

Phase I
Environmental Site Assessment
(ASTM E1527-05)

3422 Santa Rosa Avenue
APN 134-132-070
Santa Rosa, Sonoma County, California 95407



Prepared For:
Pacific West Communities, Inc.
430 East State Street, Suite 100
Eagle, ID 83616

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RNC Project Number 1211A

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1.0 SUMMARY

RNC Environmental, LLC (RNC) has been retained by Pacific West Communities, Inc. to conduct a Phase I Environmental Site Assessment for the property identified as Assessor's Parcel Number 134-132-070, located at 3422 Santa Rosa Avenue in the City of Santa Rosa, Sonoma County, California.

This report is intended to constitute an "inquiry by an environmental professional" for All Appropriate Inquiry under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). As such, it presents the results of an effort to gather reasonably obtainable and practicably reviewable information regarding environmental conditions on the property. Sources of this information include interviews with present and (as necessary) past owners and operators of the property; a review of historical sources such as aerial photographs, maps, and building records; a search for environmental cleanup liens on the property; a review of government records of hazardous material storage facilities, known or threatened releases, waste generation, cleanup sites, etc., for the subject and surrounding properties; a visual inspection of the subject and adjacent properties, and a review of various information provided by the client. The methods and procedures utilized to gather and interpret this information are consistent with the nationally recognized standard, ASTM E1527-05.

The details of the information reviewed, and of any data gaps identified, can be found in the body of this document. The primary investigator for the assessment was Neil O'Hara.

This assessment has found that the subject property is currently vacant. It was occupied by a bar from some time before 1952 until it was demolished in 1996. The property has remained vacant since that time. No other past uses have been identified.

A leaking UST site, John's Auto Repair, is located in the adjacent property to the south. The actual tank site is approximately 200 feet from the subject property. Monitoring records indicate that the groundwater gradient runs away from the subject property, and the presence of a non-impacted well between the tank site and the subject property indicates that there has been no impact to the subject property from this source. No hazardous materials generators or other underground storage tank sites were identified on the subject or adjacent properties.

Three former cleanup sites and ten additional leaking UST sites were identified within one-half mile of the subject property. No evidence indicates that any of these facilities has impacted the subject property. No oil or gas wells were reported to be on or within one-half mile of the subject property.

This assessment has revealed no evidence of recognized environmental conditions on the property.

2.0 INTRODUCTION

2.1. PURPOSE

Due to concerns regarding potential liability for toxic hazards, real estate investors need to assess property before purchase to determine if current or past occupants or surrounding land uses could adversely impact property development.

The Federal Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) (42 USC §9601), which defines far-reaching joint, several, and retrospective liability for environmental cleanup costs, also includes landowner liability protections for innocent landowners, bona fide prospective purchasers, and contiguous property owners, provided that certain conditions are met. One of these conditions is that "all appropriate inquiries" (AAI) must be made into present and past environmental conditions at the site. Performance of a Phase I Environmental Site Assessment according to ASTM Standard E1527 has been the industry standard method for such inquiries since 1993. In November 2005, the US

Environmental Protection Agency (US EPA) released the first official Federal Rule for conducting “all appropriate inquiries”(40 CFR Part 312). Pursuant to §312.11 of the AAI rule, this assessment has been conducted in accordance with ASTM Standard, E1527-05, as a method of compliance with that rule.

According to the AAI rule, “All Appropriate Inquiries are intended to result in the identification of conditions indicative of releases or threatened releases of hazardous substances on, at, in, or to the subject property.” Such conditions are defined as “recognized environmental conditions” by ASTM E1527-05, §1.1.1 as follows:

The term "recognized environmental conditions" means the presence or likely presence of any hazardous substances or petroleum products on the property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures, onto the property, or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimis conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis are not recognized environmental conditions.

2.2. SCOPE OF WORK

The standards and practices implemented in this assessment are intended to result in the identification of conditions indicative of releases and threatened releases of hazardous substances on, at, in, or to the subject property. The investigation seeks to identify the following types of information about the subject property:

- Current and past property uses and occupancies;
- Current and past uses of hazardous substances;
- Waste management and disposal activities that could have caused releases or threatened releases of hazardous substances;
- Current and past corrective actions and response activities undertaken to address past and on-going releases of hazardous substances, including engineering controls and institutional controls; and
- Properties adjoining or located nearby the subject property that have environmental conditions that could have resulted in conditions indicative of releases or threatened releases of hazardous substances to the subject property.

Specific investigative procedures implemented include:

- Interviewing the current owner and occupant of the subject property. For properties with multiple occupants, the inquiry includes interviewing major occupants, as well as those occupants likely to use, store, treat, handle, or dispose of hazardous substances, or those who have likely done so in the past.
- To the extent necessary to achieve the objectives above, interviewing current and past facility managers, past owners, occupants, or operators of the subject property; employees of current and past occupants of the subject property; and/or one or more owners or occupants of neighboring or nearby properties.
- Reviewing historical documents and records which may include, but are not limited to, aerial photographs, fire insurance maps, building department records, chain of title documents, and land use records. Historical documents and records reviewed attempt to cover a period of time as far back in the history of the subject property as it can be shown that the property contained structures or from the time the property was first used for residential, agricultural, commercial, industrial, or governmental purposes.
- Reviewing Federal, tribal, State, and local government records or databases of government records, including reported releases or threatened releases, public health records, Emergency Response Notification System records, and records of land use restrictions for the subject property; registered waste management activities, including records of RCRA small quantity and large quantity generators, and records of registered storage tanks, for the subject and adjoining properties; landfills and solid waste management facilities, voluntary cleanup and brownfields sites, leaking underground storage tanks, registries of engineering controls and/or institutional controls, delisted NPL sites; and current and former CERCLIS sites, for the subject and properties within one-half mile; NPL and state-equivalent sites; RCRA facilities subject to corrective action , for the subject and properties within one mile.

- Conducting a visual on-site inspection of the subject property and facilities and improvements on the subject property, including a visual inspection of the areas where hazardous substances may be or may have been used, stored, treated, handled, or disposed.
- Conducting a visual inspection of adjoining properties, from the subject property, public rights-of-way, or other vantage point (e.g., aerial photography), including a visual inspection of areas where hazardous substances may be or may have been stored, treated, handled or disposed.

This Phase I Environmental Site Assessment Report discusses all work performed by RNC to date with regard to this project. The principal findings are outlined throughout the body of this text and are summarized in the conclusion of this report.

2.3. SIGNIFICANT ASSUMPTIONS

No significant assumptions were made in the course of this assessment.

2.4. LIMITATIONS AND EXCEPTIONS

This report was compiled as a Phase I Environmental Site Assessment for the subject project. This report contains information and data provided to RNC by several sources. RNC in no way warrants the accuracy or completeness of the information provided by those sources.

It should be noted that when an assessment is completed without adequate subsurface exploration or chemical screening of soil and groundwater beneath the site, as in this study, no statement of scientific certainty can be made regarding latent subsurface conditions which may be the result of on-site or off-site sources. The findings and conclusions of this report are not scientific certainties, but rather probabilities based on professional judgement concerning the significance of the data gathered during the course of this investigation. RNC is not able to represent that the site or adjoining land contains no hazardous waste, oil, underground storage tanks, or other latent condition beyond that detected or observed by RNC during the Phase I Environmental Site Assessment. The possibility always exists for contaminants to migrate through surface water, air, or groundwater. An investigation to determine whether or not contaminants are present in the surface and subsurface soil is not within the scope of work required to produce the Phase I Environmental Site Assessment. Chemical analysis of soil and groundwater samples to quantify levels of contamination is also not within the scope of work required to develop a Phase I Environmental Site Assessment.

For this assessment, no additional project-specific limitations arose.

2.5. SPECIAL TERMS AND CONDITIONS

This report was prepared according to ASTM Standard E1527-05; no special terms or conditions were specified by the user. Should there be a need to conduct an investigation into a specific question not addressed in this report, contact our office immediately regarding your concerns.

2.6. USER RELIANCE

This report was prepared for the exclusive use of Pacific West Communities, Inc., and its successor and/or assigns. It also may be relied upon by lenders, investors, government agencies (including, but not limited to, the California Department of Housing and Community Development, the USDA Rural Development Program, and the California Tax Credit Allocation Committee) and/or nonprofit entities which may provide financial assistance to, or partner with, Pacific West Communities, Inc., in the proposed development of the subject property.

No other person or entity is entitled to rely upon this report without the specific written authorization of RNC. Such reliance is subject to the same limitations, terms, and conditions as the original contract with the client. RNC specifically disclaims any responsibility for any unauthorized use of this report.

All users of this report, whether identified in this section, provided authorization in a separate reliance letter, or for any reason using this report without specific authorization, should be aware that Landowner Liability Protection under CERCLA is also contingent upon the user's compliance with certain additional responsibilities, as specified in ASTM E1527-05, §6. This includes recording your own knowledge (or lack thereof) regarding the property; we have provided a blank user questionnaire in Appendix G for this purpose. RNC cannot be responsible for any user's failure to comply with these responsibilities.

2.7. VALIDITY OF REPORT

This report may be presumed to be valid for one year from its cover date, excepting that if acquisition of the property occurs more than 180 days after the date of this report (February 6, 2013), certain information in the report must be updated in accordance with ASTM E1527-05, §4.6.

3.0 SITE DESCRIPTION

3.1. LOCATION AND LEGAL DESCRIPTION

The subject property consists of one 4.11±-acre parcel on the southeast corner of Santa Rosa Avenue and East Robles Avenue, in an unincorporated area of Santa Rosa, Sonoma County, California. The street address is 3422 Santa Rosa Avenue. The property is located in Section 2, Township 6 North, Range 8 West, Mount Diablo Meridian.

According to the preliminary title report, the legal description of the property is:

Commencing at the Southwest corner of Lot 16, as numbered and designated upon the Map entitled Map of the Oak Grove Farms, Belden and Hehir's Subdivision, being a portion of Rancho Llano de Santa Rosa in township 6 North, Range 8 West, M.D.M., Sonoma County, California, filed in the office of the County Recorder on October 8, 1909 in Book 23 of Maps, Page 22, Sonoma County Records; thence North along the Westerly line of said Lot 16, 327 feet to the point of beginning of the tract of land hereby conveyed; thence from said point of beginning, East, parallel with the Northerly line of said Lot 16, 608 feet, more or less, to the Westerly line of the land conveyed to Ruth O. Brinkman and Walter Brinkman, by Deed recorded in Book 218 of Official Records, Page 72, Sonoma County Records; thence North along the property of said Ruth O. Brinkman, et al, 327.06 feet, more or less, to the Northerly line of Lot 17 of said above mentioned subdivision; thence West along said Northerly line of Lot 17, 608.00 feet, more or less, to the Northwest corner of Lot 17; thence South along the Westerly line of Lots 17 and 16, 327.06 feet, more or less, to the point of beginning. Excepting therefrom that portion described in and conveyed for highway purposes by the Deed from James F. Ferguson and wife, to the State of California, dated January 8, 1931 and recorded April 4, 1931 in Book 293 of Official Records, Page 215, under Recorder's Serial No. A-14522, Sonoma County Records, more particularly described as follows:

Commencing at a point in the centerline of the State Highway between Santa Rosa and Petaluma at or near Station "B" 128/54.60 P.O.T. of the Survey for said highway, said point being at the intersection thereof with the centerline of Oak Avenue as said avenue is shown on the aforesaid map; thence from said point of commencement along the centerline of said avenue, South 89° 35' East, 30 feet to a point in the Easterly line of the existing State highway, distant thereon North 0° 25' East, 20 feet from a 2 inch by 2 inch stake marking the intersection of said Easterly line of existing highway with the South line of Oak Avenue; thence continuing along the centerline of said avenue, South 89° 35' East, a further distance of 20 feet; thence along a line parallel with and 50 feet Easterly, at right angles, from the centerline of said highway survey, South 0° 25' West, 654.1 feet, more or less, to the South line of Lot 16; thence along said lot line, North 89° 35' West, 50 feet to a point on the centerline of said highway; thence along said highway centerline North 0° 25' East, 654.06 feet to the point of commencement.

Also excepting therefrom that portion conveyed to the County of Sonoma by instrument recorded on August 21, 1989, under Document No. 89-079077, Sonoma County Records, more particularly described as follows: Beginning at the intersection of the South line of the East Robles Avenue (formerly known as Oak Avenue) on the West line of the said lands of Frontin, as shown on the Map entitled Santa Rosa Avenue-Right of Way and Monument Map, dated March 1988 and on file in the office of the Sonoma County Surveyor; thence from said point of beginning and along said South line, South 89° 14' 03" East, 21.84 feet; thence leaving said South line, South 0° 45' 57" West, 6 feet; thence South 45° 45' 32" West, 30.88 feet to a point on the said West line; thence along said West line, North 0° 45' 07" East, 27.84 feet to the point of beginning. Also excepting therefrom that portion conveyed to the County of Sonoma by Deed recorded on May 17, 2005 under Document No. 2005068257, Sonoma County Records, more particularly described as follows: Beginning at the lead plug and tag, tagged L.S. 5759 marking the Southern corner of the parcel of land described in the Deed to the County of Sonoma recorded under Document No. 89-079077, Sonoma County Records, as shown on the Record of Survey of the lands of James A. Rundel, Trustee of the Lino Vieira trust dated December 5, 1992, filed in the

office of the County Recorder in Book 608 of maps, Page 19, Sonoma County Records; thence along the Eastern right of way line of Santa Rosa Avenue, as shown on said Record of Survey, South 00° 45' 07" West, 9.98 feet; thence leaving said line, North 45° 46' 47" East, 32.29 feet to a line drawn parallel with and distant Southerly, at right angles, 15.00 feet from the Southern right of way line of East Robles Avenue, as shown on said Record of Survey; thence along said parallel line, so drawn, South 89° 14' 03" East, 25.15 feet; thence leaving said line, North 45° 00' 00" East, 20.94 feet to said Southern right of way line of East Robles Avenue; thence along said line, North 89° 14' 03" West, 40.92 feet to the Eastern line of said parcel of land described in Deed to the County of Sonoma; thence along said line, South 00° 47' 38" East, 6.00 feet; thence South 45° 44' 43" West, 30.89 feet to the point of beginning. Basis of bearings being the Eastern right of way line of Santa Rosa Avenue, as shown on the map entitled "Santa Rosa Avenue, Right-Of-Way & Monument Map" dated March 1988, sheet 48 of 103 on file in the office of the Department of Transportation and Public Works, Micro Film Number 55295. Further excepting therefrom that portion as described in the Deed to the County of Sonoma recorded 8/19/2005 as Document No. 2005122512, Sonoma County Records.

Parcel Two: 10 foot wide drainage easement, being a portion of the lands of Clement C. Carinalli, etux, as said lands are described by Deed recorded under Document No. 19980001869, Sonoma County Records, said portion being described as follows: Being a 10 foot wide strip of land the Northerly line of which is described as follows: Beginning at a 1/2 inch iron pipe marking the Northeast corner of said lands of Carinalli, as said 1/2 inch iron pipe is shown on that Record of Survey, on file in Book 370 of Maps, page 30, Sonoma County Records; thence from said point of beginning and along the North line of Carinalli, North 89° 41' 25" West 138.91 feet to a point on the North line of Carinalli, from which the Southeast corner of the lands of Wiggins, as said lands of Wiggins as shown on said Record of Survey, bears South 89° 41' 25" East, 10.00 feet.

Parcel Three: 10 foot wide drainage easement, being a portion of the lands of Floyd P. Wiggins and Julia A. Wiggins, as said lands are described by Deed recorded in Book 3304 of official Records, page 701, Sonoma County Records, said portion being described as follows: Being a 10 foot wide strip of land the Easterly side of which is described as follows: Beginning at the Northeast corner of said lands of Wiggins, said corner being the Southeast corner of the lands of Lino Vieira Trust, et al, as described by Deed recorded under Document No. 1999154709, Sonoma County Records; thence from the point of beginning and along the Easterly line of Wiggins, South 00° 54' 08" West, 326.46 feet to the Southeast corner of said lands of Wiggins and the terminus of said Easterly line. The Westerly line of said 10 foot strip of land is to be extended or shortened to terminate on Wiggins North and South lines.

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Location maps and site maps of the subject property are attached to this report as Appendix A. Photographs of the subject property are attached to this report as Appendix B.

3.2. SITE AND VICINITY GENERAL CHARACTERISTICS

The property is located in an unincorporated area just south of the Santa Rosa city limits. Prior to the construction of the present freeway, Santa Rosa Avenue was the route of U.S. Highway 101. The area along the old highway has long been developed with rural residences, trailer parks, and roadside businesses, even when surrounding lands to the east and west were rural and agricultural.

3.3. CURRENT USE OF THE PROPERTY

The property is currently vacant. The property is fenced, but not secure.

3.4. DESCRIPTIONS OF STRUCTURES, ROADS, OTHER IMPROVEMENTS ON THE SITE

No buildings are present on the site. Asphalt and concrete remains from the driveway and parking lot of a bar formerly located on the site are present at the west end of the property.

3.5. POTABLE WATER SUPPLY

No water service is presently connected to the property.

3.6. SEWAGE DISPOSAL SYSTEM

No sewer service is presently connected to the property.

3.7. CURRENT USES OF THE ADJOINING PROPERTIES

The adjacent properties to south include a vacant parcel, with a small lot occupied by a restaurant facing onto Santa Rosa Avenue. Across Santa Rosa Avenue to the west is a retail strip mall with an auto parts store and several vacant spaces. Properties to the west, and across Robles Avenue to the north, are residential.

4.0 PHYSICAL SETTING

4.1. TOPOGRAPHY

According to the most recent USGS topographic map covering the subject property and vicinity, the subject property is located on generally level terrain, at an elevation of approximately 110 feet above mean sea level. The western toe of the Sonoma Mountains is about a mile to the east; the valley floor of the Santa Rosa Plain, where the property is located, slopes gently down to the south-southwest at about 10 feet per mile.

4.2. GEOLOGY

The subject property is located within the Santa Rosa Plain, which is considered part of the Coast Ranges Geomorphic Province. The Coast Ranges are northwest-trending mountain ranges (2,000 to 4,000, occasionally 6,000 feet elevation above sea level), and valleys. The ranges and valleys trend northwest, subparallel to the San Andreas Fault. Strata dip beneath alluvium of the Great Valley. To the west is the Pacific Ocean. The coastline is uplifted, terraced and wave-cut. The Coast Ranges are composed of thick Mesozoic and Cenozoic sedimentary strata. The northern and southern ranges are separated by a depression containing the San Francisco Bay. West of the San Andreas is the Salinian Block, a granitic core extending from the southern extremity of the Coast Ranges to the north of the Farallon Islands.

According to the Geologic Map of California, Santa Rosa sheet, the subject property is located over "older alluvium."

4.3. SOILS

According to the Natural Resources Conservation Service, Web Soil Survey, the property is underlain by Wright loam, shallow, wet, 0 to 2 percent slopes,

The Wright soil is on terraces, uplands, hills. The parent material consists of alluvium. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is somewhat poorly drained. Water movement in the most restrictive layer is low. Available water to a depth of 60 inches is low. Shrink-swell potential is high. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 0 inches during January, February. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 4w. This soil does not meet hydric criteria.

4.4. GROUNDWATER

Based on monitoring reports for nearby sites obtained through the State Water Resources Control Board, groundwater appears to be at a depth of about 10 feet below ground surface. The groundwater gradient is generally toward the west-southwest.

4.5. RADON

The National Radon Database has been developed by the U.S. Environmental Protection Agency and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey.

The US EPA has designated Sonoma County as Radon Zone 3, where average radon level in the area is less than 2.0 pCi/L (pico curies per liter of air) for the first floor living area.

Recommended action by the USEPA is as follows:

- Under 2 pCi/L reducing radon levels below 2 pCi/L is difficult
- 2 pCi/ - 4 pCi/L consider reducing levels to below 2 pCi/L, however no action needs to be taken

- 4 pCi/L - 20 pCi/L take action to reduce radon levels to below 4 pCi/L
- Over 20 pCi/L take action to reduce concentrations to as far below 20 pCi/L as possible
- Over 200 pCi/L take immediate action to reduce concentrations as far below 200 pCi/L as possible.

This is only a general estimation of the radon levels for the area in which the subject property is located. Site specific radon testing is necessary if specific conditions on the subject property need to be determined.

5.0 USER PROVIDED INFORMATION

A User Questionnaire was completed by Ken Koss on behalf of Pacific West Communities, Inc.. Additional information and documents were provided, as noted below.

5.1. TITLE RECORDS

A copy of a Preliminary Title Report regarding the subject property, prepared by Fidelity National Title Company and dated July 17, 2012, was provided.

5.2. ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS

No other knowledge of environmental liens was identified by the user.

5.3. SPECIALIZED KNOWLEDGE

The user reported no specialized knowledge of the property.

5.4. COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION

The user reported no commonly known or reasonably ascertainable information of environmental significance with regard to the property.

5.5. VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES

The user reported that the purchase price of the property is well below current market value, due to being a bank-owned, foreclosure property. There are no known environmental conditions.

5.6. OWNER, PROPERTY MANAGER, AND OCCUPANT INFORMATION

According to the Preliminary Title Reports, the property is owned by Savings Bank of Mendocino County.

5.7. REASON FOR PERFORMING PHASE I

This report was commissioned for the purpose of qualifying the user for "innocent landowner defense" under CERCLA.

5.8. OTHER

No additional information or previous environmental reports were provided.

6.0 ENVIRONMENTAL LIENS

6.1. PRELIMINARY TITLE REPORT

A Preliminary Title Report regarding the subject property, prepared by Fidelity National Title Company and dated July 17, 2012, was reviewed. Based on a review of these documents, no Environmental Liens and/or Activity Use Limitations, which indicate a past or present release of a hazardous substance or petroleum products, were recorded.

6.2. STATE RECORDS

The State of California, Department of Toxic Substances Control DTSC maintains three sources of information regarding properties with deed restrictions:

- The EnviroStor database includes sites cleaned up under DTSC oversight, and specifies whether a deed restriction was place on a property
- The DTSC Hazardous Waste Management Program (HWMP) has also developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office.
- The DTSC list of Border Zone sites includes facilities where nearby properties, not directly effected by a lien, may still have some activity use limitations.

The subject property is not listed in any of these sources as having a deed restriction, and there are no Border Zone sites within one-half mile of the property.

6.3. FEDERAL RECORDS

The US Environmental Protection Agency maintains three databases which may include information about liens and land use restrictions, if they have been established on a listed property:

- Comprehensive Environmental Response Compensation and Liability Information System List (CERCLIS)
- RCRAInfo, Corrective Action sites
- Brownfields Management System Database

The subject property does not appear on any of these lists.

7.0 RECORDS REVIEW

On August 7, 2012, RNC conducted a review of data files obtained from various local, state and federal regulatory agencies, to determine whether there are publicly available records regarding hazardous materials for the subject and surrounding properties. All sources and minimum search distances specified by ASTM E1527-05 were utilized. A full report of the findings is provided in Appendix E of this report.

7.1. HAZARDOUS WASTE CLEANUP SITES

The following sources were reviewed for records of existing hazardous waste cleanup sites within one-half to one mile of the subject property:

- Comprehensive Environmental Response Compensation and Liability Information System List (CERCLIS); Source: US EPA. The CERCLIS database contains information on potentially hazardous waste sites that have been reported to the US EPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA).
- National Priority List (NPL); Source: US EPA. The NPL database, maintained by the US EPA, is a subset of CERCLIS and identifies sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas.
- RCRA Corrective Action Activity (CORRACTS); Source: US EPA. CORRACTS data was accessed using EPA's Enforcement & Compliance History Online The Corrective Action Program encompasses active, or soon to be active facilities, where hazardous waste pollutants have been released into soil, ground water, surface water, or air. RCRA Corrective Action differs from Superfund in that Corrective Action sites generally have viable operators and on-going operations.
- State Hazardous Waste Cleanup Sites (EnviroStor); Source: California Department of Toxic Substances Control (DTSC). The EnviroStor database provides access to detailed information on hazardous waste permitted and corrective action facilities, as well as existing site cleanup information. EnviroStor allows you to search for information on investigation, cleanup, permitting, and/or corrective actions that are planned, being conducted or have been completed under DTSC's oversight.
- Spills, Leaks Investigations and Cleanups (SLIC); Source: California State Water Resources Control Board (SWRCB). In the SLIC Program, Water Board staff oversee soil and water investigations, corrective actions, and human health risk assessments at sites with current or historic unauthorized discharges, which have adversely affected or threaten to

adversely affect waters of the state. The program covers all types of pollutants (such as solvents, petroleum fuels, heavy metals, pesticides, etc.) and all environments (including surface water, groundwater, sediment, and soil).

No active cleanup sites were identified within the specified search distances.

7.2. LEAKING UNDERGROUND FUEL TANKS

The following source was reviewed for records of leaking underground fuel tank sites within one-half mile of the subject property:

- Leaking Underground Fuel Tanks (LUFT); Source: SWRCB.

