluate distressed structures and perform forensic investigations of earthwork projects.