Eleven leaking UST sites were identified:

SITE NAME	CLEANUP STATUS	ADDRESS
JOHN'S AUTO REPAIR (FORMER)	OPEN - REMEDIATION	3454 SANTA ROSA AVE
SANTA ROSA U-HAUL CENTER	OPEN - REMEDIATION	3601 SANTA ROSA AVE
GASAMAT #953 (FORMER)	OPEN - REMEDIATION	3185 SANTA ROSA AVE
MARINE MAX (FORMER)	COMPLETED - CASE CLOSED	3753 SANTA ROSA AVE
ZELKO CABINET MFG.	COMPLETED - CASE CLOSED	298 ROBLES AVE W
JEAN'S SHELL	OPEN - REMEDIATION	3785 SANTA ROSA AVE
DAVE'S PIT STOP (FORMER)	OPEN - VERIFICATION MONITORING	55 TODD RD
TEXACO	COMPLETED - CASE CLOSED	55 TODD RD
CHEAPER #2 (FORMER)	OPEN - SITE ASSESSMENT	3825 SANTA ROSA AVE
CALIF. HWY. PATROL (FRMR)	OPEN - REMEDIATION	3854 SANTA ROSA AVE
EMPIRE WASTE MANAGEMENT	COMPLETED - CASE CLOSED	3400 STANDISH AVE

Monitoring reports and file records for these sites were reviewing using Geotracker system, maintained by the State Water Resources Control Board.

The John's Auto Repair site is located on the adjacent property to the south, on the south side of the restaurant. The actual location of the tanks is just over 200 feet south of the subject property line. The site has been the subject of ongoing soil and groundwater investigations and monitoring activities since the removal of four steel underground storage tanks (UST) in 1986 that contained regular and unleaded gasoline and diesel. Interim corrective actions consisting of soil excavation was performed and a reported total of 4,200 tons of contaminated soil was removed. The most recent monitoring report¹ shows that the groundwater gradient at this site has been consistently toward the west-southwest, resulting in migration of the contaminant plume away from the subject property. A monitoring well located between the former tank site and the subject property (#MW6) has not had detectable contamination in the last 10 years of sampling. All available evidence indicates that this site has not impacted the subject property, and has no potential to do so in the future.

All of the remaining sites are a quarter mile or more away from the subject property; none of them have detected groundwater contamination which has migrated beyond the immediate vicinity of the leak site. There is no evidence that any of these sites has any potential to impact the subject property.

7.3. ACCIDENTAL SPILLS AND RELEASES

The following source was reviewed for records of accidental spills and releases of hazardous material on the subject property:

- Emergency Response Notification System (ERNS); Source: U.S. Coast Guard, National Response Center.

No accidental spills or releases were identified on the subject property.

¹ GHD, Inc, May 2012.

7.4. PREVIOUSLY REGULATED SITES

The following sources were reviewed for information about facilities which were formerly identified or regulated by a government agency due to environmental concerns at the property. In each case, these sources were reviewed in conjunction with the active cleanup site sources discussed above.

- Delisted NPL Sites; Source: US EPA. Sites previously identified for priority cleanup under the Superfund Program which have since been removed from that list.
- CERCLIS "No Further Remedial Action Planned" (NFRAP); Source: US EPA. The CERCLIS-NFRAP database contains information on sites designated "No Further Remedial Action Planned" which have been removed from the CERCLIS database. NFRAP sites may be sites where no contamination was found following an initial investigation, where remedial action has been completed, or where US EPA has deferred to a state or local agency to oversee remediation.
- Brownfields Management System; Source: US EPA. The Brownfields Management System (BMS) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding.
- CalSites - No Further Action; Source: California Department of Toxic Substances Control (DTSC). This category contains properties at which DTSC has made a clear determination that the property does not pose a problem to the environment or to public health. This determination is typically based on findings of a Preliminary Endangerment Assessment.
- CalSites – Referrals; Source: DTSC. Site Mitigation and Brownfields Reuse Program Facility Sites referred to other agencies. This data was reviewed primarily to cross-check other sources, to reduce potential data gaps.

Three former SLIC cleanup sites were identified:

SITE NAME	CLEANUP STATUS	ADDRESS
SANTA ROSA AVENUE ASSOCIATES	COMPLETED - CASE CLOSED	3715 SANTA ROSA AVENUE
WEATHERFORD U.S., INC	COMPLETED - CASE CLOSED	300 ROBLES AVENUE, WEST
LUCAS MOBILE HOME PARK	OPEN - INACTIVE	SANTA ROSA AVENUE

Monitoring reports and file records for these sites were reviewing using Geotracker system, maintained by the State Water Resources Control Board. The Santa Rosa Avenue and Weatherford sites involved remediation of contaminated soil, with no potential to impact the subject property. Well contamination was discovered at the Lucas site in 1998; the source of the contamination has not been identified. The site is a half mile north of the subject property; based on the distance, and the presence of another monitoring site between Lucas and the subject property, there is no evidence that this site has any potential to impact the subject property.

7.5. WASTE MANAGEMENT ACTIVITIES ON THE SUBJECT AND ADJACENT PROPERTIES

The following sources were reviewed for information about facilities which are identified or regulated by a government agency as handling or storing hazardous materials or petroleum products:

- Resource Conservation and Recovery Information System - Hazardous Waste Generators (RCRIS); Source: US EPA. RCRIS contains basic information on facilities which generate hazardous waste as defined by Resource Conservation and Recovery Act (RCRA). A LARGE QUANTITY GENERATOR (LQG) is a facility that generates more than 1000 kg. per month of non-acutely hazardous waste, or more than 1 kg. per month of acutely hazardous waste. A SMALL QUANTITY GENERATOR (SQG) generates between 100 kg. and 1000 kg. per month of non-acutely hazardous waste.
- Registered Underground Storage Tanks (UST); Source: SWRCB. The UST database contains statewide address, business name, and local agency information related to permitted Underground Storage Tank (UST) facilities.

Neither the subject property nor any adjacent property is listed as a hazardous waste generator. The adjacent property to the south is a former UST site; leaks were discovered when the tanks were removed in 1986. The site is discussed above as "John's Automotive." No current registered USTs are present on the subject or any adjacent property.

7.6. WASTE MANAGEMENT ACTIVITIES IN SURROUNDING AREA

The following sources were reviewed for information about facilities within one-half mile of the subject property which are identified or regulated by a government agency as transporting, disposing, or otherwise releasing hazardous materials:

- Resource Conservation and Recovery Information System - Treatment, Storage and Disposal Facilities (RCRIS-TSD); Source: US EPA. The RCRIS-TSD database contains basic information on facilities that Transport, Store, or Dispose of (TSD) hazardous waste as defined by RCRA.
- Solid Waste Information System (SWIS); Source: California Integrated Waste Management Board (CIWMB). The SWIS database contains an inventory of solid waste disposal facilities or landfills. These may be active or inactive facilities or open dumps that failed to meet RCRA Section 2004 criteria for solid waste landfills or disposal sites.
- Toxic Release Inventory System (TRIS); Source: US EPA. TRIS contains information on facilities which release toxic chemicals into the air, water, and land in reportable quantities under the Superfund Amendments and Reauthorization Act (SARA) Title III Section 313.

No facilities within one-half mile were identified as hazardous waste transporters. No landfills or TRIS sites are listed within one-half mile of the subject property.

7.7. OIL AND GAS WELLS

The Online Map System maintained by the California Division of Oil, Gas, and Geothermal Resources, was reviewed. This map shows that no wells are located on or within one-half mile of the subject property.

7.8. CORTESE LIST

The California Environmental Protection Agency is responsible for compiling a list of known contaminated sites, generally referred to as the "Cortese List." The list is used for planning, rather than regulatory purposes, and is compiled from the following sources:

Contaminated or potentially contaminated hazardous waste sites listed in the CAL Sites database by DTSC;

Leaking Underground Storage Tanks with known groundwater contamination, listed by the California State Water Resources Control Board;

Landfills which have evidence of groundwater contamination or known migration of hazardous materials, listed by the California Integrated Waste Management Board.

Each of these sources is separately referenced in this report. The subject property is not reported on the Cortese List.

7.9. TRIBAL RECORDS

The US Geological Survey National Map Viewer² was reviewed for information regarding the location of tribal lands in the vicinity of the subject property, and the presence of US EPA regulated properties on those lands.

No tribal lands were identified within one mile of the subject property.

8.0 LOCAL AGENCY INQUIRIES

8.1. SONOMA COUNTY FIRE DEPARTMENT

The Sonoma County Fire Department is the Certified Unified Program Agency ("CUPA") responsible for all oversight of hazardous materials storage, releases or spills, underground storage tanks, above ground storage tanks, and leaking underground storage tanks in all of Sonoma County.

The Department was contacted by fax on August 7, 2012. Due to the short lead time to prepare this report, no response was received prior to issuance of the report. Based on the known history of the property and the surrounding area, it is our opinion that it is unlikely that any significant new information would be revealed from this source.

² <http://viewer.nationalmap.gov/viewer/>

8.2. SONOMA COUNTY PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

A summary of historical building permits for the property was obtained from the Sonoma County Permit and Resource Management Department. (See **Appendix D**) Records indicate that the structure previously located on the property was a bar. The oldest permit identified is for a sign alteration in 1964. A series of related permits show that a remodel was planned, but not implemented, in 1972; repairs were completed later that year instead. Additional repairs and alterations were completed in 1975. Fire damage was repaired in 1978. The structure was declared substandard and was demolished in 1996.

A proposed mixed-use residential/commercial subdivision was proposed in 2000, and dropped in 2002 without implementation. A water well on the property was decommissioned in 2001.

9.0 HISTORICAL USE INFORMATION

9.1. RECORDED LAND TITLE RECORDS

A chain of title report was not provided by the client for RNC's use in preparing this report.

9.2. AERIAL PHOTOGRAPHS

Aerial photographs of the subject property, published by the U. S. Geological Survey and dated 1952, 1957, 1966, 1973, 1982, 1987, 1993, 2003, 2009, 2010, and 2012 were obtained and reviewed.

The 1952 photo shows the property to be located in a generally rural area. The east half of the property appears vacant; a building located in the middle of the west half is accessed from Santa Rosa Avenue by a circular driveway. Surrounding properties include farmlands and orchards, with scattered homes.

The 1957 photo shows the subject and surrounding properties generally unchanged, except that construction of the US 101 freeway is underway to the west.

By 1966 the freeway is complete. Santa Rosa Avenue has been widened and improved, and is becoming a commercial corridor. Orchards have been replaced by trailer parks; commercial buildings are visible in the area, including one across Santa Rosa Avenue from the subject property.

The 1973 through 1993 photos show no substantive changes on the subject property. Additional infill of residential and commercial properties is apparent in the surrounding area.

The 2003 photo shows the building no longer present on the subject property; the circular driveway remains. The building on the adjacent property to the south (beyond the restaurant) has also been removed. No substantive changes are apparent on the more recent photos.

Copies of the aerial photos are included in Appendix D of this report.

9.3. USGS TOPOGRAPHIC MAPS

The U. S. Geologic Survey topographic map of the Santa Rosa, California, 7.5' quadrangle, published in 1994, was reviewed. The map is based on aerial photography dated 1954, with revisions based on photography dated 1978. It was photo-inspected in 1994, with no major changes noted at that time.

The map shows two structures on the subject property -- one a residence and the other slightly larger. Several surrounding trailer parks and commercial buildings are shown as added between 1954 and 1978. Numerous scattered residences were present in 1954, with more added by 1978.

The map is included in Appendix A of this report.

9.4. SANBORN INSURANCE COMPANY MAPS

The Sanborn Map Company produced a series of large-scale maps, dating from 1867 to the present and depicting the commercial, industrial, and residential sections of some twelve thousand cities and towns in North America. The maps show significant detail regarding dwellings, commercial buildings, and factories. Where available, Sanborn maps are a valuable source of information about past land uses.

No Sanborn maps were identified which cover the subject property, as it was not urbanized at the time the maps were produced.

9.5. PROPERTY TAX FILES

Sonoma County Tax Assessor records show the property as vacant land.

9.6. ZONING/LAND USE RECORDS

The Santa Rosa General Plan designates the property for medium-density residential development.

9.7. CITY DIRECTORIES

Haines Criss-Cross Directories, dating from 1972 through 2000, were reviewed. 3422 Santa Rosa Avenue was identified in every issue reviewed as "Everybody's Talking."

10.0 INTERVIEWS

An environmental questionnaire was completed by an unnamed representative of the Savings Bank of Mendocino County. The banks state that the property is vacant. They have no knowledge of past uses of the property. The Bank is unaware of the presence of any hazardous materials on the property, and is unaware of any lawsuits, liens or regulator actions against the property, either past, present, or pending.

11.0 SITE VISIT

A visual and physical reconnaissance of the subject property was conducted on August 9, 2012 by Neil O'Hara. A site map and photographs of the subject property are attached to this report in Appendices A and B. A site visit/assessment checklist is attached to this report as Appendix C.

11.1. SURVEY METHODOLOGY

The reconnaissance was conducted by walking around the entire perimeter of the property, and crossing the property as needed to assure that the entire site was observed.

11.2. GENERAL SITE SETTING

The subject property was observed to be a level, fenced, vacant lot.

11.3. OBSERVATIONS ON SUBJECT PROPERTY

Observation	YES	NO	Comments
Hazardous Substances Associated with Identified Uses		X	
Storage Tanks		X	
Drums		X	
Hazardous Materials Containers		X	
Unidentified Containers		X	
Pits, Ponds or Lagoons		X	
Drains or Sumps		X	
Pools of Liquid		X	
Wells (supply or monitoring)		X	
Odors		X	
Fill soil and debris	X		Soil pile near former building location appears to be native soil.

Observation	YES	NO	Comments
			Some trash and debris is present in this area and along the west end of the property. No hazardous materials were observed.
Soil Stains, Stressed Vegetation		X	
Stains or Corrosion		X	
Potential Asbestos-Containing Materials		X	
Potential lead-based paint		X	

11.4. OBSERVATIONS ON ADJACENT PROPERTIES

Observation	YES	NO	Comments
Hazardous Substances Associated with Identified Uses		X	
Storage Tanks		X	
Drums		X	
Hazardous Materials Containers		X	
Unidentified Containers		X	
Pits, Ponds or Lagoons		X	
Drains or Sumps		X	
Pools of Liquid		X	
Wells (supply or monitoring)	X		Adjacent property to the south, where it wraps around to the south of the adjacent restaurant, is a known leaking UST site, with monitoring wells and a treatment system in place.
Odors		X	
Fill soil and debris		X	
Soil Stains, Stressed Vegetation		X	
Stains or Corrosion		X	
Potential Asbestos-Containing Materials		X	
Potential lead-based paint		X	

12.0 OTHER PUBLIC INFORMATION

An internet search identified "Everybody's Talking" in Santa Rosa as a topless bar/strip club which is long since closed.

13.0 FINDINGS

This assessment has found that:

- The subject property is currently vacant.
- The property was occupied by a bar from some time before 1952 until it was demolished in 1996. The property has remained vacant since that time. No other past uses have been identified.
- A leaking UST site, John's Auto Repair, is located in the adjacent property to the south. The actual tank site is approximately 200 feet from the subject property. Monitoring records indicate that the groundwater gradient runs away from the subject property, and the presence of a non-impacted well between the tank site and the subject property indicates that there has been no impact to the subject property from this source.
- No hazardous materials generators or other underground storage tank sites were identified on the subject or adjacent properties.
- Three former cleanup sites and ten additional leaking UST sites were identified within one-half mile of the subject property. No evidence indicates that any of these facilities has impacted the subject property.
- No oil or gas wells were reported to be on or within one-half mile of the subject property.

14.0 DATA GAPS

None of the limitations of this assessment has result in a data gap of any significance.

15.0 OPINIONS

No evidence of potential recognized environmental conditions on the property has been identified.

16.0 CONCLUSIONS

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-05, of 3422 Santa Rosa Avenue (APN 134-132-070), located in the city of Santa Rosa, Sonoma County, California, "*the property*". Any exceptions to, or deletions from, this practice are described in the Limitations Section of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the subject property.

17.0 RECOMMENDATIONS

No further investigation is recommended.

18.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

"I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in the §312.10 of 40 CFR part 312. 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. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR part 312."

RNC Environmental, LLC



8/10/12

Neil O'Hara

19.0 STATEMENT OF QUALIFICATIONS

The US EPA All Appropriate Inquiry rule defines an environmental professional as someone who possesses sufficient specific education, training, and experience necessary to exercise professional judgment to develop opinions and conclusions regarding conditions indicative of releases or threatened releases of hazardous substances on, at, in, or to a property, sufficient to meet the objectives and performance factors of the rule. In addition, an environmental professional must have either a state or tribal issued certification or license and three years of relevant full-time work experience; a Baccalaureate degree or higher in science or engineering and five years of relevant full-time work experience; or ten years of relevant full-time work experience.

Neil O'Hara meets and exceeds this requirement based on the following qualifications:

- Bachelor of Science, Environmental Planning & Management; University of California, Davis, 1974.
- 20+ years professional full-time experience, including:
 - RNC Environmental, LLC. Founding partner, 2004; sole proprietor since 2007.
 - Neil O. Anderson & Associates, Lodi, CA. Senior Environmental Specialist, 1998-2004.
 - O'Hara Environmental, Volcano, CA. Independent consultant, 1995-1998.
 - Sugnet & Associates, Roseville, CA. Water Quality Specialist, 1992-1995.
 - Limnion Corp., Concord, CA. Senior Biologist, 1989-1992.

Mr. O'Hara was a California Registered Environmental Assessor (REA) from 1993 until the REA program was cancelled in 2012.

Appendix A -- Location Maps

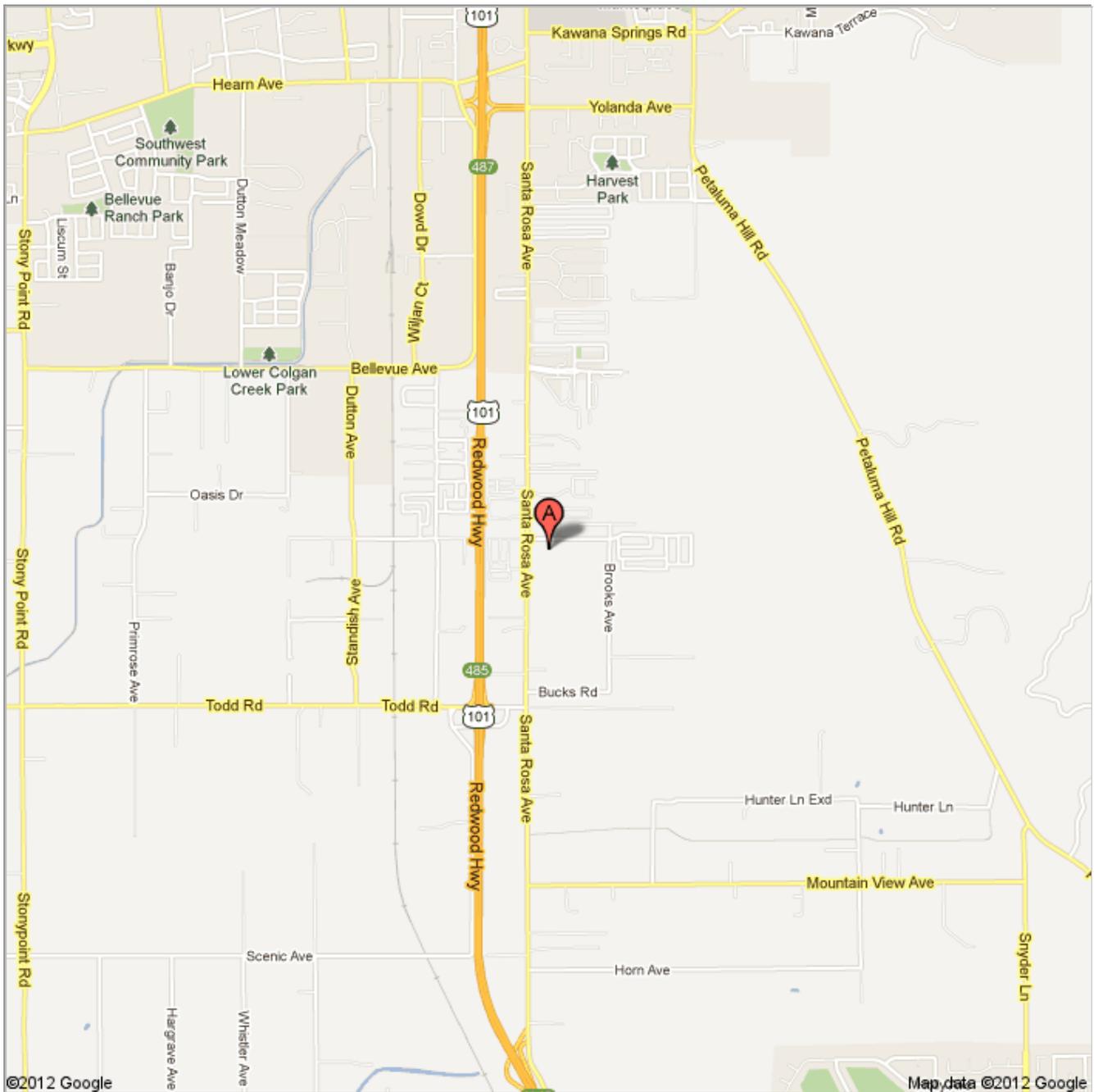


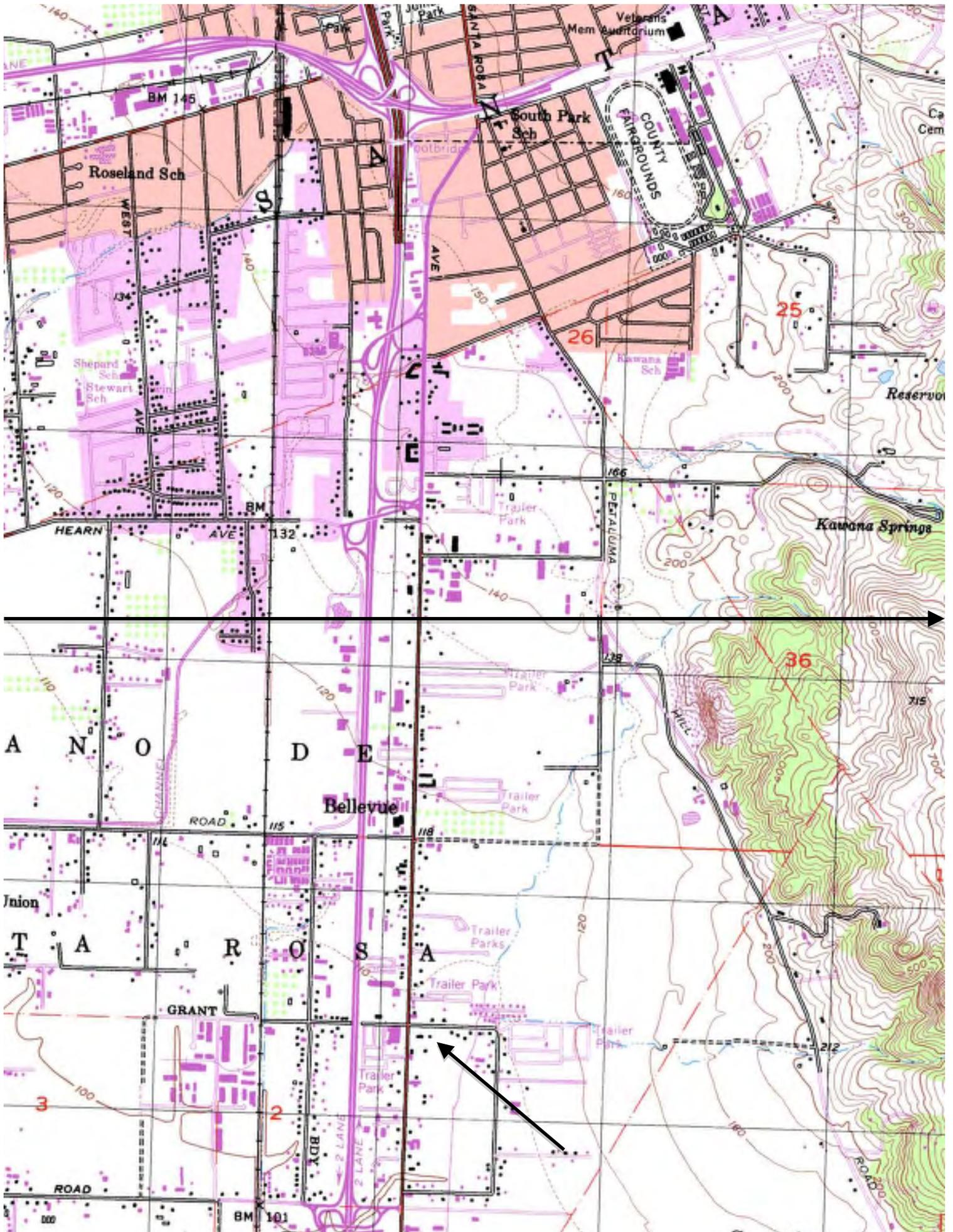
Address **3422 Santa Rosa Ave**
Santa Rosa, CA 95407

Get Google Maps on your phone



Text the word "GMAPS" to 466453





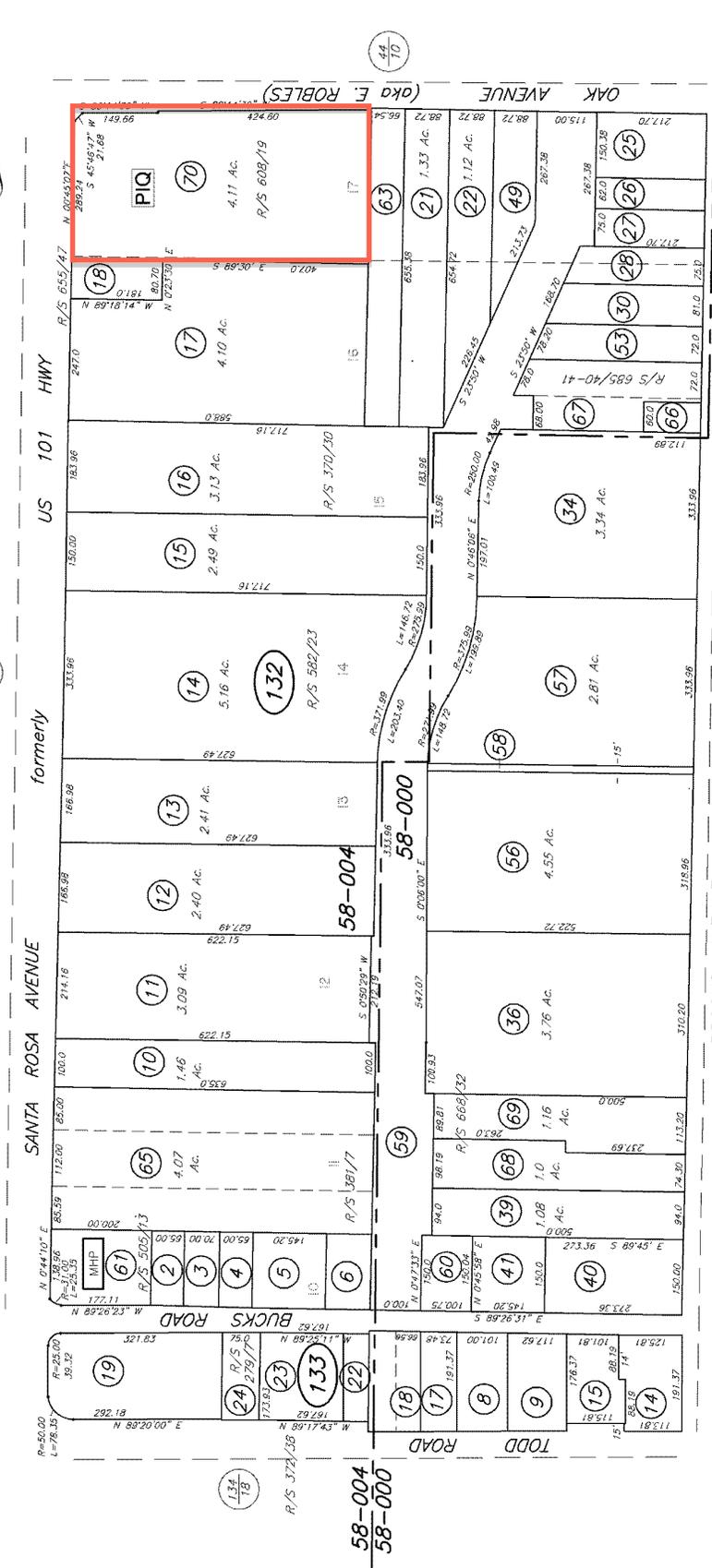
COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA
58-000
58-004

134-13

Ptn of OAK GROVE FARMS
REC. 10-08-1909 IN BK. 23, MAPS, PGS. 22-00

SCALE: 1"=200'



58-000
58-004

NOTE: This map was prepared for Assessment purposes only and does not indicate either parcel boundaries or legal descriptions. The accuracy of the data delineated. The acreages are based on the information supplied to the Assessor (i.e. recorded survey maps, recorded deeds, prior assessment maps, etc.)

Important: This plat is not a survey. It is furnished as a convenience to locate the land and other lands and not to guarantee any dimensions, distances, bearings or acreage.

Assessor's Map Bk. 134, Pg. 13
Sonoma County, Calif. (ACAD)

KEY 4-11-10 KB

NOTE: Assessor's parcels do not necessarily constitute legal lots. To verify legal parcel status, check with the appropriate city or county community development or planning division.



Redwood Hwy

101

Robles Ave Exd

507 ft

Santa Rosa Ave

Plaza Dr

Delores Ln

E Robles Ave

Brooks Ave

Bejay Ave

© 2012 Google

Google earth

Appendix B -- Photographs



Figure 1. North portion of property, looking east.



Figure 2. West portion of property, looking south.



Figure 3. Former parking area.



Figure 4. Old sign posts.



Figure 5. Soil pile at former building site.



Figure 6. Trash near soil pile.



Figure 7. Trash pile near southwest corner.



Figure 8. Wet area along south property line.



Figure 9. Pedestrian path along Robles Avenue.



Figure 10. Residences across Robles Avenue to the north.



Figure 11. Adjacent residence to the east.



Figure 12. Intersection of Santa Rosa and Robles Avenues; northwest corner of property.



Figure 13. Adjacent vacant property to south.



Figure 14. Restaurant adjacent to south, fronting on Santa Rosa Avenue.



Figure 15. Retail strip mall across Santa Rosa Avenue to the west.



Figure 16. Retail strip mall across Santa Rosa Avenue to the west.

Appendix C -- Site Assessment Checklist

RNC Environmental, LLC
 3326 M Street * Sacramento, CA 95816
 (888) 485-3330 * rnc-enviro.com

Phase I Site Reconnaissance Checklist

Project #	Site location	Date	By
1211A	3422 Santa Rosa Ave. Santa Rosa, CA 95407	8/9/12	Neil O'Hara

General Description of Property
Vacant level field.

General Description of Buildings
No buildings present. A semi-paved parking area and remains of a sign post from a former business are present at the west end. A chain link fence runs along the west and north boundaries, fronting Santa Rosa Avenue and Robles Avenue. The fence is not secure, but there is no evidence of a significant trespassing problem.

Observed Land Uses	
<i>Subject Property</i>	Vacant land.
<i>North</i>	Robles Avenue; residential beyond. Pedestrian path between property fenceline and the street.
<i>East</i>	Rural residence.
<i>South</i>	Restaurant on small lot fronting Santa Rosa Avenue. Vacant land west and beyond the restaurant.
<i>West</i>	Santa Rosa Avenue; retail strip mall beyond.
<i>Other observations</i>	

Phase I Site Reconnaissance Checklist

Observed Hazardous Materials		
	Subject Property	Adjacent Properties
<i>Any business typically associated with waste treatment, storage, disposal, processing, or recycling</i>	Yes <input type="radio"/> No <input checked="" type="radio"/>	Yes <input type="radio"/> No <input checked="" type="radio"/>
<i>Pesticides, batteries, paints, or other chemicals</i>	Yes <input type="radio"/> No <input checked="" type="radio"/>	Yes <input type="radio"/> No <input checked="" type="radio"/>
<i>Industrial drums or sacks of chemicals</i>	Yes <input type="radio"/> No <input checked="" type="radio"/>	Yes <input type="radio"/> No <input checked="" type="radio"/>
<i>Unidentified open or damaged containers</i>	Yes <input type="radio"/> No <input checked="" type="radio"/>	Yes <input type="radio"/> No <input checked="" type="radio"/>
<i>Evidence of underground/aboveground storage tanks</i>	Yes <input type="radio"/> No <input checked="" type="radio"/>	Yes <input checked="" type="radio"/> No <input type="radio"/> Remediation site south of restaurant.
<i>Old or leaking electrical transformers</i>	Yes <input type="radio"/> No <input checked="" type="radio"/>	Yes <input type="radio"/> No <input checked="" type="radio"/>
<i>Comments</i>		

Phase I Site Reconnaissance Checklist

	Physical Observations	
	Subject Property	Adjacent
<i>Stained Soil</i>	Yes <input type="radio"/> No <input checked="" type="radio"/>	Yes <input type="radio"/> No <input checked="" type="radio"/>
<i>Stressed/dead vegetation?(other than seasonal)</i>	Yes <input type="radio"/> No <input checked="" type="radio"/>	Yes <input type="radio"/> No <input checked="" type="radio"/>
<i>Odors</i>	Yes <input type="radio"/> No <input checked="" type="radio"/>	Yes <input type="radio"/> No <input checked="" type="radio"/>
<i>Trash and debris</i>	Yes <input checked="" type="radio"/> No <input type="radio"/> Moderate trash near old building site and S.R. Ave. frontage.	Yes <input type="radio"/> No <input checked="" type="radio"/>
<i>Fill soil</i>	Yes <input type="radio"/> No <input checked="" type="radio"/> Soil pile at old bldg site appears native	Yes <input type="radio"/> No <input checked="" type="radio"/>
<i>Wastewater discharges</i>	Yes <input type="radio"/> No <input checked="" type="radio"/>	Yes <input type="radio"/> No <input checked="" type="radio"/>
<i>Pits/ponds/lagoons</i>	Yes <input type="radio"/> No <input checked="" type="radio"/>	Yes <input type="radio"/> No <input checked="" type="radio"/>
<i>Monitoring wells</i>	Yes <input type="radio"/> No <input checked="" type="radio"/>	Yes <input checked="" type="radio"/> No <input type="radio"/> Beyond restaurant to south
<i>Comments</i>		

Phase I Site Reconnaissance Checklist

Water and Wastewater	
<i>Potable water supply</i>	Public <input type="radio"/> Well <input type="radio"/> Other <input type="radio"/> None <input checked="" type="radio"/>
<i>Sewage disposal</i>	Public <input type="radio"/> Septic <input type="radio"/> Other <input type="radio"/> None <input checked="" type="radio"/>
<i>Discharges to surface or pond</i>	Yes <input type="radio"/> No <input checked="" type="radio"/>
<i>Wetlands or surface waters</i>	Yes <input checked="" type="radio"/> No <input type="radio"/> Seasonal wetlands present along east and south sides.
<i>Comments</i>	

<i>Additional Comments</i>

Appendix D -- Historical Photos and Maps



1952



1957











Redwood Hwy

Robles Ave Exd

Santa Rosa Ave

Plaza Dr

Delores Ln

E Robles Ave

Brooks Ave

Bejay Ave

101

507 ft

© 2012 Google
Image U.S. Geological Survey

Google earth



Redwood Hwy

Robles Ave Exd

Santa Rosa Ave

Plaza Dr

Delores Ln

E Robles Ave

Brooks Ave

Bejay Ave

101

507 ft

© 2012 Google

Google earth



Redwood Hwy

101

Robles Ave Exd

507 ft

Santa Rosa Ave

Plaza Dr

E Robles Ave

Delores Ln

Brooks Ave

Bejay Ave

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Google earth



Redwood Hwy

101

Robles Ave Exd

507 ft

Santa Rosa Ave

Plaza Dr

Delores Ln

E Robles Ave

Brooks Ave

Bejay Ave

Image USDA Farm Service Agency
© 2012 Google

Google earth



Redwood Hwy

Robles Ave Exd

Santa Rosa Ave

Plaza Dr

Delores Ln

E Robles Ave

Brooks Ave

Bejay Ave

101

507ft

© 2012 Google

Google earth

Sonoma County Permit and Resource Management Department

Website: www.sonomacountypermits.org

Address: 2550 Ventura Avenue
Santa Rosa, CA 95403-2829

Phone: (707) 565-1900

Fax: (707) 565-1103

Permit History Lookup

This service provides convenient access to permit history information. All reasonable effort has been made to ensure the accuracy of the data provided. However, the data may be out of date or inaccurate. The County of Sonoma assumes no responsibility arising from the use of this information. This information and associated data are provided without warranty of any kind, either expressed or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Do not make any business decisions based on this data before validating the data with the Sonoma County Permit and Resource Management Department.

Permit History By Address

Address: **3422 Santa Rosa Ave**

PRMD Area: **Bellevue**

Permits: **30**

Permit History as of August 08, 2012

Number	Date	Status	Type	Description	Scanned
GPA02-0018	11/8/2002	Dropped	C-GPA	SEE PLP02-0084	
PLP02-0084	11/8/2002	Dropped	C-CPP	ZCE, GPA, AND SPA REQUEST FOR A ZONE CHANGE, SPECIFIC PLAN AMENDMENT, AND GENERAL PLAN AMENDMENT TO SATISFY CONDITION 50 OF "CONDITIONS OF APPROVAL" FOR PLP00-0022	
SPA02-0006	11/8/2002	Dropped	C-SPA	SEE PLP02-0084	
ZCE02-0028	11/8/2002	Dropped	C-ZCE	SEE PLP02-0084	
SEW02-0284	8/27/2002	Paid	AB-SEW	PLANCHECK 1256 LF OF SS - MAY OF 2002 FEES APPLIED	
RNC02-0011	4/26/2002	Done	C-RNC	MARK VIEIRA DRIVE	
SUR02-0055	4/26/2002	Canceled	SURVEY	IMPROVEMENT PLANS-VISTA BELLA SUBDIVISION	
SUR02-0056	4/26/2002	Canceled	SURVEY	MAP FINAL-VISTA BELLA SUBDIVISION	
WEL01-0386	7/16/2001	Finald	B-WEL	WATER WELL ROUTED TO GBAERT 7/17/01 ISSUED & ROUTED TO WELL FILE 8/2/01 LOG RCVD 09/19/01, DESTRUCT REPORT RCVD 9/19/01, ROUTED TO GBAERT FOR SIGNOFF FINALED BY GBAERT 11/28/01 ROUTED TO	

				HARD FILE	
UPE00-0081	5/10/2000	Expired	C-USE	SEE PROJECT DESCRIPTION PLP00-0022	
DRH00-0011	5/10/2000	Expired	C-DRH	SEE PROJECT DESCRIPTION PLP00-0022	
MJS00-0005	5/10/2000	Expired	C-MJS	SEE PROJECT DESCRIPTION PLP00-0022	
PLP00-0022	4/28/2000	Expired	C-CPP	UPE, DRH, AND MJS FOR TENTATIVE MAP CREATING 21 LOTS REQUEST FOR 1) A MAJOR SUBDIVISION OF 4.4 ACRES INTO 20 RESIDENTIAL LOTS AND A 2.16 ACRE COMMERCIAL LOT IN ORDER TO REQUEST FOR 2) A USE PERMIT AND 3) DESIGN REVIEW FOR A PLANNED UNIT DEVELOPMENT AND A MIXED-USE BUILDING CONSISTING OF 20,625 SQ FT WAREHOUSE, AND 6,875 SQ FT RENTAL LIVE/WORK UNITS ABOVE THE COMMERCIAL/WAREHOUSE SPACE. 6-30-03 REQUEST FOR AN EXTENSION OF TIME FOR THE RECORDATION OF THE FINAL MAP OF THE MAJOR SUBDIVISION PORTION OF THIS PROJECT.	Yes
R/S 00-060	3/17/2000	Map Appr	R/S	LINO VIEIRA TRUST --- MAP FILED AT COUNTY RECORDER IN BOOK 608 MAPS 19, SONOMA COUNTY RECORDS	
129035-S	7/28/1996	Fileclsd	VIO-BLDG	SUBSTANDARD STRUCTURE - ROTTED FLOORING IN BAR AND LEAKING PLUMBING	
6932	7/28/1996	Fileclsd	VIO-PLAN	EXPIRED USE PERMIT / building no longer standing	
PX006777	3/30/1984	Finaled	OLD-BLDG	ALTERATION	
B-030921	5/9/1978	Finaled	OLD-BLDG	CONCRETE SLAB	
B-029941	3/8/1978	Finaled	OLD-BLDG	FIRE DAMAGE	
B-029068	1/5/1978	Finaled	OLD-BLDG	INSP TIME	
B-028914	12/19/1977	Finaled	OLD-BLDG	DEMO	
B-016473	12/17/1975	Finaled	OLD-BLDG	ALTER	
B-014769	8/26/1975	Finaled	OLD-BLDG	ALTER	
B-013409	6/11/1975	Finaled	OLD-BLDG	REPAIRS	
A-034728	7/7/1972	Finaled	OLD-BLDG	REPAIR	
A-032864	2/11/1972	Expired	OLD-BLDG	DEMO	
A-032865	2/11/1972	Expired	OLD-BLDG	REMODEL BAR	
A-032515	1/10/1972	Expired	OLD-BLDG	RESIDING	
A-032503	1/7/1972	Expired	OLD-BLDG	REPLACE SIGN	
A-008168	2/24/1964	Finaled	OLD-BLDG	ALTER SIGN	

Number	Date	Status	Type	Description	Scanned
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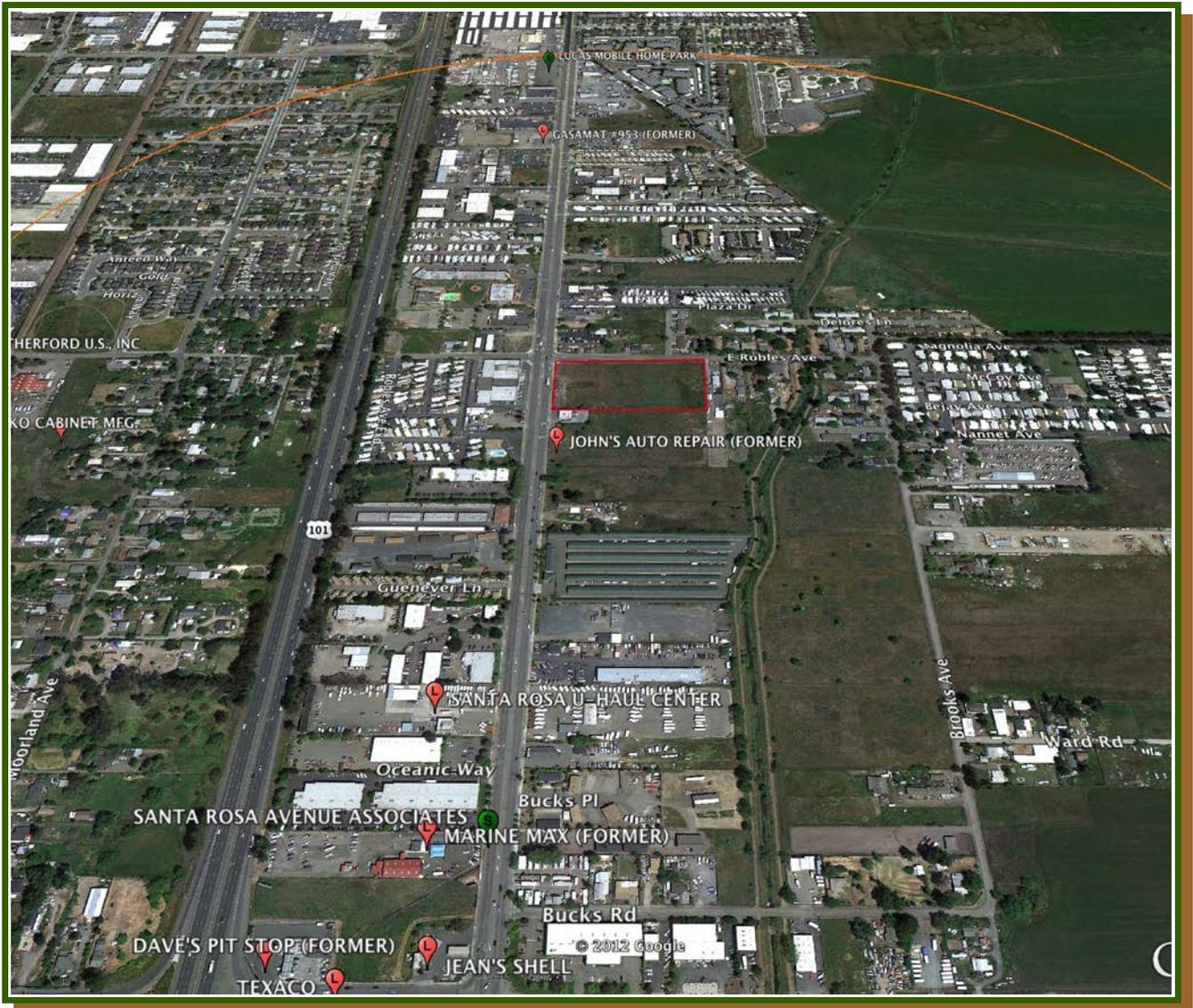
Important Notes

- ◆ The Permit History provided may not include all records for this property. Further investigation may be required to obtain a more complete history, due to: address changes, parcel mergers, splits, retirements, etc.
- ◆ Date(s) listed in this report reflect the earliest known date(s) associated with each file. The date(s) listed are not associated with the current status.
- ◆ Permit Status Definitions <http://www.sonoma-county.org/prmd/docs/permitsplus/status_standards.pdf> (PDF: 57 kB) have been modified through time, to better identify milestones during the life span of a specific File Type. Many historical files reflect statuses which are no longer in use.
- ◆ Although every effort is made to provide complete and accurate information on this website, visitors are advised to contact appropriate Permit and Resource Management Department (PRMD) staff before making project decisions. This may involve contacting more than one section within PRMD (Building, Plan Check, Zoning, Well & Septic, etc.), since each section implements specific codes or ordinances which may affect your project.

Appendix E -- Government Records Search

Regulatory Records Review

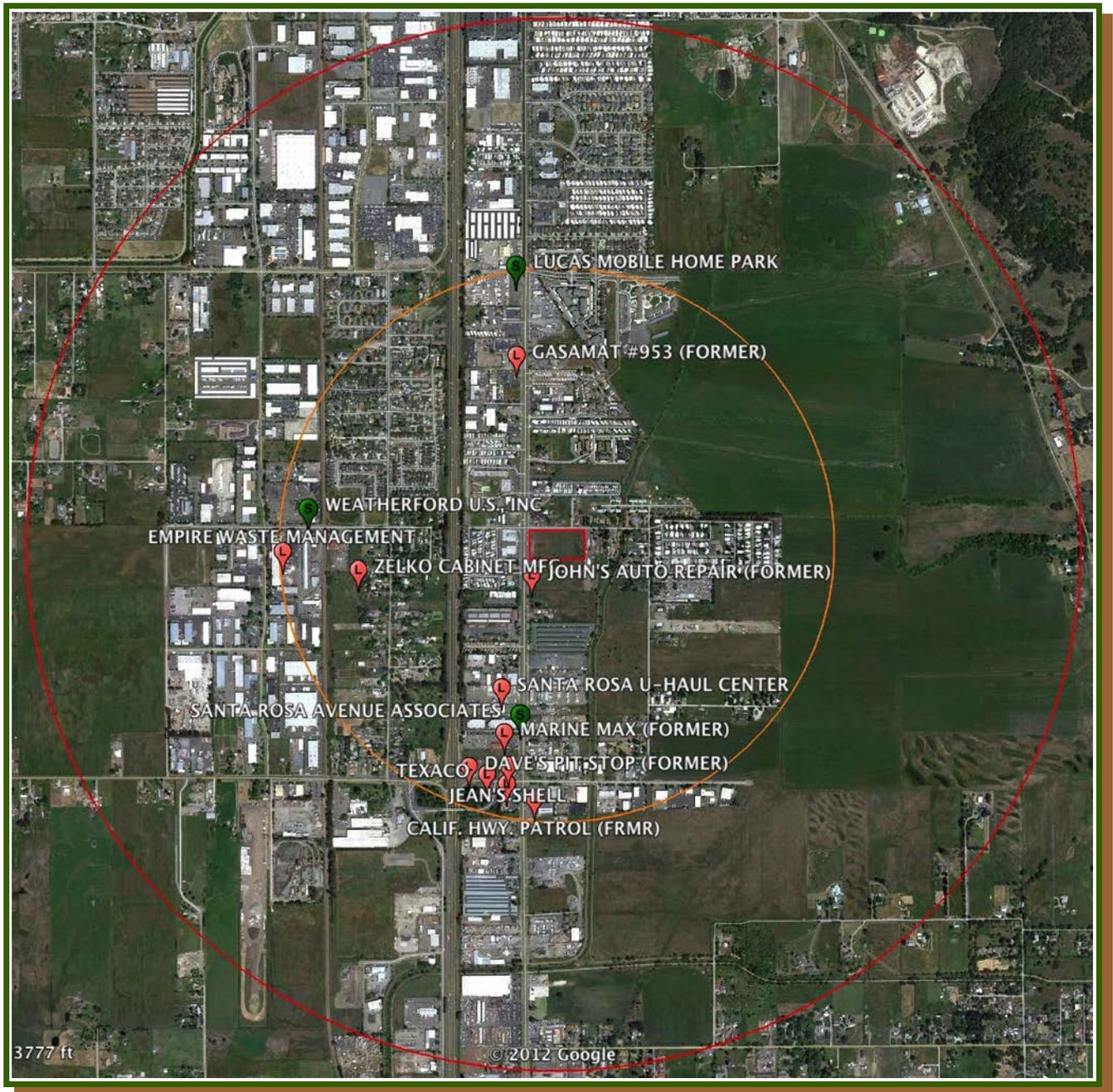
3422 Santa Rosa Avenue Santa Rosa, California 95407



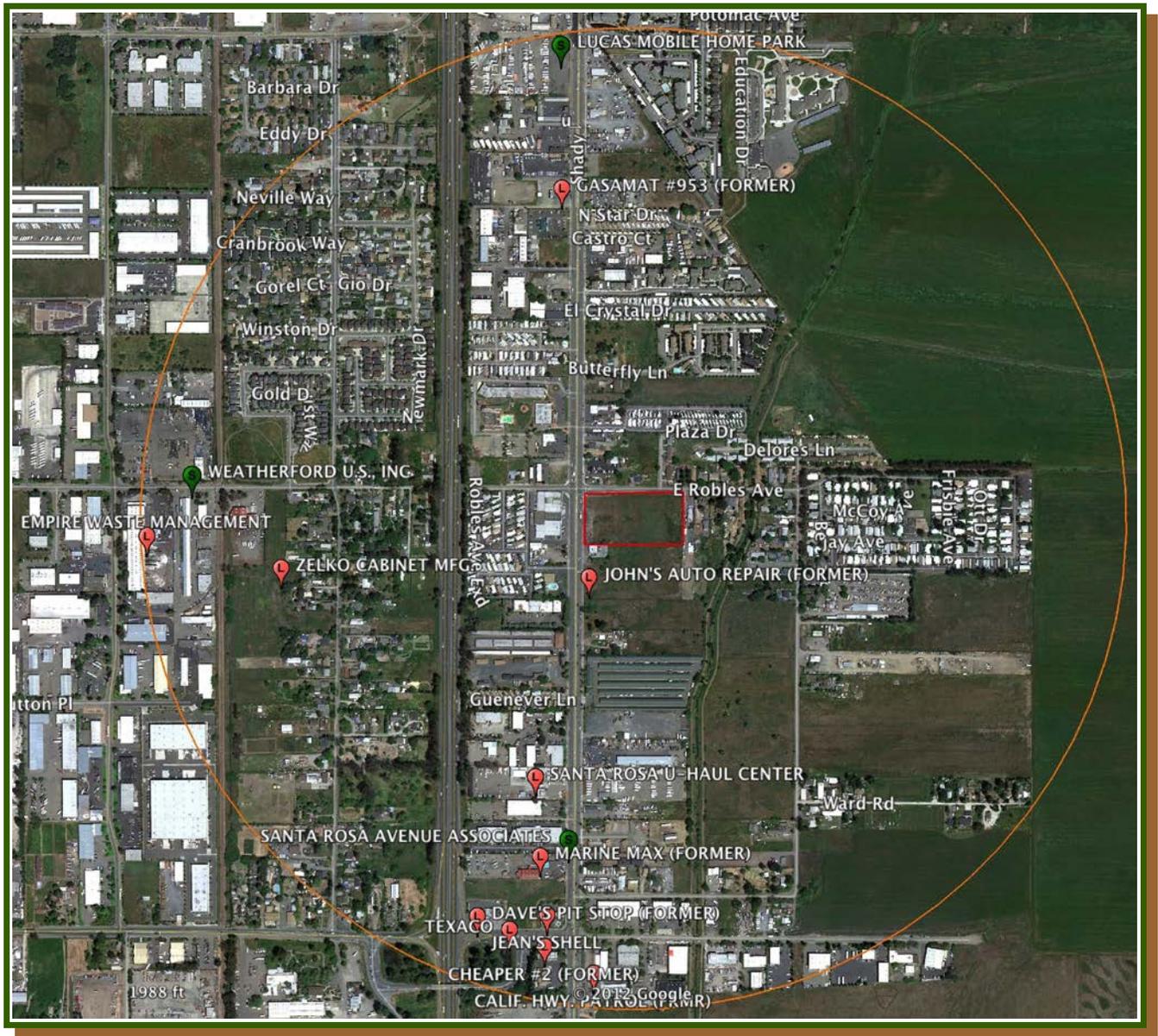
Summary of Search Results

SOURCE	SUBJECT PROPERTY	ADJOINING PROPERTY	SURROUNDING PROPERTIES
HAZARDOUS WASTE CLEANUP SITES: SUPERFUND, STATE CLEANUP, RCRA CORRECTIVE ACTIONS: ONE MILE SEARCH DISTANCE			
NPL ("SUPERFUND")	0	0	0
RCRA CORRECTIVE ACTIONS	0	0	0
STATE NPL-EQUIVALENT	0	0	0
HAZARDOUS WASTE CLEANUP SITES: VOLUNTARY CLEANUP AND OTHER OVERSIGHT: ONE-HALF MILE SEARCH DISTANCE			
CERCLIS	0	0	0
STATE CLEANUP SITES	0	0	0
REGIONAL CLEANUP SITES (SLIC)	0	0	3
PREVIOUSLY REGULATED SITES: ONE-HALF MILE SEARCH DISTANCE			
DELISTED NPL	0	0	0
CERCLIS - NO FURTHER ACTION	0	0	0
BROWNFIELDS	0	0	0
STATE - NO FURTHER ACTION	0	0	0
STATE – REFERRALS	0	0	0
REGIONAL CLEANUP SITES - CLOSED	0	0	0
LEAKING UNDERGROUND FUEL TANKS: ONE-HALF MILE			
LUFT	0	1	10
ACCIDENTAL SPILLS AND RELEASES: SUBJECT PROPERTY ONLY			
ERNS	0	N/A	N/A
WASTE MANAGEMENT ACTIVITIES: SUBJECT AND ADJACENT PROPERTIES			
HAZARDOUS WASTE GENERATORS (RCRIS)	0	0	N/A
REGISTERED UNDERGROUND FUEL TANKS	0	0	N/A
OIL & GAS WELLS			
WASTE MANAGEMENT ACTIVITIES: ONE-HALF MILE SEARCH DISTANCE			
RCRIS-TRANSPORT, STORAGE & DISPOSAL	0	0	0
LANDFILLS	0	0	0

One Mile Radius



One-half Mile Radius



Listing of Search Results

LEAKING UST SITES		
SITE NAME	CLEANUP STATUS	ADDRESS
JOHN'S AUTO REPAIR (FORMER)	OPEN - REMEDIATION	3454 SANTA ROSA AVE
SANTA ROSA U-HAUL CENTER	OPEN - REMEDIATION	3601 SANTA ROSA AVE
GASAMAT #953 (FORMER)	OPEN - REMEDIATION	3185 SANTA ROSA AVE
MARINE MAX (FORMER)	COMPLETED - CASE CLOSED	3753 SANTA ROSA AVE
ZELKO CABINET MFG.	COMPLETED - CASE CLOSED	298 ROBLES AVE W
JEAN'S SHELL	OPEN - REMEDIATION	3785 SANTA ROSA AVE
DAVE'S PIT S'TOP (FORMER)	OPEN - VERIFICATION MONITORING	55 TODD RD
TEXACO	COMPLETED - CASE CLOSED	55 TODD RD
CHEAPER #2 (FORMER)	OPEN - SITE ASSESSMENT	3825 SANTA ROSA AVE
CALIF. HWY. PATROL (FRMR)	OPEN - REMEDIATION	3854 SANTA ROSA AVE
EMPIRE WASTE MANAGEMENT	COMPLETED - CASE CLOSED	3400 STANDISH AVE

REGIONAL CLEANUP SITES		
SITE NAME	CLEANUP STATUS	ADDRESS
SANTA ROSA AVENUE ASSOCIATES	COMPLETED - CASE CLOSED	3715 SANTA ROSA AVENUE
WEATHERFORD U.S., INC	COMPLETED - CASE CLOSED	300 ROBLES AVENUE, WEST
LUCAS MOBILE HOME PARK	OPEN - INACTIVE	SANTA ROSA AVENUE

STATE WATER RESOURCES CONTROL BOARD
GEOTRACKER

CASE SUMMARY

<u>REPORT DATE</u> 12/4/1997	<u>HAZARDOUS MATERIAL INCIDENT REPORT FILED WITH OES?</u> N		
<u>I. REPORTED BY -</u> UNKNOWN		<u>CREATED BY</u> UNKNOWN	
<u>II. RESPONSIBLE PARTY -</u>			
<u>CONTACT NAME</u> JAY CHAPMAN	<u>INITIALS</u>	<u>ORGANIZATION NAME</u> THE CUSTOMER COMPANY	<u>EMAIL ADDRESS</u>
<u>ADDRESS</u> 765 EUBANKS DR, STE D VACAVILLE, CA 95688-9404		<u>CONTACT DESCRIPTION</u>	
<u>III. SITE LOCATION</u>			
<u>FACILITY NAME</u> Cheaper #2 (former)		<u>FACILITY ID</u>	
<u>FACILITY ADDRESS</u> 3825 Santa Rosa Ave Santa Rosa, CA 95407 SONOMA COUNTY		<u>ORIENTATION OF SITE TO STREET</u>	
		<u>CROSS STREET</u>	
<u>V. SUBSTANCES RELEASED / CONTAMINANT(S) OF CONCERN</u>			
DIESEL GASOLINE			
<u>VI. DISCOVERY/ABATEMENT</u>			
<u>DATE DISCHARGE BEGAN</u>			
<u>DATE DISCOVERED</u> 11/7/1997	<u>HOW DISCOVERED</u> Property Sale/Transaction Site Assessment/Site Investigation	<u>DESCRIPTION</u> Phase II Assessment	
<u>DATE STOPPED</u> 11/10/1997	<u>STOP METHOD</u> Other Means	<u>DESCRIPTION</u>	
<u>VII. SOURCE/CAUSE</u>			
<u>SOURCE OF DISCHARGE</u> Other		<u>CAUSE OF DISCHARGE</u> Unknown	
<u>DISCHARGE DESCRIPTION</u>			
<u>VIII. CASE TYPE</u>			
<u>CASE TYPE</u> Well used for drinking water supply			
<u>IX. REMEDIAL ACTION</u>			
<u>REMEDIAL ACTION</u> 651	<u>BEGIN DATE</u> 12/3/2007	<u>END DATE</u>	<u>DESCRIPTION</u>
<u>X. GENERAL COMMENTS</u>			

Excerpted from "Limited Phase I Environmental Site Assessment", Gettler-Ryan, Inc. dated November 4, 1997:

The site was undeveloped prior to 1984 when plans to construct a convenience store and gas station were submitted to the County of Sonoma. Site development was complete in 1986 with the construction of the current improvements. An old domestic well was destroyed and a new well installed at the site at that time. A 12,000-gallon underground water tank is also present for fire suppression. The site has been in continuous operation as a gas station and convenience store since 1986.

XI. CERTIFICATION

**I HEREBY CERTIFY THAT THE INFORMATION REPORTED HEREIN
IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.**

XII. REGULATORY USE ONLY

LOCAL AGENCY CASE NUMBER
00002346

REGIONAL BOARD CASE NUMBER
1TSO662

LOCAL AGENCY

<u>CONTACT NAME</u>	<u>INITIALS</u>	<u>ORGANIZATION NAME</u>	<u>EMAIL ADDRESS</u>
DALE RADFORD	DR	SONOMA COUNTY LOP	dale.radford@sonoma-county.org
<u>ADDRESS</u>		<u>CONTACT DESCRIPTION</u>	
625 FIFTH STREET SANTA ROSA, CA 95404		LOP Caseworker, State Licensed Civil Engineer	

<u>PHONE TYPE</u>	<u>PHONE NUMBER</u>	<u>EXTENSION</u>
Office	(707)-565-6573	
Fax	(707)-565-6525	

REGIONAL BOARD

<u>CONTACT NAME</u>	<u>INITIALS</u>	<u>ORGANIZATION NAME</u>	<u>EMAIL ADDRESS</u>
Sonoma County LOP Lead	HAZ	NORTH COAST RWQCB (REGION 1)	
<u>ADDRESS</u>		<u>CONTACT DESCRIPTION</u>	
5550 SKYLANE BOULEVARD, SUITE A SANTA ROSA, CA 95401			

<u>PHONE TYPE</u>	<u>PHONE NUMBER</u>	<u>EXTENSION</u>
Main	(707)-565-6565	

STATE WATER RESOURCES CONTROL BOARD
GEOTRACKER

CASE SUMMARY

<u>REPORT DATE</u> 12/26/1991	<u>HAZARDOUS MATERIAL INCIDENT REPORT FILED WITH OES?</u> N		
<u>I. REPORTED BY -</u> UNKNOWN	<u>CREATED BY</u> UNKNOWN		
<u>II. RESPONSIBLE PARTY -</u>			
<u>CONTACT NAME</u> SUSAN FINALI	<u>INITIALS</u>	<u>ORGANIZATION NAME</u> SUSAN FINALI	<u>EMAIL ADDRESS</u>
<u>ADDRESS</u> 4780 SONOMA MOUNTAIN RD SANTA ROSA, CA 95404	<u>CONTACT DESCRIPTION</u>		
<u>III. SITE LOCATION</u>			
<u>FACILITY NAME</u> Calif. Hwy. Patrol (fmr)	<u>FACILITY ID</u>		
<u>FACILITY ADDRESS</u> 3854 Santa Rosa Ave Santa Rosa, CA 95402 SONOMA COUNTY	<u>ORIENTATION OF SITE TO STREET</u>		
<u>CROSS STREET</u>			
<u>V. SUBSTANCES RELEASED / CONTAMINANT(S) OF CONCERN</u>			
GASOLINE			
<u>VI. DISCOVERY/ABATEMENT</u>			
<u>DATE DISCHARGE BEGAN</u>			
<u>DATE DISCOVERED</u> 12/5/1991	<u>HOW DISCOVERED</u> Tank Closure	<u>DESCRIPTION</u>	
<u>DATE STOPPED</u> 12/3/1991	<u>STOP METHOD</u> Close and Remove Tank	<u>DESCRIPTION</u>	
<u>VII. SOURCE/CAUSE</u>			
<u>SOURCE OF DISCHARGE</u> Other	<u>CAUSE OF DISCHARGE</u> Unknown		
<u>DISCHARGE DESCRIPTION</u>			
<u>VIII. CASE TYPE</u>			
<u>CASE TYPE</u> Well used for drinking water supply			
<u>IX. REMEDIAL ACTION</u>			
<u>REMEDIAL ACTION</u> In Situ Physical/Chemical Treatment (other than SVE)	<u>BEGIN DATE</u> 7/29/2008	<u>END DATE</u> 7/30/2010	<u>DESCRIPTION</u> Ozone sparging
<u>X. GENERAL COMMENTS</u>			
Excerpts from "Remediation System Installation and Status Report" (Kleinfelder, February 19, 2009)			

The former CHP facility is located at 3854 Santa Rosa Avenue, Santa Rosa, California (Plate 1). The site is currently leased by Enterprise Rent-A-Car, with the former CHP building being used as the office. A 12,000-gallon unleaded gasoline underground storage tank (UST) and associated equipment were removed from the site on December 3, 1991. The UST was located north of the building. Two confirmation soil samples were collected from the excavation. Based on petroleum hydrocarbons detected in one of the soil samples, the Sonoma County Department of Health Services, Environmental Health Division (SCEHD) requested additional investigation of soil and groundwater impact at the site. Prior to installation of injection wells for remediation purposes, ten borings were advanced at the site. Seven of the 10 borings (MW-1 through MW7) were converted to groundwater monitoring wells. Wells MW-1 through MW-3 were installed in 1992. The remaining four wells (MW-4 through MW-7) were installed in 1994. Five of the wells (MW-1 through MW-5) are located onsite. Monitoring wells MW-6 and MW-7 are off-site wells. A site map and the monitoring well locations are presented on Plate 2.

During the installation of the monitoring wells, groundwater was encountered between 10 and 15 feet below ground surface (bgs). Historically, static water levels have ranged from 5 to 11 feet bgs. Groundwater gradient direction has varied from south-southwest to south-southeast.

Total petroleum hydrocarbons as gasoline (TPH-g), benzene, toluene, ethylbenzene, total xylenes (BTEX), and fuel oxygenates (MTBE, ETBE, DIPE, TBA and TAME) have been detected in the groundwater at the site. Historically, the highest concentrations of TPH have been detected in monitoring well MW-2, approximately 20 feet southwest (downgradient) of the former UST. The highest concentration of TPH in MW-2 was detected in September 1992 at 70,000 micrograms per liter (ug/L) or parts per billion (ppb).

Beginning in March 2000, the five fuel oxygenates were added to the list of analytes. MTBE has been detected in wells MW-1, MW-3, MW-4, and MW-6. The highest concentrations of MTBE (47 ug/L in October 2000) have been detected in MW-3, located adjacent and southwest (downgradient) of the former UST and pump island.

Kleinfelder submitted a remedial action plan (RAP) to Sonoma County in July 2005 (Kleinfelder's Remedial Action Plan, July 28, 2005). Based on comments received from the SCEHD regarding the RAP, an addendum was submitted July 22, 2006. Quarterly sampling was resumed following DGS approval in March 2006. As requested by Mr. Cliff Ives of the SCEHD, analyses of the groundwater samples included the following chemicals: hexavalent chromium, bromide, molybdenum, selenium, vanadium and bromate.

In a letter dated June 26, 2006, SCEHD requested that sampling of monitoring well MW-6 be resumed. The well (which was covered by asphalt in the Santa Rosa Avenue right of way) required an approved encroachment permit from Sonoma County prior to sampling. An encroachment permit was obtained prior to the First Quarter 2007 sampling event. Therefore, MW-6 was sampled with the other five wells (MW-1 through MW-5) on March 26, 2007 and again on May 1, 2007. The groundwater monitoring wells were not sampled again until July 2008.

Additional notes by SCEH staff

An ozone sparging system was installed and started up on July 7, 2010 but was shut down 7/30/10 because of potential arsenic and metals problems.

XI. CERTIFICATION

I HEREBY CERTIFY THAT THE INFORMATION REPORTED HEREIN IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

XII. REGULATORY USE ONLY

LOCAL AGENCY CASE NUMBER
00001063

REGIONAL BOARD CASE NUMBER
1TSO488

LOCAL AGENCY

<u>CONTACT NAME</u>	<u>INITIALS</u>	<u>ORGANIZATION NAME</u>	<u>EMAIL ADDRESS</u>
---------------------	-----------------	--------------------------	----------------------

DARCY BERING

DB

SONOMA COUNTY LOP

darcy.bering@sonoma-county.org

ADDRESS

625 FIFTH STREET
SANTA ROSA, CA 95404

CONTACT DESCRIPTION

LOP Caseworker, GIS Specialist

PHONE TYPE

PHONE NUMBER

EXTENSION

Office

(707)-565-6571

Fax

(707)-565-6525

REGIONAL BOARD

CONTACT NAME

Sonoma County LOP Lead

INITIALS

HAZ

ORGANIZATION NAME

NORTH COAST RWQCB (REGION 1)

EMAIL ADDRESS

ADDRESS

5550 SKYLANE BOULEVARD, SUITE A
SANTA ROSA, CA 95401

CONTACT DESCRIPTION

PHONE TYPE

PHONE NUMBER

EXTENSION

Main

(707)-565-6565

STATE WATER RESOURCES CONTROL BOARD
GEOTRACKER

CASE SUMMARY

<u>REPORT DATE</u> 12/26/1991	<u>HAZARDOUS MATERIAL INCIDENT REPORT FILED WITH OES?</u> N		
<u>I. REPORTED BY -</u> UNKNOWN	<u>CREATED BY</u> UNKNOWN		
<u>II. RESPONSIBLE PARTY -</u>			
<u>CONTACT NAME</u> SUSAN FINALI	<u>INITIALS</u>	<u>ORGANIZATION NAME</u> SUSAN FINALI	<u>EMAIL ADDRESS</u>
<u>ADDRESS</u> 4780 SONOMA MOUNTAIN RD SANTA ROSA, CA 95404	<u>CONTACT DESCRIPTION</u>		
<u>III. SITE LOCATION</u>			
<u>FACILITY NAME</u> Calif. Hwy. Patrol (fmr)	<u>FACILITY ID</u>		
<u>FACILITY ADDRESS</u> 3854 Santa Rosa Ave Santa Rosa, CA 95402 SONOMA COUNTY	<u>ORIENTATION OF SITE TO STREET</u>		
<u>CROSS STREET</u>			
<u>V. SUBSTANCES RELEASED / CONTAMINANT(S) OF CONCERN</u>			
GASOLINE			
<u>VI. DISCOVERY/ABATEMENT</u>			
<u>DATE DISCHARGE BEGAN</u>			
<u>DATE DISCOVERED</u> 12/5/1991	<u>HOW DISCOVERED</u> Tank Closure	<u>DESCRIPTION</u>	
<u>DATE STOPPED</u> 12/3/1991	<u>STOP METHOD</u> Close and Remove Tank	<u>DESCRIPTION</u>	
<u>VII. SOURCE/CAUSE</u>			
<u>SOURCE OF DISCHARGE</u> Other	<u>CAUSE OF DISCHARGE</u> Unknown		
<u>DISCHARGE DESCRIPTION</u>			
<u>VIII. CASE TYPE</u>			
<u>CASE TYPE</u> Well used for drinking water supply			
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<u>REMEDIAL ACTION</u> In Situ Physical/Chemical Treatment (other than SVE)	<u>BEGIN DATE</u> 7/29/2008	<u>END DATE</u> 7/30/2010	<u>DESCRIPTION</u> Ozone sparging
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Additional notes by SCEH staff

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XI. CERTIFICATION

**I HEREBY CERTIFY THAT THE INFORMATION REPORTED HEREIN
IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.**

XII. REGULATORY USE ONLY

LOCAL AGENCY CASE NUMBER
00001063

REGIONAL BOARD CASE NUMBER
1TSO488

LOCAL AGENCY

<u>CONTACT NAME</u>	<u>INITIALS</u>	<u>ORGANIZATION NAME</u>	<u>EMAIL ADDRESS</u>
---------------------	-----------------	--------------------------	----------------------

DARCY BERING

DB

SONOMA COUNTY LOP

darcy.bering@sonoma-county.org

ADDRESS

625 FIFTH STREET
SANTA ROSA, CA 95404

CONTACT DESCRIPTION

LOP Caseworker, GIS Specialist

PHONE TYPE

PHONE NUMBER

EXTENSION

Office

(707)-565-6571

Fax

(707)-565-6525

REGIONAL BOARD

CONTACT NAME

Sonoma County LOP Lead

INITIALS

HAZ

ORGANIZATION NAME

NORTH COAST RWQCB (REGION 1)

EMAIL ADDRESS

ADDRESS

5550 SKYLANE BOULEVARD, SUITE A
SANTA ROSA, CA 95401

CONTACT DESCRIPTION

PHONE TYPE

PHONE NUMBER

EXTENSION

Main

(707)-565-6565

I HEREBY CERTIFY THAT THE INFORMATION REPORTED HEREIN
IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

XII. REGULATORY USE ONLY

LOCAL AGENCY CASE NUMBER
00001859

REGIONAL BOARD CASE NUMBER
1TSO186

LOCAL AGENCY

<u>CONTACT NAME</u>	<u>INITIALS</u>	<u>ORGANIZATION NAME</u>	<u>EMAIL ADDRESS</u>
LOP CLOSED IN RB01	LCW	SONOMA COUNTY LOP	

<u>ADDRESS</u>	<u>CONTACT DESCRIPTION</u>
625 FIFTH STREET SANTA ROSA, CA 95404	USED FOR LOP CLOSED SITES IN REGION 1

<u>PHONE TYPE</u>	<u>PHONE NUMBER</u>	<u>EXTENSION</u>
Office	(707)-565-6565	

REGIONAL BOARD

<u>CONTACT NAME</u>	<u>INITIALS</u>	<u>ORGANIZATION NAME</u>	<u>EMAIL ADDRESS</u>
SONOMA COUNTY LOP CLOSED SITE	ZZZ	NORTH COAST RWQCB (REGION 1)	

<u>ADDRESS</u>	<u>CONTACT DESCRIPTION</u>
5550 SKYLANE BOULEVARD, SUITE A SANTA ROSA, CA 95403	

<u>PHONE TYPE</u>	<u>PHONE NUMBER</u>	<u>EXTENSION</u>
MAIN PHONE	(707)-565-6565	

STATE WATER RESOURCES CONTROL BOARD
GEOTRACKER

CASE SUMMARY

<u>REPORT DATE</u> 10/20/1998	<u>HAZARDOUS MATERIAL INCIDENT REPORT FILED WITH OES?</u> N		
<u>I. REPORTED BY -</u> UNKNOWN	<u>CREATED BY</u> UNKNOWN		
<u>II. RESPONSIBLE PARTY -</u>			
<u>CONTACT NAME</u> MICHAEL J. GALLAGHER	<u>INITIALS</u>	<u>ORGANIZATION NAME</u> GASAMAT OIL CORP OF COLORADO	<u>EMAIL ADDRESS</u>
<u>ADDRESS</u> 5303 SPINE RD, UNIT 101 BOULDER, CO 80301-3330	<u>CONTACT DESCRIPTION</u>		
<u>PHONE TYPE</u> PRIMARY	<u>PHONE NUMBER</u> (303)-442-2520	<u>EXTENSION</u>	
<u>III. SITE LOCATION</u>			
<u>FACILITY NAME</u> Gasamat #953 (Former)	<u>FACILITY ID</u>		
<u>FACILITY ADDRESS</u> 3185 Santa Rosa Ave Santa Rosa, CA 95407 SONOMA COUNTY	<u>ORIENTATION OF SITE TO STREET</u>		
	<u>CROSS STREET</u>		
<u>V. SUBSTANCES RELEASED / CONTAMINANT(S) OF CONCERN</u>			
GASOLINE			
<u>VI. DISCOVERY/ABATEMENT</u>			
<u>DATE DISCHARGE BEGAN</u>			
<u>DATE DISCOVERED</u> 10/14/1998	<u>HOW DISCOVERED</u> Site Assessment/Site Investigation	<u>DESCRIPTION</u>	
<u>DATE STOPPED</u> 12/1/1999	<u>STOP METHOD</u> Other Means	<u>DESCRIPTION</u> Dual Phase Extraction	
<u>VII. SOURCE/CAUSE</u>			
<u>SOURCE OF DISCHARGE</u> Other	<u>CAUSE OF DISCHARGE</u> Unknown		
<u>DISCHARGE DESCRIPTION</u>			
<u>VIII. CASE TYPE</u>			
<u>CASE TYPE</u> Aquifer used for drinking water supply			
<u>IX. REMEDIAL ACTION</u>			
<u>REMEDIAL ACTION</u>	<u>BEGIN DATE</u>	<u>END DATE</u>	<u>DESCRIPTION</u>
In Situ Physical/Chemical	12/14/1999	12/16/1999	

Treatment (other than SVE)

12/99 - pilot test was performed for dual-phase extraction

In Situ

Physical/Chemical Treatment (other than SVE)

8/26/2007 8/28/2007 8/07 - pilot study was performed

Other (Use Description Field)

9/15/2009 9/16/2009

9/16/09 - All tanks and attendant piping, dispensers and dispenser islands were removed. Old remote fill piping was also removed. No overexcavation was done at that time.

Excavation

5/18/2011 6/3/2011

Overexcavation was performed from May to June 2011 and additional monitoring wells were constructed to help perform post-remedial monitoring beginning in the third quarter 2011. Excavation proceeded to about 12-14 ft where groundwater was encountered. Groundwater was pumped out and hauled to a recycling facility. Contaminated soil was disposed at an appropriate landfill.

X. GENERAL COMMENTS

The site has been an active gas station since at least 1979. However, site use prior to that time is not known.

XI. CERTIFICATION

I HEREBY CERTIFY THAT THE INFORMATION REPORTED HEREIN IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

XII. REGULATORY USE ONLY

LOCAL AGENCY CASE NUMBER
00002635

REGIONAL BOARD CASE NUMBER
1TSO688

LOCAL AGENCY

CONTACT NAME
DALE RADFORD

INITIALS
DR

ORGANIZATION NAME
SONOMA COUNTY LOP

EMAIL ADDRESS
dale.radford@sonoma-county.org

ADDRESS
625 FIFTH STREET
SANTA ROSA, CA 95404

CONTACT DESCRIPTION
LOP Caseworker, State Licensed Civil Engineer

PHONE TYPE

PHONE NUMBER

EXTENSION

Office

(707)-565-6573

Fax

(707)-565-6525

REGIONAL BOARD

CONTACT NAME
Sonoma County LOP Lead

INITIALS
HAZ

ORGANIZATION NAME
NORTH COAST RWQCB (REGION 1)

EMAIL ADDRESS

ADDRESS
5550 SKYLANE BOULEVARD, SUITE A
SANTA ROSA, CA 95401

CONTACT DESCRIPTION

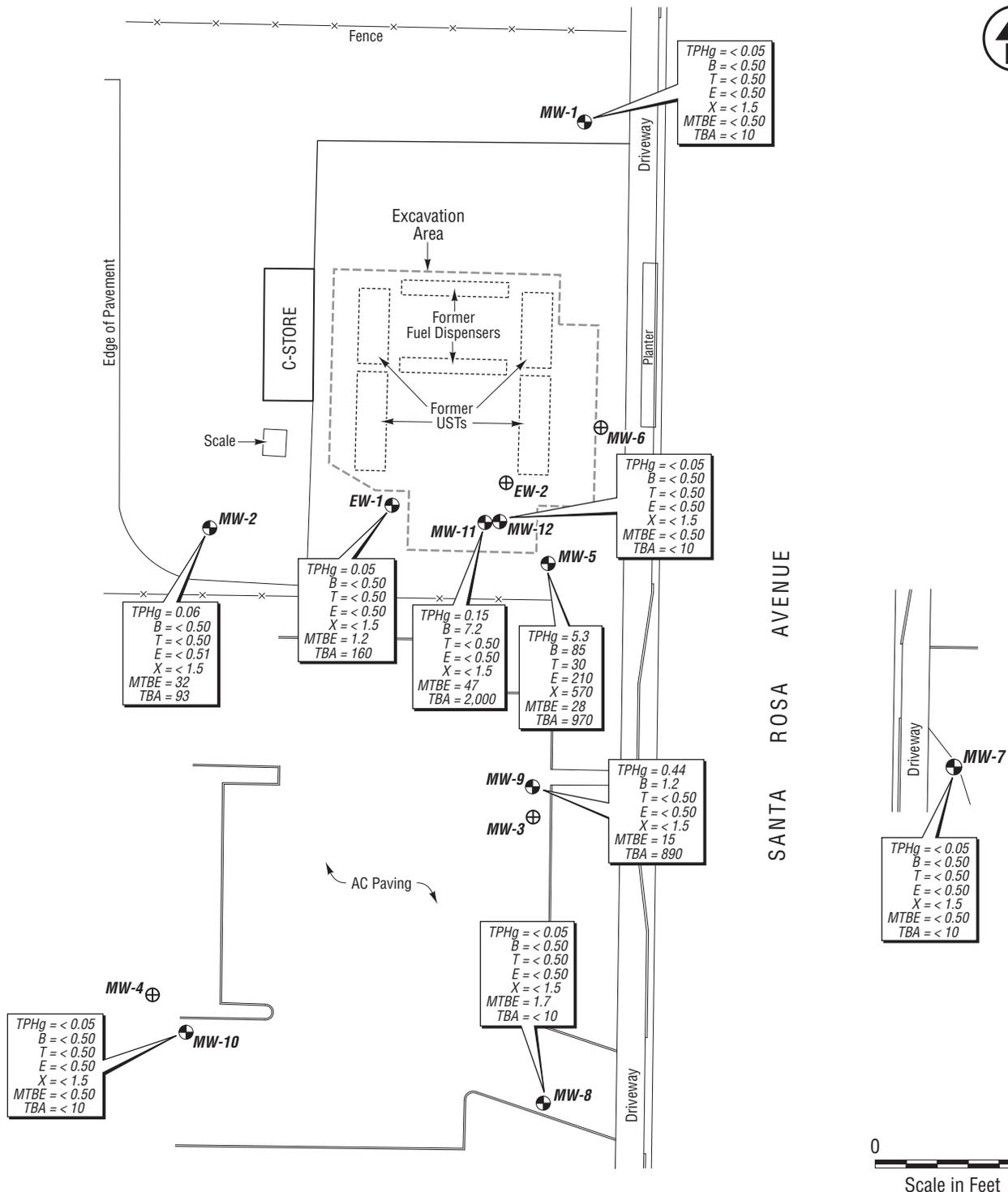
PHONE TYPE

PHONE NUMBER

EXTENSION

Main

(707)-565-6565



LEGEND:

- MW-1 Approximate Groundwater Monitoring Well Location
- MW-3 Approximate Destroyed Well Location

TPHg = Total Petroleum Hydrocarbons as Gasoline (mg/l)
 B = Benzene (µg/l)
 T = Toluene (µg/l)
 E = Ethylbenzene (µg/l)
 X = Xylenes (µg/l)
 MTBE = Methyl tert-butyl ether (µg/l)
 TBA = Tert-butanol (µg/l)



GEOCON
CONSULTANTS, INC.

6671 BRISA STREET - LIVERMORE, CA 94550
PHONE 925.371.5900 - FAX 925.371.5915

Gasamat Site

3185 Santa Rosa Avenue
Santa Rosa, California

Groundwater Sample Results - February 2012

E8299-06-01	April 2012	Figure 4
-------------	------------	----------

STATE WATER RESOURCES CONTROL BOARD
GEOTRACKER

CASE SUMMARY

<u>REPORT DATE</u> 5/25/1988	<u>HAZARDOUS MATERIAL INCIDENT REPORT FILED WITH OES?</u> N		
<u>I. REPORTED BY -</u> UNKNOWN	<u>CREATED BY</u> UNKNOWN		
<u>II. RESPONSIBLE PARTY -</u>			
<u>CONTACT NAME</u> EQUILON ENTERPRISES LLC	<u>INITIALS</u>	<u>ORGANIZATION NAME</u> EQUILON ENTERPRISES LLC	<u>EMAIL ADDRESS</u>
<u>ADDRESS</u> 20945 S. WILMINGTON AVE CARSON, CA 90810	<u>CONTACT DESCRIPTION</u> PO Box 6249 is no longer in service. S. Wilmington is Shell address		
<u>III. SITE LOCATION</u>			
<u>FACILITY NAME</u> Jean's Shell	<u>FACILITY ID</u>		
<u>FACILITY ADDRESS</u> 3785 Santa Rosa Ave Santa Rosa, CA 95407 SONOMA COUNTY	<u>ORIENTATION OF SITE TO STREET</u>		
	<u>CROSS STREET</u> Todd Road		
<u>V. SUBSTANCES RELEASED / CONTAMINANT(S) OF CONCERN</u>			
GASOLINE WASTE OIL / MOTOR / HYDRAULIC / LUBRICATING			
<u>VI. DISCOVERY/ABATEMENT</u>			
<u>DATE DISCHARGE BEGAN</u>			
<u>DATE DISCOVERED</u> 5/6/1988	<u>HOW DISCOVERED</u> Tank Closure	<u>DESCRIPTION</u>	
<u>DATE STOPPED</u> 5/6/1988	<u>STOP METHOD</u> Close and Remove Tank	<u>DESCRIPTION</u>	
<u>VII. SOURCE/CAUSE</u>			
<u>SOURCE OF DISCHARGE</u> Other	<u>CAUSE OF DISCHARGE</u> Other		
<u>DISCHARGE DESCRIPTION</u>			
<u>VIII. CASE TYPE</u>			
<u>CASE TYPE</u> Well used for drinking water supply			
<u>IX. REMEDIAL ACTION</u>			
<u>REMEDIAL ACTION</u>	<u>BEGIN DATE</u>	<u>END DATE</u>	<u>DESCRIPTION</u>
Soil Vapor Extraction (SVE)	10/1/1997	10/3/2007	Methane interfered with PHC destruction.
Pump & Treat			

(P&T) 12/18/2000 10/3/2007 Removed MTBE and enhance SVE.

Groundwater

Excavation 8/19/2002 9/11/2002 Soil was generated from installation of dispensers and piping. It was not directed by LOP. Contaminant levels were typically low or ND w/ highest TPHg of 40 ppm.

X. GENERAL COMMENTS

Excerpt from Site Investigation Report (CRA, Dec 4, 2009)
Several phases of investigation have been completed at the site. A total of 18 monitoring wells, two groundwater extraction wells (GWE), and five soil vapor extraction (SVE) wells have been installed during previous investigations. Currently, eight monitoring wells are located onsite (MW-1 through MW-5, MW-14, EW-1, and EW-2), and eight monitoring wells are located offsite (Wells MW-10 through MW-13, MW-15, and MW-16 through MW-18). Wells MW-7, MW-8, and MW-9 (deeper zone monitoring wells) were properly destroyed in February 1996, and well MW-6 was properly destroyed during station remodeling activities in February 1997. Separate phase hydrocarbons (SPH) have previously been detected in wells MW-1, MW-2, MW-3, MW-5, and EW-1, but have not been present in these wells for several years. SPH was removed from these wells by bailing and/or with a skimmer.
SVE pilot tests were performed at this site in 1994, 1995, and 1996, and an SVE system was subsequently operated seasonally at the site between October 1997 and October 2007. A total of 1,593 pounds of petroleum hydrocarbons were removed from the subsurface by SVE activities.
A GWE system was installed at the site and began operation during September 2003. The GWE system was shutoff during October 2008 due to low mass removal rates. During its operation, the GWE system removed 14.5 gallons of total petroleum hydrocarbons as gasoline (TPHg) and 5.5 gallons of methyl tertiary butyl ether.

XI. CERTIFICATION

I HEREBY CERTIFY THAT THE INFORMATION REPORTED HEREIN IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

XII. REGULATORY USE ONLY

LOCAL AGENCY CASE NUMBER
00001228

REGIONAL BOARD CASE NUMBER
1TSO177

LOCAL AGENCY

<u>CONTACT NAME</u>	<u>INITIALS</u>	<u>ORGANIZATION NAME</u>	<u>EMAIL ADDRESS</u>
DALE RADFORD	DR	SONOMA COUNTY LOP	dale.radford@sonoma-county.org
<u>ADDRESS</u>		<u>CONTACT DESCRIPTION</u>	
625 FIFTH STREET SANTA ROSA, CA 95404		LOP Caseworker, State Licensed Civil Engineer	

<u>PHONE TYPE</u>	<u>PHONE NUMBER</u>	<u>EXTENSION</u>
Office	(707)-565-6573	
Fax	(707)-565-6525	

REGIONAL BOARD

<u>CONTACT NAME</u>	<u>INITIALS</u>	<u>ORGANIZATION NAME</u>	<u>EMAIL ADDRESS</u>
Sonoma County LOP Lead	HAZ	NORTH COAST RWQCB (REGION 1)	
<u>ADDRESS</u>		<u>CONTACT DESCRIPTION</u>	
5550 SKYLANE BOULEVARD, SUITE A SANTA ROSA, CA 95401			

<u>PHONE TYPE</u>	<u>PHONE NUMBER</u>	<u>EXTENSION</u>
Main	(707)-565-6565	

STATE WATER RESOURCES CONTROL BOARD
GEOTRACKER

CASE SUMMARY

<u>REPORT DATE</u> 9/15/1986	<u>HAZARDOUS MATERIAL INCIDENT REPORT FILED WITH OES?</u> N		
<u>I. REPORTED BY -</u> UNKNOWN	<u>CREATED BY</u> UNKNOWN		
<u>II. RESPONSIBLE PARTY -</u>			
<u>CONTACT NAME</u> FLOYD WIGGINS	<u>INITIALS</u>	<u>ORGANIZATION NAME</u> WIGGINS ENTERPRISES	<u>EMAIL ADDRESS</u>
<u>ADDRESS</u> 1370 AIRPORT BLVD. SANTA ROSA, CA 95403-1009	<u>CONTACT DESCRIPTION</u>		
<u>III. SITE LOCATION</u>			
<u>FACILITY NAME</u> John's Auto Repair (former)	<u>FACILITY ID</u>		
<u>FACILITY ADDRESS</u> 3454 Santa Rosa Ave Santa Rosa, CA 95407 SONOMA COUNTY	<u>ORIENTATION OF SITE TO STREET</u>		
<u>CROSS STREET</u>			
<u>V. SUBSTANCES RELEASED / CONTAMINANT(S) OF CONCERN</u>			
DIESEL GASOLINE			
<u>VI. DISCOVERY/ABATEMENT</u>			
<u>DATE DISCHARGE BEGAN</u>			
<u>DATE DISCOVERED</u> 11/1/1985	<u>HOW DISCOVERED</u> Tank Closure	<u>DESCRIPTION</u>	
<u>DATE STOPPED</u> 11/1/1986	<u>STOP METHOD</u> Close and Remove Tank	<u>DESCRIPTION</u> USTs were removed earlier in the year according to notes in the file. There is poor documentation regarding the actual removal date.	
<u>VII. SOURCE/CAUSE</u>			
<u>SOURCE OF DISCHARGE</u> Other	<u>CAUSE OF DISCHARGE</u> Unknown		
<u>DISCHARGE DESCRIPTION</u>			
<u>VIII. CASE TYPE</u>			
<u>CASE TYPE</u> Aquifer used for drinking water supply			
<u>IX. REMEDIAL ACTION</u>			
<u>REMEDIAL ACTION</u>	<u>BEGIN DATE</u>	<u>END DATE</u>	<u>DESCRIPTION</u>
	01/01/2000	10/01/2000	

Excavation

9/29/2000

10/23/2000

Disposed at Forward Landfill, Manteca, CA

In Situ Physical/Chemical Treatment (other than SVE) 8/5/2005

Ozone sparging treating soil and GW

X. GENERAL COMMENTS

Excerpts from "Remedial Action Plan and System Design" (Winzler & Kelly, March 2005)
The site has been the subject of ongoing soil and groundwater investigations and monitoring activities since the removal of four steel underground storage tanks (UST) in 1986 that contained regular and unleaded gasoline and diesel. Interim corrective actions consisting of soil excavation was performed and a reported total of 4,200 tons of contaminated soil was removed. A November 23, 2004 Corrective Action Plan (CAP) was submitted to the Sonoma County Department of Health Services, Environmental Health Division (SCDHS-EHD) and approved in their January 19, 2005 letter.

The Ozone System is proposed to address the extent of the dissolved-phase and minimal freephase hydrocarbon impacts.

Additional history by SCEH staff
Ozone sparging began 8/5/2005. Dual phase extraction was also used in MW-10.

XI. CERTIFICATION

I HEREBY CERTIFY THAT THE INFORMATION REPORTED HEREIN IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

XII. REGULATORY USE ONLY

LOCAL AGENCY CASE NUMBER

00001849

REGIONAL BOARD CASE NUMBER

1TSR007

LOCAL AGENCY

CONTACT NAME

DARCY BERING

INITIALS

DB

ORGANIZATION NAME

SONOMA COUNTY LOP

EMAIL ADDRESS

darcy.bering@sonoma-county.org

ADDRESS

625 FIFTH STREET
SANTA ROSA, CA 95404

CONTACT DESCRIPTION

LOP Caseworker, GIS Specialist

PHONE TYPE

Office

PHONE NUMBER

(707)-565-6571

EXTENSION

Fax

(707)-565-6525

REGIONAL BOARD

CONTACT NAME

Sonoma County LOP Lead

INITIALS

HAZ

ORGANIZATION NAME

NORTH COAST RWQCB (REGION 1)

EMAIL ADDRESS

ADDRESS

5550 SKYLANE BOULEVARD, SUITE A
SANTA ROSA, CA 95401

CONTACT DESCRIPTION

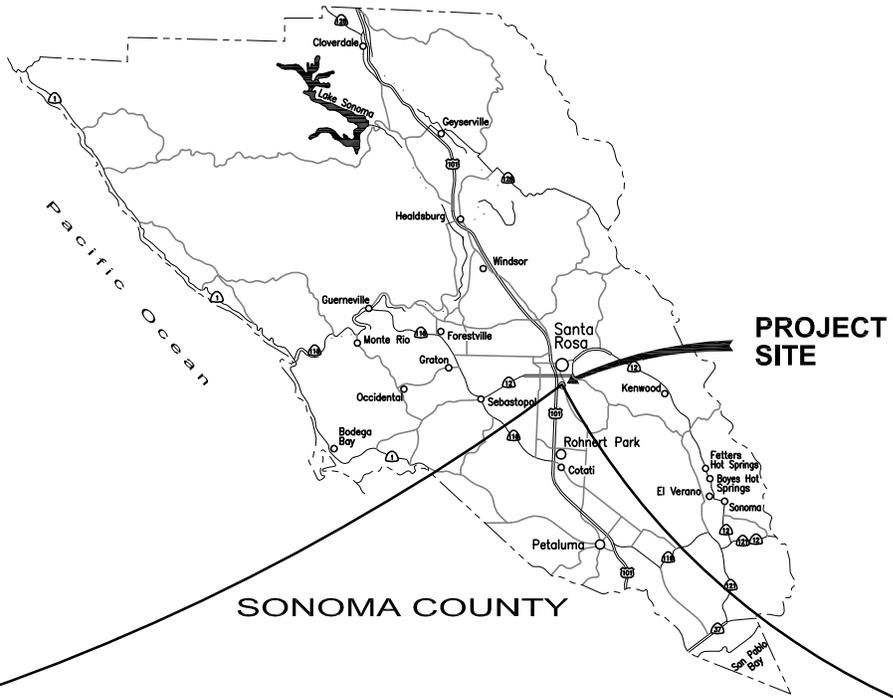
PHONE TYPE

Main

PHONE NUMBER

(707)-565-6565

EXTENSION



Legend:

3455 © Domestic Well Location

NOT TO SCALE



Wiggins Property
3454 Santa Rosa Ave
Santa Rosa, California

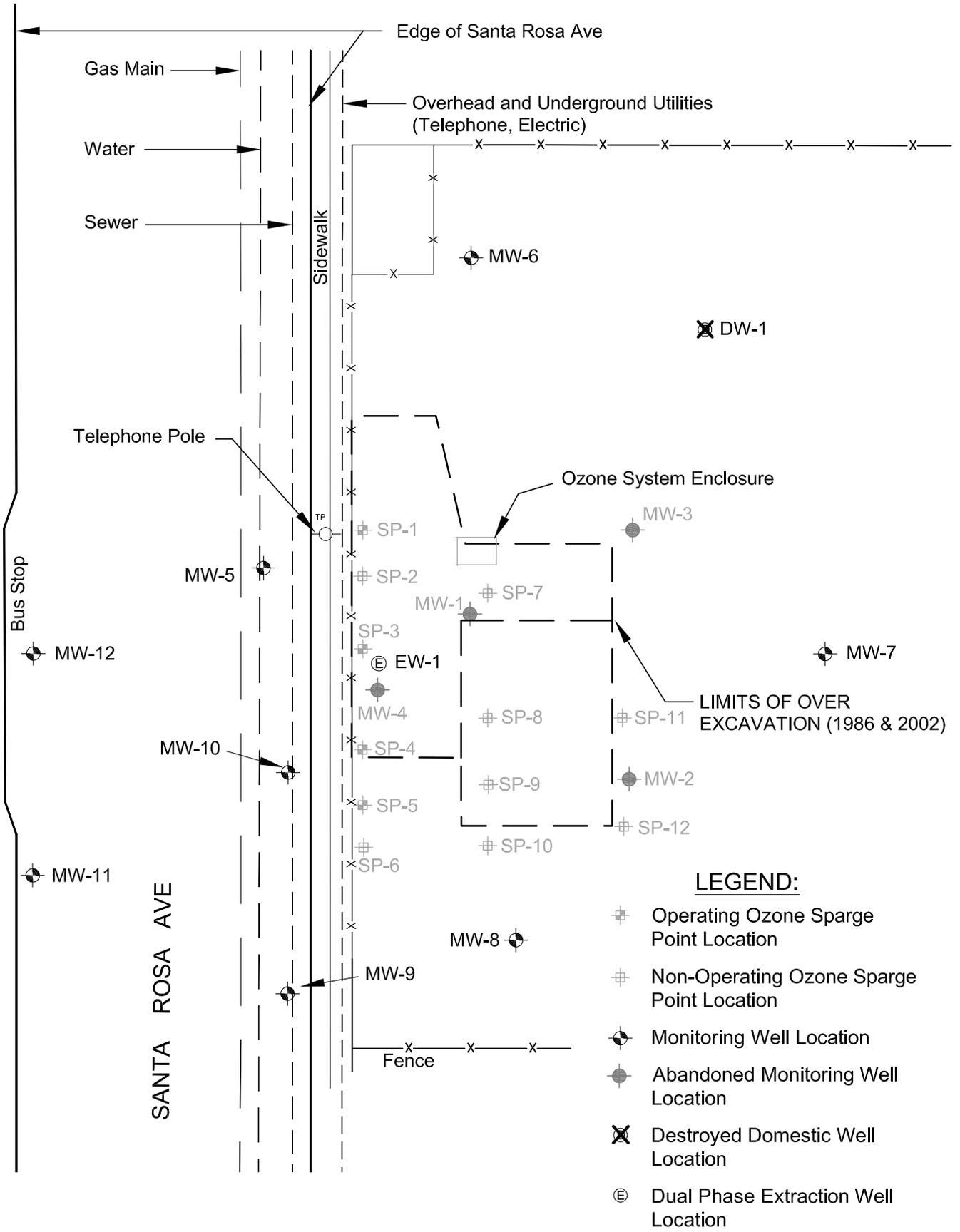
Location Map

Job Number | 0259812001

Revision

Date | Apr 2012

Figure 1



Wiggins Property
3454 Santa Rosa Ave
Santa Rosa, California

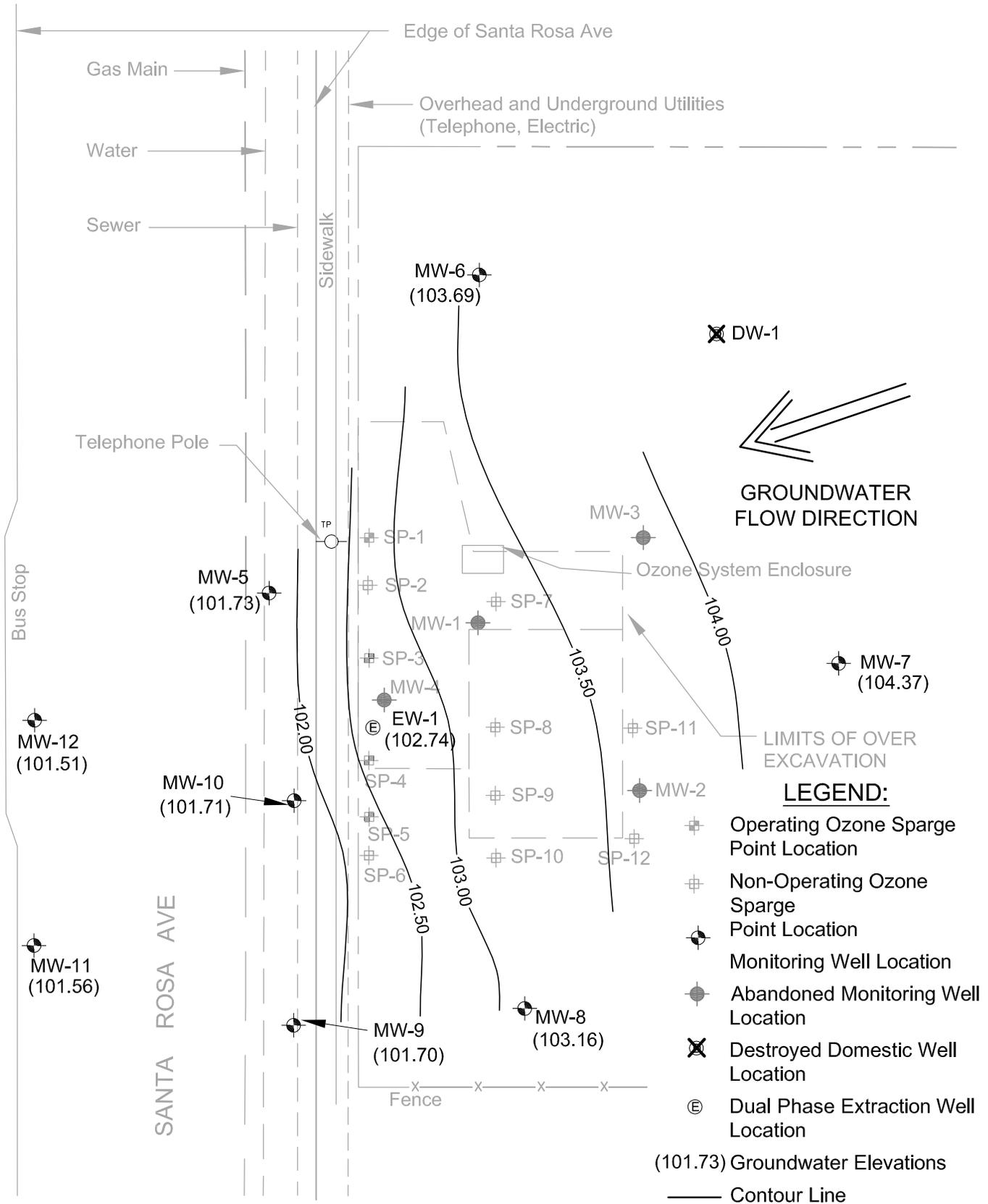
Site Map

Job Number | 0259812001

Revision

Date | Apr 2012

Figure 2



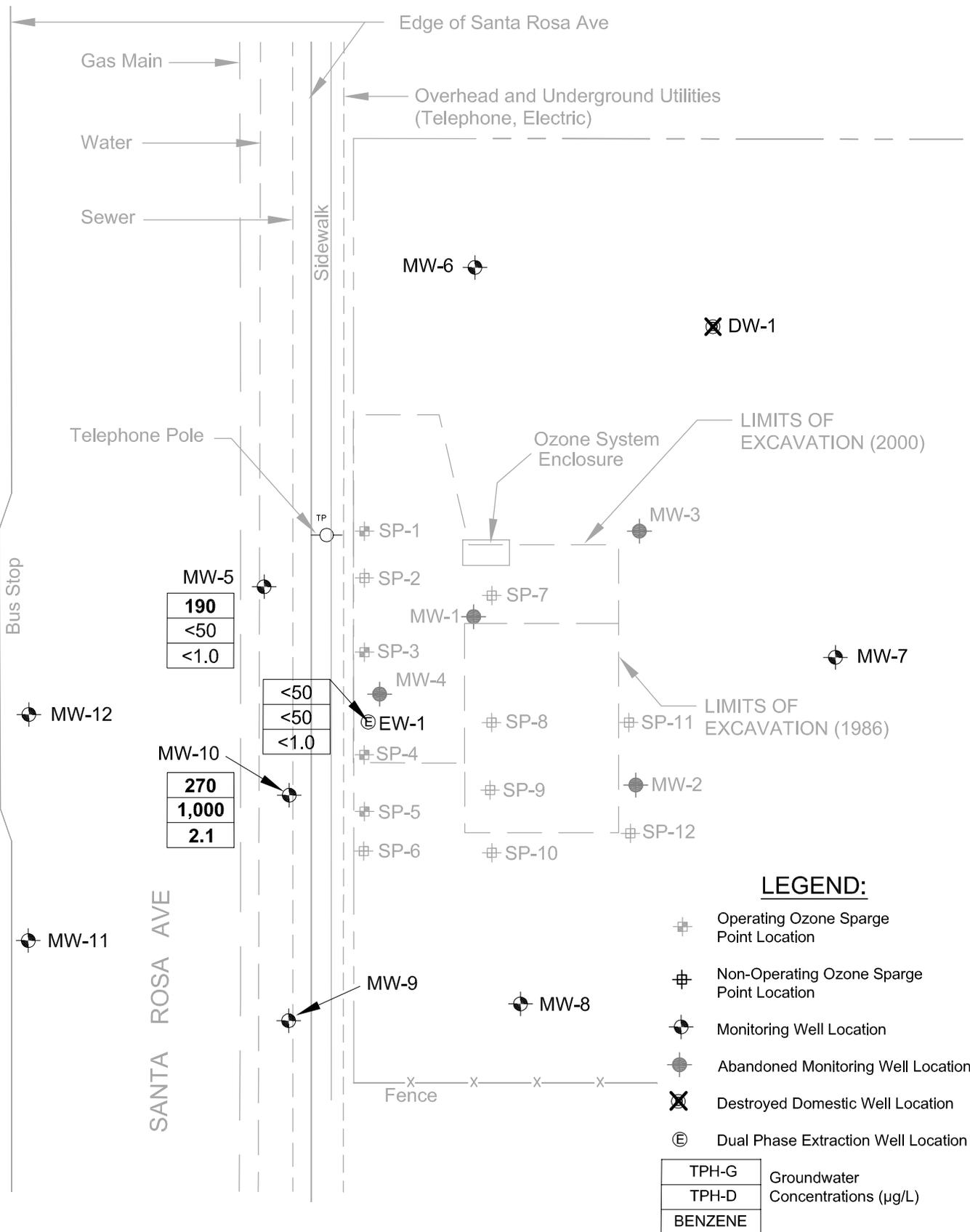
Wiggins Property
 3454 Santa Rosa Ave
 Santa Rosa, California
 Groundwater Contour
 Map, March 22, 2012

Job Number | 0259812001

Revision

Date | Apr 2012

Figure 3



Wiggins Property
 3454 Santa Rosa Ave
 Santa Rosa, California
**Petroleum Hydrocarbons in
 Groundwater, March 22, 2012**

Job Number | 0259812001

Revision

Date | Apr 2012

Figure 4

STATE WATER RESOURCES CONTROL BOARD
GEOTRACKER

CASE SUMMARY

<u>REPORT DATE</u> 9/4/2002	<u>HAZARDOUS MATERIAL INCIDENT REPORT FILED WITH OES?</u> N
--------------------------------	--

<u>I. REPORTED BY -</u> UNKNOWN	<u>CREATED BY</u> UNKNOWN
------------------------------------	------------------------------

II. RESPONSIBLE PARTY -

<u>CONTACT NAME</u> GLADYS BATES	<u>INITIALS</u>	<u>ORGANIZATION NAME</u> G.K. HARDT, A CALIFORNIA CORPORATION	<u>EMAIL ADDRESS</u>
<u>ADDRESS</u> 919 Georgia Street SANTA ROSA, CA 95404		<u>CONTACT DESCRIPTION</u>	
<u>PHONE TYPE</u> Business	<u>PHONE NUMBER</u> (707)-544-8740	<u>EXTENSION</u>	

III. SITE LOCATION

<u>FACILITY NAME</u> MARINE MAX (former)	<u>FACILITY ID</u>
<u>FACILITY ADDRESS</u> 3753 SANTA ROSA AVE SANTA ROSA, CA 95407 SONOMA COUNTY	<u>ORIENTATION OF SITE TO STREET</u> <u>CROSS STREET</u> TODD ROAD

V. SUBSTANCES RELEASED / CONTAMINANT(S) OF CONCERN

DIESEL
GASOLINE

VI. DISCOVERY/ABATEMENT

DATE
DISCHARGE
BEGAN

<u>DATE</u> <u>DISCOVERED</u> 8/20/2002	<u>HOW</u> <u>DISCOVERED</u> Site Assessment/Site Investigation	<u>DESCRIPTION</u> THE SITE WAS ENTERED INTO THE LOP AFTER THE USTS WERE REMOVED BUT WAS TAKEN OUT OF THE LOP UPON DIRECTION OF THE SWRCB AFTER A PETITION TO THE SWRCB. THE SITE IS NOW BEING REENTERED AFTER GROUNDWATER WAS REPORTED TO BE CONTAMINATED.
---	---	--

<u>DATE</u> <u>STOPPED</u> 9/4/2002	<u>STOP</u> <u>METHOD</u> Close and Remove Tank	<u>DESCRIPTION</u> TANK HAD HOLES.
---	--	---------------------------------------

VII. SOURCE/CAUSE

<u>SOURCE OF DISCHARGE</u> Tank	<u>CAUSE OF DISCHARGE</u> Corrosion
------------------------------------	--

DISCHARGE DESCRIPTION

VIII. CASE TYPE

CASE TYPE

Well used for drinking water supply

IX. REMEDIAL ACTION

REMEDIAL ACTION

BEGIN DATE

END DATE

DESCRIPTION

In Situ Physical/Chemical Treatment (other than SVE)

4/13/2007

5/16/2007

CalClean system utilized @ MW-4

X. GENERAL COMMENTS

site history excerpts taken from file report: 1987 two underground storage tanks (usts) removed.
 site use prior to 1983 was an equipment rental yard
 1993-two underground fuel storage tanks removed. Tanks were empty and assumed to have contained gasoline and diesel fuel.
 1994 the site was reviewed by the State Water Resources Control Board and was removed from the Local Oversight Program (LOP)
 2002 site entered back into the LOP after a Phase II ESA found soil and groundwater contamination; onsite domestic water well sampled; Mtbe impact to the well; four soil borings advanced
 2003 four additional soil borings advanced; four groundwater monitoring wells installed
 2006 four additional soil borings advanced; one deep monitoring well installed
 2007 one Dual Phase Extraction Well installed; subsequent CalClean remediation system to operation for 30-90 days
 2008 - 2009 continue groundwater monitoring - June 2009 Rrequest For Case Closure submitted
 2008 the impacted domestic water well was properly destroyed

XI. CERTIFICATION

I HEREBY CERTIFY THAT THE INFORMATION REPORTED HEREIN IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

XII. REGULATORY USE ONLY

LOCAL AGENCY CASE NUMBER

00001850

REGIONAL BOARD CASE NUMBER

1TSO562

LOCAL AGENCY

CONTACT NAME

LOP CLOSED IN RB01

INITIALS

LCW

ORGANIZATION NAME

SONOMA COUNTY LOP

EMAIL ADDRESS

ADDRESS

625 FIFTH STREET
SANTA ROSA, CA 95404

CONTACT DESCRIPTION

USED FOR LOP CLOSED SITES IN REGION 1

PHONE TYPE

Office

PHONE NUMBER

(707)-565-6565

EXTENSION

REGIONAL BOARD

CONTACT NAME

SONOMA COUNTY LOP CLOSED SITE

INITIALS

ZZZ

ORGANIZATION NAME

NORTH COAST RWQCB (REGION 1)

EMAIL ADDRESS

ADDRESS

5550 SKYLANE BOULEVARD, SUITE A
SANTA ROSA, CA 95403

CONTACT DESCRIPTION

PHONE TYPE

MAIN PHONE

PHONE NUMBER

(707)-565-6565

EXTENSION



COUNTY of SONOMA
DEPARTMENT OF HEALTH SERVICES

Rita Scardaci, PHN, MPH – Director
Ruth Lincoln, PHN, MA – Assistant Director
Benita McLarin, MS, MHA – Assistant Director

Environmental Health Division

Walter L. Kruse - Director

July 27, 2010

Mr. Sam Lowrey
Marine Max of California, Inc.
18167 US Highway 19th North, Suite 300
Clearwater, FL 33764

Re: 3753 Santa Rosa Avenue, Santa Rosa
SCDHS-EHD Site ID# 00001850, NCRWQCB ID#1TSO562

Dear Mr. Lowrey:

This letter confirms the completion of site investigation and remedial action for the underground storage tanks formerly located at the above-described location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground storage tanks are greatly appreciated.

Based on information in the above-referenced file and with the provision that the information provided to this agency was accurate and representative of site conditions, this agency finds that the site investigation and corrective action carried out at your underground storage tank site is in compliance with the requirements of subdivisions (a) and (b) of Section 25296.10 of the Health and Safety Code and with corrective action regulations adopted pursuant to Section 25299.3 of the Health and Safety Code and that no further action related to the petroleum release at the site is required.

This notice is issued pursuant to subdivision (g) of Section 25296.10 of the Health and Safety Code. Please contact our office if you have any questions regarding this matter.

Sincerely,

WALTER L. KRUSE, MA, REHS
Director of Environmental Health



COUNTY of SONOMA
DEPARTMENT OF HEALTH SERVICES

Rita Scardaci, PHN, MPH – Director
Ruth Lincoln, PHN, MA – Assistant Director
Benita McLarin, MS, MHA – Assistant Director

Environmental Health Division

Walter L. Kruse - Director

July 27, 2010

Ms. Gladys Bates, President
G.K. Hardt, Inc.
919 Georgia Street
Santa Rosa, CA 95404-5105

Re: 3753 Santa Rosa Avenue, Santa Rosa
SCDHS-EHD Site ID# 00001850, NCRWQCB ID#1TSO562

Dear Ms. Bates:

This letter confirms the completion of site investigation and remedial action for the underground storage tanks formerly located at the above-described location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground storage tanks are greatly appreciated.

Based on information in the above-referenced file and with the provision that the information provided to this agency was accurate and representative of site conditions, this agency finds that the site investigation and corrective action carried out at your underground storage tank site is in compliance with the requirements of subdivisions (a) and (b) of Section 25296.10 of the Health and Safety Code and with corrective action regulations adopted pursuant to Section 25299.3 of the Health and Safety Code and that no further action related to the petroleum release at the site is required.

This notice is issued pursuant to subdivision (g) of Section 25296.10 of the Health and Safety Code. Please contact our office if you have any questions regarding this matter.

Sincerely,

WALTER L. KRUSE, MA, REHS
Director of Environmental Health

Case Closure Summary

Leaking Underground Fuel Storage Tank Program

I. Agency Information

Date: July 27, 2010

Agency name: Sonoma County Dept. Health Services	Address: 475 Aviation Blvd., Suite 220
City/State/Zip: Santa Rosa, CA 95403	Phone: (707) 565-6565
Responsible staff person: Dale Radford <i>DR</i>	Title: Civil Engineer

II. Case Information

Site facility name: Marine Max				
Site facility address: 3753 Santa Rosa Avenue, Santa Rosa CA				
RB LUSTIS # 1TSO562	SWEEPS # NA	LOP # 00001850	URF filing date: 3/9/93	Local # NA
Responsible party		Address		Phone number
Marine Max, Sam Lowrey		18167 US Hwy 19 N, Clearwater, FL 33764		(727) 531-1700
G.K. Hardt, A California Corporation, attn Gladys Bates		919 Georgia St., Santa Rosa, CA 95404-5105		(707) 544-8740
Tank #	Size in gal.	Contents	Closed-in-place/removed?	Date
1	500	Diesel fuel (assumed)	Removed	1/21/87
2	1000	Gasoline (assumed)	Removed	1/21/87

III. Release and Site Characterization Information

Cause and type of release: Holes observed in the smaller ust			
Site characterization complete? Yes		Date approved by oversight agency: 1/19/2010	
MW installed? Yes	Number: 7	Proper screened interval: Yes, 10 to 20 ft. & 23 to 28 ft. (DW-1)	
Highest GW depth BGS: 2.95'	Lowest depth: 11.23'	Flow direction: general direction is N-NW, sometimes NE	
Most sensitive current use: Domestic and municipal supply			
Are drinking water wells affected? +Yes (see comment)		Aquifer name: Laguna HSA	
Is surface water affected? No		Nearest/ SW name: Laguna de Santa Rosa ~ 3 miles southwest	
Off-site beneficial use impacts (addresses/locations): None			
Report(s) on file? Yes		Where is report(s) filed: Sonoma County Department of Health Services	
Treatment and Disposal of Affected Material			
Material	Amount (include units)	Action (treatment or disposal w/ destination)	Date
Tank	2	Disposed West Coast Scrap Metal, Windsor, CA	1/21/87
Piping	unknown	Removed and disposed with the tanks	1/21/87
Rinsate	300 gal	Disposed at H&H Ship Service, San Francisco, CA	1/26/87
Soil	No excavation records	Declaration of disposal on file with SCDHS-EHD	
Groundwater	None	Not applicable	
Barrels	8	Instrat, Rio Vista, CA	6/4/10

Case Closure Summary

III. Release and Site Characterization Information (continued)
Site Address: 3753 Santa Rosa Avenue, Santa Rosa, CA 95403

Maximum Documented Contaminant Concentrations — Before and After Cleanup									
Contaminant	Soil (ppm)		Water (ppm)		Contaminant	Soil (ppm)		Water (ppm)	
	Before	After	Before	After		Before	After	Before	After
TPH (gas)	150	150	1.5	<0.050	Xylene	<0.5	<0.5	<0.0005	<0.0005
TPH (diesel)	660	660	580	0.300	Ethylbenzene	<0.5	<0.5	0.0009	0.0009
Benzene	<0.5	<0.5	<0.0005	<0.0005	Oil & grease	NA	NA	NA	NA
Toluene	0.11	0.11	0.00064	<0.0005	LUFT 5 Metals	NA	NA	**	NA
Other oxygenates	<0.001	<0.001	TBA 0.013	<0.010	MTBE	.0083	.0083	0.089	0.007

Comments (depth of remediation, etc.): "Before" values for TPHG in water reflect results from a "grab" water sample collected from soil borings located near the tank pit. "Before" values for TPHG & TPHD in soil reflect results of samples collected from a boring drilled within the tank excavation at a depth of 14 ½ - 15 ft below ground surface (bgs). ND = Non Detect; NA = Not Analyzed

"After" values for water represent the highest levels detected in samples collected from monitoring wells on 12/19/09.

IV. Closure

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? Yes		
Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? Yes		
Does corrective action protect public health for current land use? Yes		
Site management requirements: Residual soil and groundwater contamination remains. Any subsurface work in the vicinity of the former underground storage tanks requires contingency planning for worker safety and soil and groundwater disposal. Bldg Dept notified.		
Should corrective action be reviewed if land use changes? Yes		
Monitoring wells decommissioned? Yes	Number decommissioned: 7	Number retained: 0
List enforcement actions taken: None		
List enforcement actions rescinded: None		

V. Local Agency Representative Data

Name: Leslye Choate	Title: Supervising Environmental Health Specialist
Signature: 	Date:

VI. RWQCB Notification

Date of RB notification: Draft submitted 3/1/2010	RB Response: Comments 3/29/2010 addressed in 4/14/2010 letter.
RWQCB staff name:	Title: Date:

VII. Additional Comments, Data, etc.

+The on-site domestic well was impacted with MtBE; maximum concentration of 2.4ppb; it was located within 40 ft of the former USTs. The well was properly destroyed under PRMD permit on 5/1/08. <i>→ <MCL w/c</i>
TPHd in wells MW-2, 4, 6, & 7 from 120 to 210 ppb found at last sampling event (4 th qtr 2009). Results are considered anomalous as previous 20 sampling events had no detections of TPHd.
No free product has been encountered. Regional Board has no objections to site closure.
Monitoring wells were destroyed under permit from this Department and all waste material has been disposed.

STATE WATER RESOURCES CONTROL BOARD
GEOTRACKER

CASE SUMMARY

<u>REPORT DATE</u> 1/2/1965	<u>HAZARDOUS MATERIAL INCIDENT REPORT FILED WITH OES?</u>		
<u>I. REPORTED BY -</u> UNKNOWN		<u>CREATED BY</u> UNKNOWN	
<u>II. RESPONSIBLE PARTY -</u>			
<u>CONTACT NAME</u> DAVID ZEDRICK	<u>INITIALS</u>	<u>ORGANIZATION NAME</u> DAVE'S PIT STOP	<u>EMAIL ADDRESS</u>
<u>ADDRESS</u> P.O. BOX 7010 SANTA ROSA, CA 95407		<u>CONTACT DESCRIPTION</u>	
<u>PHONE TYPE</u> PRIMARY	<u>PHONE NUMBER</u> (707)-528-3677	<u>EXTENSION</u>	
<u>III. SITE LOCATION</u>			
<u>FACILITY NAME</u> Texaco		<u>FACILITY ID</u>	
<u>FACILITY ADDRESS</u> 55 Todd Rd Santa Rosa, CA 95407 SONOMA COUNTY		<u>ORIENTATION OF SITE TO STREET</u>	
		<u>CROSS STREET</u>	
<u>V. SUBSTANCES RELEASED / CONTAMINANT(S) OF CONCERN</u>			
WASTE OIL / MOTOR / HYDRAULIC / LUBRICATING			
<u>VI. DISCOVERY/ABATEMENT</u>			
<u>DATE DISCHARGE BEGAN</u>			
<u>DATE DISCOVERED</u> 10/15/1988	<u>HOW DISCOVERED</u>		<u>DESCRIPTION</u>
<u>DATE STOPPED</u>	<u>STOP METHOD</u>		<u>DESCRIPTION</u>
<u>VII. SOURCE/CAUSE</u>			
<u>SOURCE OF DISCHARGE</u>		<u>CAUSE OF DISCHARGE</u>	
<u>DISCHARGE DESCRIPTION</u>			
<u>VIII. CASE TYPE</u>			
<u>CASE TYPE</u> Aquifer used for drinking water supply			
<u>IX. REMEDIAL ACTION</u>			
NO REMEDIAL ACTIONS ENTERED			
<u>X. GENERAL COMMENTS</u>			
<u>XI. CERTIFICATION</u>			
I HEREBY CERTIFY THAT THE INFORMATION REPORTED HEREIN			

XII. REGULATORY USE ONLY

LOCAL AGENCY CASE NUMBER

00001546

REGIONAL BOARD CASE NUMBER

1TSO222

LOCAL AGENCY

CONTACT NAME

LOP CLOSED IN RB01

INITIALS

LCW

ORGANIZATION NAME

SONOMA COUNTY LOP

EMAIL ADDRESS

ADDRESS

625 FIFTH STREET
SANTA ROSA, CA 95404

CONTACT DESCRIPTION

USED FOR LOP CLOSED SITES IN REGION 1

PHONE TYPE

Office

PHONE NUMBER

(707)-565-6565

EXTENSION

REGIONAL BOARD

CONTACT NAME

SONOMA COUNTY LOP CLOSED SITE

INITIALS

ZZZ

ORGANIZATION NAME

NORTH COAST RWQCB (REGION 1)

EMAIL ADDRESS

ADDRESS

5550 SKYLANE BOULEVARD, SUITE A
SANTA ROSA, CA 95403

CONTACT DESCRIPTION

PHONE TYPE

MAIN PHONE

PHONE NUMBER

(707)-565-6565

EXTENSION

Free Product Removal	9/1/1991		Free product recovery in MW-2
Excavation	9/29/1993	9/29/1993	Excavation of contam soil at gasoline tank removal to Redwood Landfill, Novato
Excavation	10/20/1994	10/20/1994	Waste Oil tank pit soil disposed at BFI Waste System, Livermore, CA
In Situ Physical/Chemical Treatment (other than SVE)	10/5/2007	2/9/2010	Low flow sparge. No vapor recovery.
In Situ Physical/Chemical Treatment (other than SVE)	6/23/2010		This is the started up of a new air sparge system operated by ATC Associates.

X. GENERAL COMMENTS

Excerpts from "Sensitive Receptor Survey Report Submittal" (Blases Environmental Management, Inc. , Oct. 31, 2008)

2.1 SITE LOCATION AND LAND USE

U-Haul Facility #719057 is located at 3601 Santa Rosa Avenue, on the west side of the road, approximately 1,000 feet north of the intersection with Todd Road, at an elevation of approximately 104 feet above mean sea level (MSL). The property is generally flat, exhibiting no significant changes in relief across the site. The site covers an area of approximately three acres and consists of an asphalt and concrete-paved lot with three existing buildings: one single-story U-Haul office, a two-story self storage building at the rear of the property, and a three-bay garage/maintenance shop. There is also one opensided canopy structure for washing trucks along the southern property boundary. The site is currently used as a U-Haul service, rental, and self-storage facility.

The area surrounding the site consists primarily of commercial businesses with scattered residential developments along Santa Rosa Avenue. Single and multi-family residential developments are located west of the site, across Highway 101. The area south of the site consists of an equipment rental business. The land north of the site is occupied by three small commercial businesses. Directly east of the site (across Santa Rosa Avenue) is a used car dealership and car lot.

2.2 GEOLOGICAL AND HYDROGEOLOGICAL SETTING

The site lies in the Santa Rosa Plain Sub-basin of the Santa Rosa Valley Groundwater Basin. The Santa Rosa Valley occupies a northwest-trending structural depression in the southern part of the Coast Ranges of northern California. The Santa Rosa Sub-basin is drained principally by the Santa Rosa and Mark West Creeks that flow westward and collect into the Laguna de Santa Rosa. The Laguna de Santa Rosa flows northward and discharges into the Russian River. Precipitation in the Santa Rosa Plain ranges from approximately 28 inches in the south to approximately 40 inches in the north.

The Santa Rosa Plain Sub-basin has one main water-bearing unit (Merced Formation) and several units with lower water-bearing capacities (Glen Ellen Formation and Alluvium). The alluvium deposits consist of poorly sorted coarse sand and gravel and moderately sorted fine sand, silt, and clay. Based on the information provided by previous soil boring logs drilled at the site, the subject site soils consist predominantly of a mixture of sands, gravels, silts, and clays.

2.3 SITE HISTORY-UST REMOVAL AND PREVIOUS INVESTIGATIONS

The U-Haul facility formerly operated a total of three underground storage tanks (UST's) with capacities of 550 gallons, 10,000 gallons, and 15,000 gallons. In March 1987, the 550-gallon waste-oil UST was removed from the northern portion of the site. In September 1993, the 10,000-gallon gasoline UST and 15,000-gallon diesel UST were removed from the central portion of the site. A summary of UST removal activities and associated investigations are outlined in the following sections.

2.3.1 Waste-Oil UST Removal and Over-Excavation

The former 550-gallon waste-oil UST was located east of the U-Haul maintenance area and south of the U-Haul center property fence. Removal activities performed in 1987 and 1988 for the former waste oil UST included an initial 6 by 10-foot long excavation that was subsequently over-excavated by SOTA Environmental Technology, Inc. (SOTA) in 1994 and resurfaced with concrete. Approximately 35 to 40 tons of soil was over-excavated from the waste-oil UST tank pit. The over-excavation activities were supervised by representatives from the Sonoma County DHS, and a total of seven soil samples were collected and analyzed by Del Mar Analytical of Irvine, California.

Following receipt of the laboratory analytical results, approximately 10 to 15 cubic feet of additional soil was excavated from the waste oil UST excavation due to minor concentrations of total recoverable petroleum hydrocarbons (TRPH) and benzene, toluene, ethylbenzene, and total xylenes (BTEX) detected in the bottom and south sidewall of the waste-oil UST tank excavation. Based on the laboratory analytical results of two additional confirmation soil samples collected after the additional overexcavation activities, it was concluded that excavation of residual hydrocarbon impacted soil was complete. The over-excavated soil was temporarily stockpiled on-site. Approximately 50 cubic yards of soil was transported and disposed of at BFI Waste System, located at 4001 North Vasco Road in Livermore, California on December 19, 1994 by Den Beste Transportation Inc. of Novato, California.

2.3.2 Gasoline and Diesel UST's

The gasoline and diesel UST removal activities and subsequent soil and groundwater characterization activities have previously been presented in reports produced by SOTA. A brief summary of these activities are described in the following section.

Earthtech Ltd. conducted a preliminary site assessment during September 1990. The site assessment included drilling three soil borings (B-2, B-3, and B-4) around the former waste-oil UST and one soil boring (B-1) near the 15,000-gallon diesel UST. Two groundwater monitoring wells were installed near the former waste-oil UST (MW-1) and the former fuel dispenser island (MW-2). Laboratory analytical results from soil samples indicated elevated concentrations of petroleum constituents, oil, grease, and heavy metals. Free product was observed in MW-2 and analytical results indicated elevated total petroleum hydrocarbons (TPH) and BTEX concentrations were detected in samples from MW-1. During September 1991, pursuant to a directive from Sonoma County DHS, an interim free product recovery system was installed at MW-2, and approximately 100 gallons of free product was recovered from the well.

Earthtech conducted an extensive soil gas survey to delineate the areal extent of the hydrocarbon plume in August 1991. During February 1992 and August 1992, pursuant to a request from the Sonoma County DHS, Earthtech conducted additional site assessment activities. Results of the laboratory analyses indicated that the impacted soil was primarily restricted to the capillary fringe.

On August 26, 1993, SOTA submitted an Interim Remedial Action Plan (IRAP) to remove both the 10,000-gallon gasoline and 15,000-gallon diesel UST's, monitor the limits of excavations, backfill the pits, and remove any floating free product. On September 29, 1993, the two USTs, associated piping, and pump islands were removed by Post-Pisani Construction Inc. of Sacramento, California under the supervision of a Sonoma County DHS environmental health specialist. Petroleum-impacted soil encountered beneath the USTs was over-excavated during UST removal activities; however, the maximum reach of the backhoe precluded excavation and removal of diesel-contaminated soil at depths greater than 18 feet below the ground surface (bgs). A total of 300 cubic yards of petroleum-impacted soil was excavated and disposed of at the Rosewood Landfill Facility of Novato, California. Findings from the UST's removal, soil excavation, soil disposal, and confirmatory soil sampling activities were presented in the tank removal report (SOTA 1993).

2.3.3 Additional Site Assessments and Groundwater Monitoring

Based on previous SOTA reports, multiple site assessments have been conducted at the site to delineate the extent of petroleum hydrocarbon impacted soil and groundwater at the site from 1999 to 2005. A total of 15 groundwater monitoring wells have been installed at the site, and groundwater monitoring has been conducted at the site from July 1991 to the present.

Based on the results of the additional site assessment activities, the lateral and vertical extent of gasoline-range petroleum hydrocarbons (TPHg), diesel-range petroleum hydrocarbons (TPHd), methyl-tert-butyl ether (MTBE), and benzene in soils appears to be adequately delineated.

2.4 CORRECTIVE ACTIONS

In May and June 2005, a remedial pilot study using in-situ chemical oxidation by ozone infiltration was conducted by SOTA at the site to evaluate the effectiveness of remedial alternatives per the Sonoma County DHS-approved remedial pilot study work plan. The results of the pilot study were included in the SOTA Corrective Action Plan (CAP) dated August 15, 2005 and approved by the Sonoma County DHS on April 12, 2005. The proposed implementation of chemical oxidation by ozone infiltration for the U-Haul site is detailed in the SOTA Remedial Action Plan (RAP) dated March 14, 2006 and was approved by the Sonoma County DHS on May 11, 2006.

On May 16 & 17, 2007, Blaes Environmental installed six ozone dispersion wells at the site to supplement the two ozone dispersion wells previously installed by SOTA. In June 2007, Blaes Environmental completed the installation of the lateral piping connecting each of the wells, a remedial system enclosure, and an electrical connection to complete remedial installation activities. On October 5, 2007, Blaes Environmental commenced air sparging into the eight dispersion wells. At this time, only air sparging is taking place pending the approval of ozone injection. Pursuant to a letter from Sonoma County DHS dated August 30, 2007, pressurized air is being delivered at the same rate proposed for ozone injection. On March 17, 2008, the Sonoma County DHS issued Drilling Permit 05804-HMW for the installation of ozone dispersion well RW-9. On October 15, 2008, Amerco/U-Haul received approval from the CRWQCB for a General Waste Discharge Permit for subsurface ozone injection at the site following a 30-day public comment period.

SCEHD Notes

Ozone was never sparged in the remediation wells. ATC consultants assumed project management in Feb. 2010. Air sparging was terminated at this time.

6/14/2011 Deep monitoring well is required.

XI. CERTIFICATION

I HEREBY CERTIFY THAT THE INFORMATION REPORTED HEREIN
IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

XII. REGULATORY USE ONLY

LOCAL AGENCY CASE NUMBER
00002091

REGIONAL BOARD CASE NUMBER
1TSO112

LOCAL AGENCY

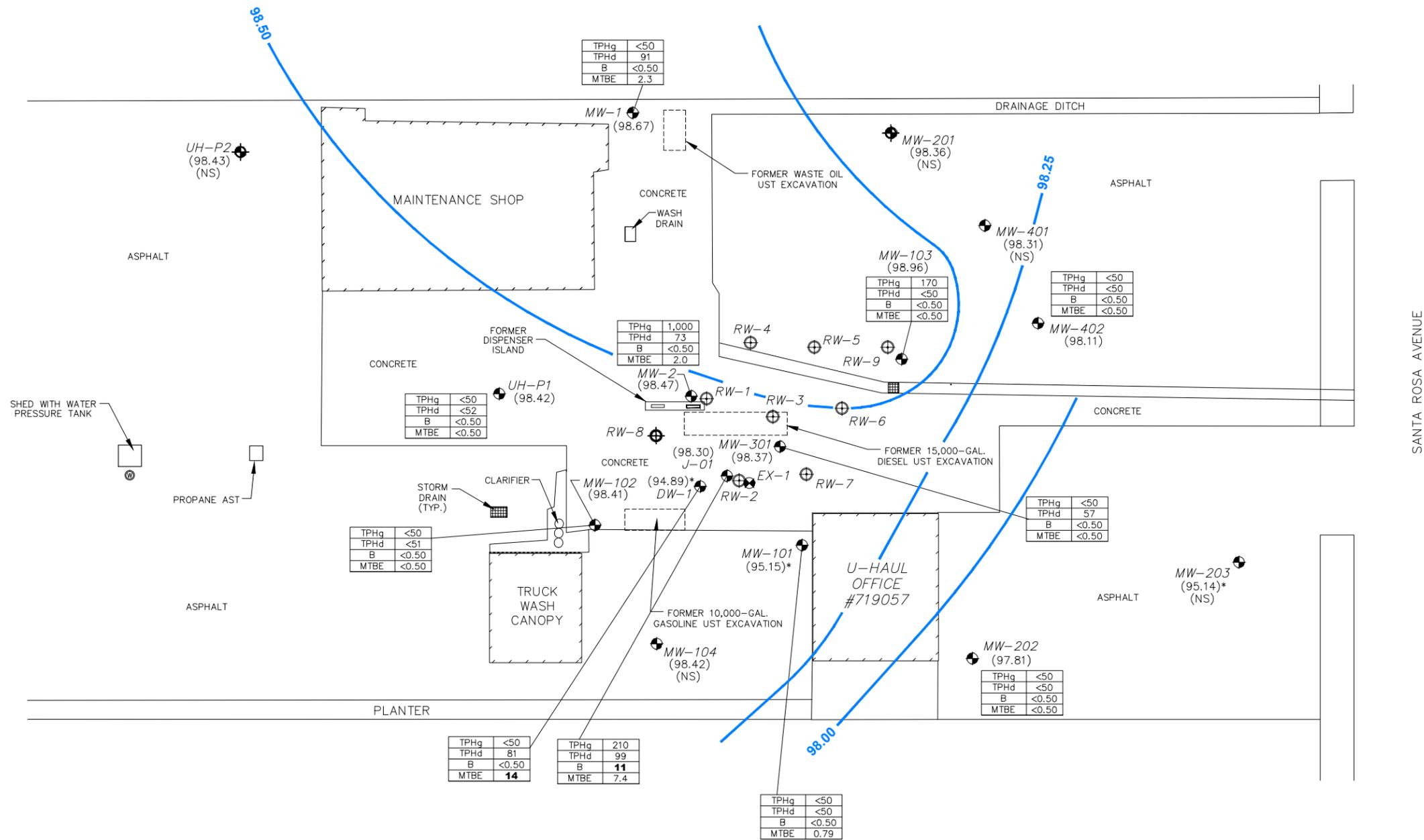
<u>CONTACT NAME</u> DARCY BERING	<u>INITIALS</u> DB	<u>ORGANIZATION NAME</u> SONOMA COUNTY LOP	<u>EMAIL ADDRESS</u> darcy.bering@sonoma-county.org
<u>ADDRESS</u> 625 FIFTH STREET SANTA ROSA, CA 95404		<u>CONTACT DESCRIPTION</u> LOP Caseworker, GIS Specialist	

<u>PHONE TYPE</u>	<u>PHONE NUMBER</u>	<u>EXTENSION</u>
Office	(707)-565-6571	
Fax	(707)-565-6525	

REGIONAL BOARD

<u>CONTACT NAME</u> Sonoma County LOP Lead	<u>INITIALS</u> HAZ	<u>ORGANIZATION NAME</u> NORTH COAST RWQCB (REGION 1)	<u>EMAIL ADDRESS</u>
<u>ADDRESS</u> 5550 SKYLANE BOULEVARD, SUITE A SANTA ROSA, CA 95401		<u>CONTACT DESCRIPTION</u>	

<u>PHONE TYPE</u>	<u>PHONE NUMBER</u>	<u>EXTENSION</u>
Main	(707)-565-6565	



LEGEND

- EX-1 SOIL BORING (ATC, 2011)
- MW-1 MONITOR WELL
- RW-1 AIR SPARGE WELL
- FORMER WATER SUPPLY WELL

TPHg	<50	TOTAL PETROLEUM HYDROCARBONS AS GASOLINE
TPHd	<50	TOTAL PETROLEUM HYDROCARBONS AS DIESEL
B	<0.50	BENZENE
MTBE	<0.50	METHYL TERT BUTYL ETHER

ALL ANALYTICAL RESULTS REPORTED IN MICROGRAMS PER LITER (µg/L)
BOLD = CONCENTRATION EXCEEDS RWQCB MAXIMUM CONTAMINANT LEVEL

(98.42) GROUNDWATER ELEVATION (FEET ABOVE MEAN SEA LEVEL)

98.50 GROUNDWATER ELEVATION CONTOUR (FEET ABOVE MEAN SEA LEVEL)

NS NOT SAMPLED

* NOT USED FOR GROUNDWATER ELEVATION CONTOURS

NOTE: ALL LOCATIONS ARE APPROXIMATE.



GROUNDWATER CONDITIONS MAP
(05/02/12)
 U-HAUL FACILITY NO. 719057
 3601 SANTA ROSA AVENUE
 SANTA ROSA, CALIFORNIA 95407

PROJECT NUMBER: 34.75093.0045	DATE: 6/15/12	FIGURE
APPROVED BY: JG	DRAWN BY: BK	1
9185 S. Farmer Ave., Ste. #111 Tempe, Arizona 85284-2912 Ph: (480) 894-2056 *** Fax: (480) 894-2497		



S:\Projects\3475093 Uhaul (ARCHIVED)\0045 - 719057 - Santa Rosa, CA\add2\GWC050212.dwg

XII. REGULATORY USE ONLY

LOCAL AGENCY CASE NUMBER

00001865

REGIONAL BOARD CASE NUMBER

1TSO292

LOCAL AGENCY

CONTACT NAME

LOP CLOSED IN RB01

INITIALS

LCW

ORGANIZATION NAME

SONOMA COUNTY LOP

EMAIL ADDRESS

ADDRESS

625 FIFTH STREET
SANTA ROSA, CA 95404

CONTACT DESCRIPTION

USED FOR LOP CLOSED SITES IN REGION 1

PHONE TYPE

Office

PHONE NUMBER

(707)-565-6565

EXTENSION

REGIONAL BOARD

CONTACT NAME

SONOMA COUNTY LOP CLOSED SITE

INITIALS

ZZZ

ORGANIZATION NAME

NORTH COAST RWQCB (REGION 1)

EMAIL ADDRESS

ADDRESS

5550 SKYLANE BOULEVARD, SUITE A
SANTA ROSA, CA 95403

CONTACT DESCRIPTION

PHONE TYPE

MAIN PHONE

PHONE NUMBER

(707)-565-6565

EXTENSION

STATE WATER RESOURCES CONTROL BOARD
GEOTRACKER

CASE SUMMARY

<u>REPORT DATE</u> 7/17/1998	<u>HAZARDOUS MATERIAL INCIDENT REPORT FILED WITH OES?</u>		
<u>I. REPORTED BY -</u> UNKNOWN		<u>CREATED BY</u> UNKNOWN	
<u>II. RESPONSIBLE PARTY -</u>			
<u>CONTACT NAME</u> LUCAS MOBILE HOME PARK	<u>INITIALS</u>	<u>ORGANIZATION NAME</u> LUCAS MOBILE HOME PARK	<u>EMAIL ADDRESS</u>
<u>ADDRESS</u> r1 UNKNOWN, CA	<u>CONTACT DESCRIPTION</u>		
<u>III. SITE LOCATION</u>			
<u>FACILITY NAME</u> LUCAS MOBILE HOME PARK		<u>FACILITY ID</u>	
<u>FACILITY ADDRESS</u> SANTA ROSA, CA 95404 SONOMA COUNTY		<u>ORIENTATION OF SITE TO STREET</u> <u>CROSS STREET</u>	
<u>V. SUBSTANCES RELEASED / CONTAMINANT(S) OF CONCERN</u> NA			
<u>VI. DISCOVERY/ABATEMENT</u>			
<u>DATE DISCHARGE BEGAN</u>			
<u>DATE DISCOVERED</u> 7/17/1998	<u>HOW DISCOVERED</u> Other Means	<u>DESCRIPTION</u>	
<u>DATE STOPPED</u>	<u>STOP METHOD</u>	<u>DESCRIPTION</u>	
<u>VII. SOURCE/CAUSE</u>			
<u>SOURCE OF DISCHARGE</u>		<u>CAUSE OF DISCHARGE</u>	
<u>DISCHARGE DESCRIPTION</u>			
<u>VIII. CASE TYPE</u>			
<u>CASE TYPE</u> Under Investigation			
<u>IX. REMEDIAL ACTION</u> NO REMEDIAL ACTIONS ENTERED			
<u>X. GENERAL COMMENTS</u> This site is the location of a contaminated water supply well. There is no known history of discharges at this site, but a comprehensive PSA has not been conducted..			
<u>XI. CERTIFICATION</u>			
I HEREBY CERTIFY THAT THE INFORMATION REPORTED HEREIN			

XII. REGULATORY USE ONLY

LOCAL AGENCY CASE NUMBER

REGIONAL BOARD CASE NUMBER

1NSR340

LOCAL AGENCY

CONTACT NAME

INITIALS

ORGANIZATION NAME

EMAIL ADDRESS

LOCAL PERMIT WORKER SANTA ROSA

SANTA ROSA, CITY OF

ADDRESS

CONTACT DESCRIPTION

625 5th Street
SANTA ROSA, CA 95404

PHONE TYPE

PHONE NUMBER

EXTENSION

FAX

(707)-524-5070

PHONE

(707)-543-3500

REGIONAL BOARD

CONTACT NAME

INITIALS

ORGANIZATION NAME

EMAIL ADDRESS

SCP OPEN INACTIVE GENERAL CONTACT BBB

NORTH COAST RWQCB (REGION 1) kashley@waterboards.ca.gov

ADDRESS

CONTACT DESCRIPTION

5550 SKYLANE BOULEVARD, SUITE A
SANTA ROSA, CA 95403

XII. REGULATORY USE ONLY

LOCAL AGENCY CASE NUMBER

REGIONAL BOARD CASE NUMBER
1NSO529

LOCAL AGENCY

UNKNOWN

REGIONAL BOARD

CONTACT NAME

INITIALS

ORGANIZATION NAME

EMAIL ADDRESS

REGIONAL WATER BOARD SITE CLOSED

ZZZ

NORTH COAST RWQCB (REGION 1)

lrivera@waterboards.ca.gov

ADDRESS

5550 SKYLANE BOULEVARD, SUITE A
SANTA ROSA, CA 95403

CONTACT DESCRIPTION

PHONE TYPE

PHONE NUMBER

EXTENSION

MAIN PHONE

(707)-576-2220

MAIN FAX

(707)-523-0135

XII. REGULATORY USE ONLY

LOCAL AGENCY CASE NUMBER

REGIONAL BOARD CASE NUMBER
1NSR300

LOCAL AGENCY

CONTACT NAME

INITIALS

ORGANIZATION NAME

EMAIL ADDRESS

LOCAL PERMIT WORKER SANTA ROSA

SANTA ROSA, CITY OF

ADDRESS

CONTACT DESCRIPTION

625 5th Street
SANTA ROSA, CA 95404

PHONE TYPE

PHONE NUMBER

EXTENSION

FAX

(707)-524-5070

PHONE

(707)-543-3500

REGIONAL BOARD

CONTACT NAME

INITIALS

ORGANIZATION NAME

EMAIL ADDRESS

REGIONAL WATER BOARD SITE CLOSED

ZZZ

NORTH COAST RWQCB (REGION 1) lriviera@waterboards.ca.gov

ADDRESS

CONTACT DESCRIPTION

5550 SKYLANE BOULEVARD, SUITE A
SANTA ROSA, CA 95403

PHONE TYPE

PHONE NUMBER

EXTENSION

MAIN PHONE

(707)-576-2220

MAIN FAX

(707)-523-0135

Information Sources

Data Currency

All data was obtained directly from the various regulatory agencies on the date of this report. All data is the most recent available, and is current as of the report date, unless noted otherwise below.

Hazardous Waste Cleanup Sites

Comprehensive Environmental Response Compensation and Liability Information System List (CERCLIS); Source: US EPA. The CERCLIS database contains information on potentially hazardous waste sites that have been reported to the US EPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA).

National Priority List (NPL); Source: US EPA. The NPL database, maintained by the US EPA, is a subset of CERCLIS and identifies sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas.

RCRA Corrective Action Activity (CORRACTS); Source: US EPA. CORRACTS data was accessed using EPA's Enforcement & Compliance History Online The Corrective Action Program encompasses active, or soon to be active facilities, where hazardous waste pollutants have been released into soil, ground water, surface water, or air. RCRA Corrective Action differs from Superfund in that Corrective Action sites generally have viable operators and on-going operations.

State Hazardous Waste Cleanup Sites (EnviroStor); Source: California Department of Toxic Substances Control (DTSC). The EnviroStor database provides access to detailed information on hazardous waste permitted and corrective action facilities, as well as existing site cleanup information. EnviroStor allows you to search for information on investigation, cleanup, permitting, and/or corrective actions that are planned, being conducted or have been completed under DTSC's oversight.

Spills, Leaks Investigations and Cleanups (SLIC); Source: California State Water Resources Control Board (SWRCB). In the SLIC Program, Water Board staff oversee soil and water investigations, corrective actions, and human health risk assessments at sites with current or historic unauthorized discharges, which have adversely affected or threaten to adversely affect waters of the state. The program covers all types of pollutants (such as solvents, petroleum fuels, heavy metals, pesticides, etc.) and all environments (including surface water, groundwater, sediment, and soil).

Leaking Underground Fuel Tanks

Leaking Underground Fuel Tanks (LUFT); Source: SWRCB.

Accidental Spills and Releases

Emergency Response Notification System (ERNS); Source: U.S. Coast Guard, National Response Center.

Previously Regulated Sites

Delisted NPL Sites; Source: US EPA. Sites previously identified for priority cleanup under the Superfund Program which have since been removed from that list.

CERCLIS "No Further Remedial Action Planned" (NFRAP); Source: US EPA. The CERCLIS-NFRAP database contains information on sites designated "No Further Remedial Action Planned" which have been removed from the CERCLIS database. NFRAP sites may be sites where no contamination was found following an initial investigation, where remedial action has been completed, or where US EPA has deferred to a state or local agency to oversee remediation.

Brownfields Management System; Source: US EPA. The Brownfields Management System (BMS) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding.

CalSites - No Further Action; Source: California Department of Toxic Substances Control (DTSC). This category contains properties at which DTSC has made a clear determination that the property does not pose a problem

to the environment or to public health. This determination is typically based on findings of a Preliminary Endangerment Assessment.

CalSites – Referrals; Source: DTSC. Site Mitigation and Brownfields Reuse Program Facility Sites referred to other agencies. This data was reviewed primarily to cross-check other sources, to reduce potential data gaps.

Waste Management Activities on the Subject and Adjacent Properties

Resource Conservation and Recovery Information System - Hazardous Waste Generators (RCRIS); Source: US EPA. RCRIS contains basic information on facilities which generate hazardous waste as defined by Resource Conservation and Recovery Act (RCRA). A LARGE QUANTITY GENERATOR (LQG) is a facility that generates more than 1000 kg per month of non-acutely hazardous waste, or more than 1 kg per month of acutely hazardous waste. A SMALL QUANTITY GENERATOR (SQG) generates between 100 kg. and 1000 kg. per month of non-acutely hazardous waste.

Registered Underground Storage Tanks (UST); Source: SWRCB. The UST database contains statewide address, business name, and local agency information related to permitted Underground Storage Tank (UST) facilities.

Waste Management Activities in Surrounding Area

Resource Conservation and Recovery Information System - Treatment, Storage and Disposal Facilities (RCRIS-TSD); Source: US EPA. The RCRIS-TSD database contains basic information on facilities that Transport, Store, or Dispose of (TSD) hazardous waste as defined by RCRA.

Solid Waste Information System (SWIS); Source: California Integrated Waste Management Board (CIWMB). The SWIS database contains an inventory of solid waste disposal facilities or landfills. These may be active or inactive facilities or open dumps that failed to meet RCRA Section 2004 criteria for solid waste landfills or disposal sites.

Oil and Gas Wells

Online Map System maintained by the California Division of Oil, Gas, and Geothermal Resources.

Appendix F -- Title Records



Fidelity National Title Company

PRELIMINARY REPORT

*In response to the application for a policy of title insurance referenced herein, **Fidelity National Title Company** hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.*

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Attachment One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

The policy(s) of title insurance to be issued hereunder will be policy(s) of Fidelity National Title Insurance Company, a California corporation.

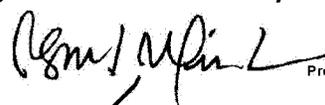
Please read the exceptions shown or referred to herein and the exceptions and exclusions set forth in Attachment One of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.


Countersigned



Fidelity National Title Company

BY  President

ATTEST  Secretary



Fidelity National Title Company

ISSUING OFFICE: 11050 Olson Dr., Suite 200 • Rancho Cordova, CA 95670

FOR SETTLEMENT INQUIRIES, CONTACT: Fidelity National Title Company - Downtown
1309 College Ave., Suite 100 • Santa Rosa, CA 95404
707 541-0300 • FAX 707 541-7300

PRELIMINARY REPORT

Title Officer: Craig Donner
Escrow Officer: Leslie Q. Hudson
Escrow No.: 12-**490510259**-LQH

Title No.: 12-**490510259**-CD
Locate No.: CAFNT0949-0949-0005-0490510259

TO: Bertolone Realty
1206 4th Street
Santa Rosa, CA 95404

ATTN: Darin Brown

PROPERTY ADDRESS: 3422 Santa Rosa Avenue, Santa Rosa, California

EFFECTIVE DATE: July 17, 2012, 07:30 A.M.

The form of policy or policies of title insurance contemplated by this report is:

CLTA Standard Coverage Policy - 1990

1. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

A FEE as to Parcel(s) One;
AN EASEMENT more fully described below as to Parcel(s) Two & Three

2. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

Savings Bank of Mendocino County

3. THE LAND REFERRED TO IN THIS REPORT IS DESCRIBED AS FOLLOWS:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SY\YD 07/20/2012

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA OF THE COUNTY OF SONOMA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

Parcel One:

Commencing at the Southwest corner of Lot 16, as numbered and designated upon the Map entitled Map of the Oak Grove Farms, Belden and Hehir's Subdivision, being a portion of Rancho Llano de Santa Rosa in township 6 North, Range 8 West, M.D.M., Sonoma County, California, filed in the office of the County Recorder on October 8, 1909 in Book 23 of Maps, Page 22, Sonoma County Records; thence North along the Westerly line of said Lot 16, 327 feet to the point of beginning of the tract of land hereby conveyed; thence from said point of beginning, East, parallel with the Northerly line of said Lot 16, 608 feet, more or less, to the Westerly line of the land conveyed to Ruth O. Brinkman and Walter Brinkman, by Deed recorded in Book 218 of Official Records, Page 72, Sonoma County Records; thence North along the property of said Ruth O. Brinkman, et al, 327.06 feet, more or less, to the Northerly line of Lot 17 of said above mentioned subdivision; thence West along said Northerly line of Lot 17, 608.00 feet, more or less, to the Northwest corner of Lot 17; thence South along the Westerly line of Lots 17 and 16, 327.06 feet, more or less, to the point of beginning.

Excepting therefrom that portion described in and conveyed for highway purposes by the Deed from James F. Ferguson and wife, to the State of California, dated January 8, 1931 and recorded April 4, 1931 in Book 293 of Official Records, Page 215, under Recorder's Serial No. A-14522, Sonoma County Records, more particularly described as follows:

Commencing at a point in the centerline of the State Highway between Santa Rosa and Petaluma at or near Station "B" 128/54.60 P.O.T. of the Survey for said highway, said point being at the intersection thereof with the centerline of Oak Avenue as said avenue is shown on the aforesaid map; thence from said point of commencement along the centerline of said avenue, South 89° 35' East, 30 feet to a point in the Easterly line of the existing State highway, distant thereon North 0° 25' East, 20 feet from a 2 inch by 2 inch stake marking the intersection of said Easterly line of existing highway with the South line of Oak Avenue; thence continuing along the centerline of said avenue, South 89° 35' East, a further distance of 20 feet; thence along a line parallel with and 50 feet Easterly, at right angles, from the centerline of said highway survey, South 0° 25' West, 654.1 feet, more or less, to the South line of Lot 16; thence along said lot line, North 89° 35' West, 50 feet to a point on the centerline of said highway; thence along said highway centerline North 0° 25' East, 654.06 feet to the point of commencement.

Also excepting therefrom that portion conveyed to the County of Sonoma by instrument recorded on August 21, 1989, under Document No. 89-079077, Sonoma County Records, more particularly described as follows:

Beginning at the intersection of the South line of the East Robles Avenue (formerly known as Oak Avenue) on the West line of the said lands of Frontin, as shown on the Map entitled Santa Rosa Avenue-Right of Way and Monument Map, dated March 1988 and on file in the office of the Sonoma County Surveyor; thence from said point of beginning and along said South line, South 89° 14' 03" East, 21.84 feet; thence leaving said South line, South 0° 45' 57" West, 6 feet; thence South 45° 45' 32" West, 30.88 feet to a point on the said West line; thence along said West line, North 0° 45' 07" East, 27.84 feet to the point of beginning.

Also excepting therefrom that portion conveyed to the County of Sonoma by Deed recorded on May 17, 2005 under Document No. 2005068257, Sonoma County Records, more particularly described as follows:

Beginning at the lead plug and tag, tagged L.S. 5759 marking the Southern corner of the parcel of land described in the Deed to the County of Sonoma recorded under Document No. 89-079077, Sonoma County Records, as shown on the Record of Survey of the lands of James A. Rundel, Trustee of the Lino Vieira trust dated December 5, 1992, filed in the office of the County Recorder in Book 608 of maps, Page 19, Sonoma County Records; thence along the Eastern right of way line of Santa Rosa Avenue, as shown on said Record of Survey, South 00° 45' 07" West, 9.98 feet; thence leaving said line, North 45° 46' 47" East, 32.29 feet to a line drawn parallel with and distant Southerly, at right angles, 15.00 feet from the Southern right of way line of East Robles Avenue, as shown on said Record of Survey; thence along said parallel line, so drawn, South 89° 14' 03" East, 25.15 feet; thence leaving said line, North 45° 00' 00" East, 20.94 feet to said Southern right of

way line of East Robles Avenue; thence along said line, North 89° 14' 03" West, 40.92 feet to the Eastern line of said parcel of land described in Deed to the County of Sonoma; thence along said line, South 00° 47' 38" East, 6.00 feet; thence South 45° 44' 43" West, 30.89 feet to the point of beginning.

Basis of bearings being the Eastern right of way line of Santa Rosa Avenue, as shown on the map entitled "Santa Rosa Avenue, Right-Of-Way & Monument Map" dated March 1988, sheet 48 of 103 on file in the office of the Department of Transportation and Public Works, Micro Film Number 55295.

Further excepting therefrom that portion as described in the Deed to the County of Sonoma recorded 8/19/2005 as Document No. 2005122512, Sonoma County Records.

Parcel Two:

10 foot wide drainage easement, being a portion of the lands of Clement C. Carinalli, etux, as said lands are described by Deed recorded under Document No. 19980001869, Sonoma County Records, said portion being described as follows:

Being a 10 foot wide strip of land the Northerly line of which is described as follows:

Beginning at a 1/2 inch iron pipe marking the Northeast corner of said lands of Carinalli, as said 1/2 inch iron pipe is shown on that Record of Survey, on file in Book 370 of Maps, page 30, Sonoma County Records; thence from said point of beginning and along the North line of Carinalli, North 89° 41' 25" West 138.91 feet to a point on the North line of Carinalli, from which the Southeast corner of the lands of Wiggins, as said lands of Wiggins as shown on said Record of Survey, bears South 89° 41' 25" East, 10.00 feet.

Parcel Three:

10 foot wide drainage easement, being a portion of the lands of Floyd P. Wiggins and Julia A. Wiggins, as said lands are described by Deed recorded in Book 3304 of official Records, page 701, Sonoma County Records, said portion being described as follows:

Being a 10 foot wide strip of land the Easterly side of which is described as follows:

Beginning at the Northeast corner of said lands of Wiggins, said corner being the Southeast corner of the lands of Lino Vieira Trust, et al, as described by Deed recorded under Document No. 1999154709, Sonoma County Records; thence from the point of beginning and along the Easterly line of Wiggins, South 00° 54' 08" West, 326.46 feet to the Southeast corner of said lands of Wiggins and the terminus of said Easterly line. The Westerly line of said 10 foot strip of land is to be extended or shortened to terminate on Wiggins North and South lines.

APN: 134-132-070

AT THE DATE HEREOF, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

1. **Property taxes**, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2012-2013.
2. **The lien of supplemental taxes**, if any, assessed pursuant to the provisions of Chapter 3.5 (Commencing with Section 75) of the Revenue and Taxation code of the State of California.
3. **Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.**
4. **Rights of the public** as to any portion of the land lying within the area commonly known as any public road or highway.
5. **The effect** of the Record of Survey filed in Book 608 of Maps, at Page 19, Sonoma County Records.
6. **Matters** contained in that certain document entitled "Storm Drain Easement" dated September 25, 2001, executed by and between Clement C. Carinalli, Ann Marie Carinalli, James A. Rundel and Christine A. Vieira, trustees of the Vieira 1992 Irrevocable Trust u/d/t December 5, 1992 and Floyd Wiggins and Julie Wiggins, husband and wife recorded September 25, 2001, Instrument No. 2001130373, of Official Records, which document, among other things, contains or provides for: maintenance and repair.

Reference is hereby made to said document for full particulars.

7. **Matters** contained in that certain document entitled "Storm Drain Easement" dated September 25, 2001, executed by and between Floyd Wiggins, Julie Wiggins and James A. Rundel and Christine A. Vieira, trustees of the Vieira 1992 Irrevocable Trust u/d/t December 5, 1992 recorded September 25, 2001, Instrument No. 2001130374, of Official Records, which document, among other things, contains or provides for: maintenance and repair.

Reference is hereby made to said document for full particulars.

8. **Easement(s)** for the purpose(s) shown below and rights incidental thereto as granted in a document.

Granted to:	County of Sonoma, a political subdivision
Purpose:	Construction and installation of transmission and distribution facilities such as electrical, gas, water, telephone, cable television, sewer, street lighting, drainage, roadway and landscaping
Recorded:	August 19, 2005, Instrument No. 2005122512, of Official Records
Affects:	A portion of the premises

- 9. Any rights of the parties in possession** of a portion of, or all of, said land, which rights are not disclosed by the public record.

This Company will require, for review, a full and complete copy of any unrecorded agreement, contract, license and/or lease, together with all supplements, assignments and amendments thereto, before issuing any policy of title insurance without excepting this item from coverage. The Company reserves the right to except additional items and/or make additional requirements after reviewing said documents.

- 10. Matters** which may be disclosed by an inspection and/or by a correct ALTA/ACSM Land Title Survey of said land that is satisfactory to this Company, and/or by inquiry of the parties in possession thereof.

- 11. Before issuing its policy of title insurance**, this Company will require for review, the following documents from the Limited Liability Company named below.

Limited Liability Company: Gass Valley JBRE, LLC

- (a) A copy of its operating agreement and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.
- (b) Confirmation that its Articles of Organization (LLC-1), and Certificate of Amendment (LLC-2), any restated Articles of Organization (LLC-10) and/or Certificate of Correction (LLC-11) have been filed with the Secretary of State.
- (c) If the Limited Liability Company is member-managed a full and complete current list of members certified by the appropriate manager or member.
- (d) If the Limited Liability Company was formed in a foreign jurisdiction, evidence satisfactory to the Company, that it was validly formed, is in good standing and authorized to do business in the state of origin.
- (e) If the Limited Liability Company was formed in a foreign jurisdiction, evidence satisfactory to the Company, that it has complied with California "doing business" laws, if applicable.

After review of the requested documents, the Company reserves the right to add additional items or make additional requirements prior to the issuance of any policy of title insurance.

- 12. The transaction contemplated** in connection with this Report is subject to the review and approval of the Company's Corporate Underwriting Department. The Company reserves the right to add additional items or make further requirements after such review.

END OF ITEMS

Note 1. The name(s) of the buyer(s) furnished with this application for Title Insurance is/are:

Grass Valley JBRE, LLC

If these names are incorrect, incomplete or misspelled, please notify the Company.

Note 2. The only deeds affecting said land, which recorded within twenty-four (24) months of the date of this report, as are follows:

Grantor:	Prime Pacific, a California corporation
Grantee:	Savings Bank of Mendocino County
Recorded:	May 18, 2010, Instrument No. 2010041042, of Official Records

Note 3. The charge for a policy of title insurance, when issued through this title order, will be based on the Short Term Rate.

Note 4. **The application** for title insurance was placed by reference to only a street address or tax identification number.

Based on our records, we believe that the description in this report covers the parcel requested, however, if the legal description is incorrect a new report must be prepared.

If the legal description is incorrect, in order to prevent delays, the seller/buyer/borrower must provide the Company and/or the settlement agent with the correct legal description intended to be the subject of this transaction.

Note 5. If a county recorder, title insurance company, escrow company, real estate broker, real estate agent or association provides a copy of a declaration, governing document or deed to any person, California law requires that the document provided shall include a statement regarding any unlawful restrictions. Said statement is to be in at least 14-point bold face type and may be stamped on the first page of any document provided or included as a cover page attached to the requested document. Should a party to this transaction request a copy of any document reported herein that fits this category, the statement is to be included in the manner described.

Note 6. Wiring instructions for Fidelity National Title Company, Santa Rosa, CA, are as follows:

Receiving Bank: Wells Fargo
420 Montgomery Street
San Francisco, CA 94101
ABA Routing No.: 121000248
Credit Account Name: Fidelity National Title Company - Downtown
1309 College Ave., Suite 100, Santa Rosa, CA 95404
Credit Account No.: 4124807611
Escrow No.: 12-**490510259**-LQH

These wiring instructions are for this specific transaction involving the Title Department of the Rancho Cordova office of Fidelity National Title Company . These instructions therefore should not be used in other transactions without first verifying the information with our accounting department. It is imperative that the wire text be exactly as indicated. Any extraneous information may cause unnecessary delays in confirming the receipt of funds.

Note 7. Any documents being executed in conjunction with this transaction must be signed in the presence of an authorized Company employee, an authorized employee of an agent, an authorized employee of the insured lender, or by using Bancserv or other approved third-party service. If the above requirements cannot be met, please call the company at the number provided in this report.

END OF NOTES

COUNTY ASSESSOR'S PARCEL MAP

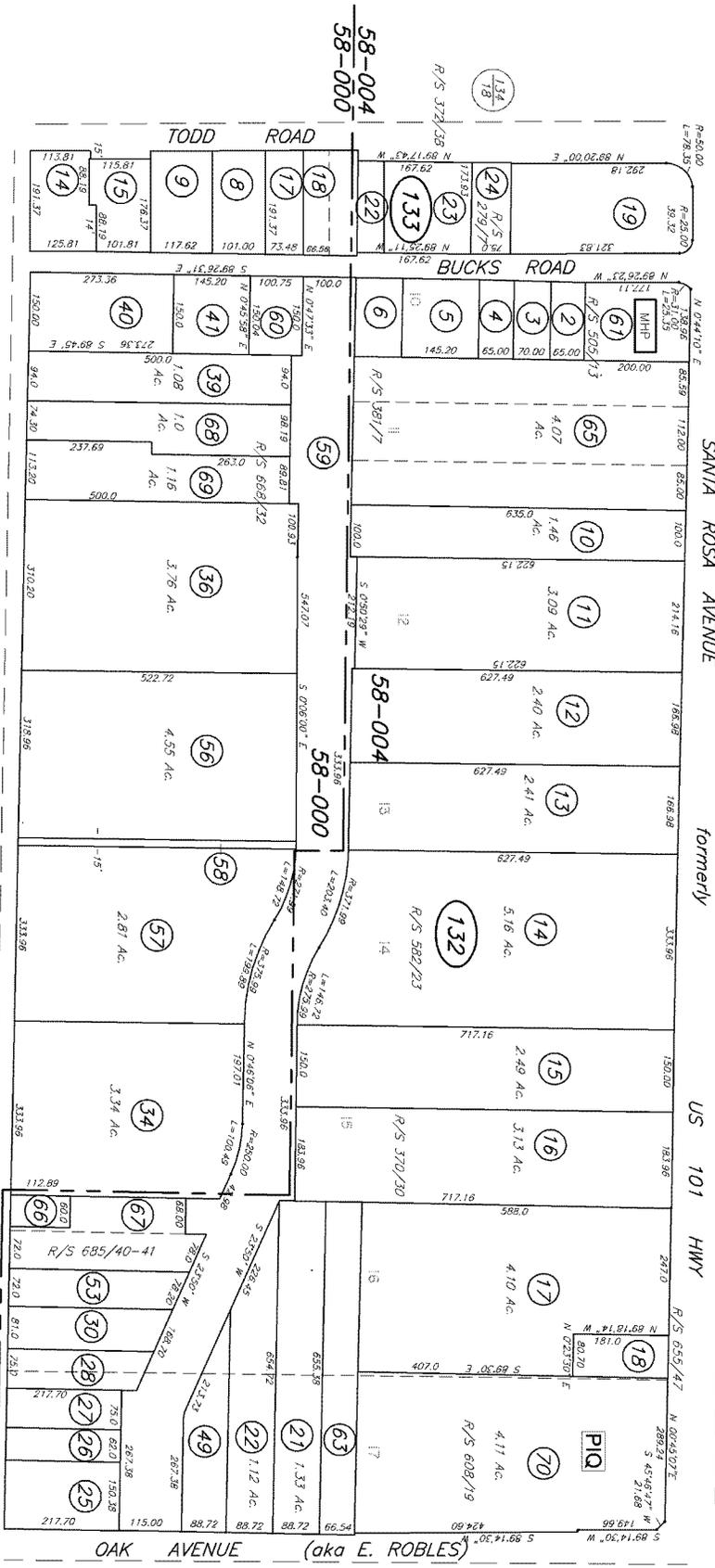
Ptn of OAK GROVE FARMS
 REC. 10-08-1909 IN BK. 23, MAPS, PGS 22-00

134
12

TAX RATE AREA
 58-000
 58-004

134-13

SCALE: 1"=200'



NOTE: This map was prepared for assessment purposes only and does not indicate either parcel legality or a valid building site. No liability is assumed for the accuracy of the data delineated hereon. The Assessor is not responsible for errors or omissions in this map. The Assessor is not a surveyor and does not provide surveying services. The Assessor is not responsible for errors or omissions in this map. The Assessor is not a surveyor and does not provide surveying services. The Assessor is not responsible for errors or omissions in this map. The Assessor is not a surveyor and does not provide surveying services.

NOTE: Assessor's parcels do not necessarily constitute legal lots. To verify legal parcel status, check with the appropriate city or county community development or planning division.

Important: This plat is not a survey. It is furnished as a convenience to locate the land in relation to adjoining streets and other lands and not to guarantee any dimensions, distances, bearings or acreage.

05-12-05=R/S-L-SI
 02-15-06=70(132)-L-SI
 03-28-06=R/S-L-SI

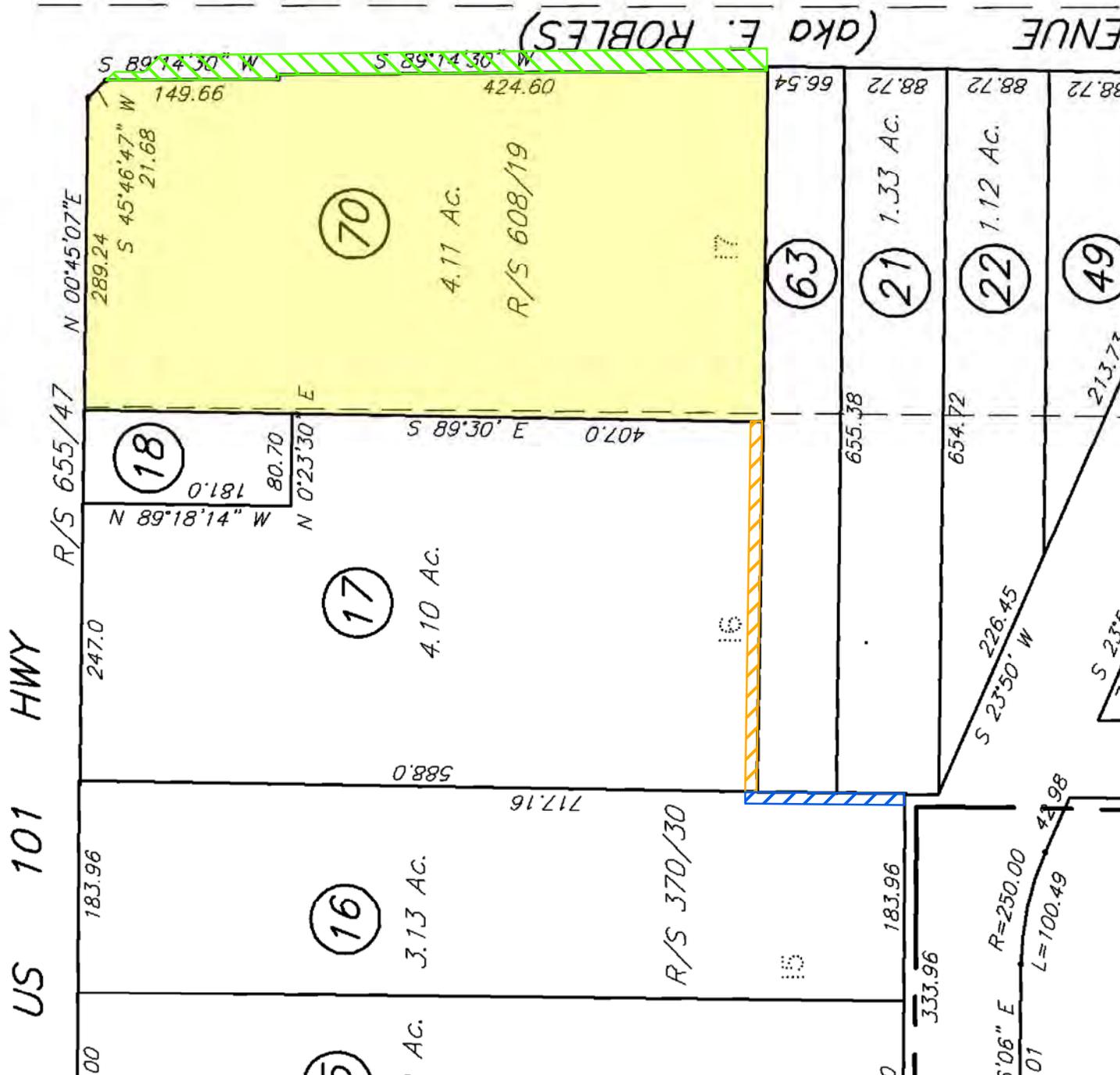
REVISED

Assessor's Map Bk. 134, Pg. 13
 Sonoma County, Calif. (A040)

KEY 4-11-10 KB

end

- Parcel One - Property In Question, Fee
- Parcel Two - Easement
- Parcel Three - Easement
- Item No. 6 - Easement for Storm Drain
In 09/25/2001 Inst # 2001130373 of Official Records
Affects said portion as described in the document
- Item No. 7 - Easement for Storm Drain
In 09/25/2001 Inst # 2001130374 of Official Records
Affects said portion as described in the document



Appendix G -- Additional Documentation

USER QUESTIONNAIRE

In order to qualify for the Landowner Liability Protections offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the “Brownfields Amendments”), any additional user of this report should complete a copy of this questionnaire in order to document their own knowledge of the property. This blank questionnaire is provided for your use. See Section 2.6 of this report for additional information.

	Yes	No
(1.) Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law?		
(2.) 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?		
(3.) 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?		
(4.) (a.) Is the purchase price being paid for this property significantly less than the fair market value of the property? (b.) 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 at the property?		
(5.) 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, do you know the past uses of the property? Do you know of specific chemicals that are present or once were present at the property? Do you know of spills or other chemical releases that have taken place at the property? Do you know of any environmental cleanups that have taken place at the property?		
(6.) 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?		

For each “Yes” answer, please attach a description or supporting documentation as appropriate, for your files.

Completed by (please print): _____

Signed _____

Date _____

RNC ENVIRONMENTAL, LLC
3326 M Street, Sacramento, CA 95816
(888)485-3330 • rnc-enviro.com

Phase I Environmental Site Assessment (ASTM E1527-05) Questionnaire

Project Name: _____ Property Address: 3422 Santa Rosa Ave.

To whom it may concern:

RNC Environmental has been retained to complete a Phase I Environmental Site Assessment of the above-specified property. Your assistance in sharing your knowledge of present and past uses of the property, and of any known or suspected environmental conditions relating to it, is much appreciated. Please respond to the questions below "to the best of your knowledge"; no additional investigation on your part is required.

This questionnaire is designed so that you can fill it out on your computer and either print it out or save it and send back as an email attachment. And, of course, you're free to fill out a paper copy by hand if you prefer.

Thank you!

Questionnaire completed by:

Name: Savings Bank of Mendocino Co. Date: 8/7/12
Address: P.O. Box 3600 Title: _____
Telephone: 707/462-6613 City/State/Zip: UKiah CA 95482
Email address: _____

This person's association with the subject property:

Bank - Current Owner Previous Owner Property Manager Occupant Other: _____

1. What is the current use of the property?
 Commercial Industrial Single-family Residential Multi-family Agriculture
 Vacant Land Other: _____

2. How long has the property been used for this purpose? UNKNOWN

3. Are you aware of any other past uses of the property? NO

4. Are there, or to the best of your knowledge have there been previously, any buildings/structures on the property? Yes No UNKNOWN

If yes, please answer 4a through 4h:

4a. Describe the use and type construction of each building: _____

4b. Do any of the buildings have elevators? Yes No Unknown

4c. Type of level below grade? Full Basement Crawl Space Slab on Grade Parking Garage Multi-level

4d. Is there ventilation in the level below grade? Yes No Unknown

4e. Are there any sump pumps, floor drains, or trenches? Yes No Unknown

4f. Is there a radon or methane mitigation system installed? Yes No Unknown

4g. Have any tenants ever complained about odors in the building or experienced health-related problems that may have been associated with the building? Yes No Unknown

4g. Heating system type? (CHECK ALL THAT APPLY)

<input type="checkbox"/> Forced Air	<input type="checkbox"/> Electric Baseboard	<input type="checkbox"/> Hot Air Radiator	<input type="checkbox"/> Heat Pump	<input type="checkbox"/> Hot Water Radiator
<input type="checkbox"/> Wood Stove	<input type="checkbox"/> Kerosene Heater	<input type="checkbox"/> Steam Radiator	<input type="checkbox"/> Fireplace	<input type="checkbox"/> Coal Furnace
<input type="checkbox"/> Radiant Floor	<input type="checkbox"/> Hot Water Circulation	<input type="checkbox"/> Fuel Oil Furnace	<input type="checkbox"/> Gas Furnace	<input type="checkbox"/> Other

4h. Type of fuel energy? (CHECK ALL THAT APPLY)

<input type="checkbox"/> Natural Gas	<input type="checkbox"/> Electric	<input type="checkbox"/> Propane	<input type="checkbox"/> Fuel Oil	<input type="checkbox"/> Kerosene
<input type="checkbox"/> Wood	<input type="checkbox"/> Coal	<input type="checkbox"/> Solar	<input type="checkbox"/> Other	

5a. Are you aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property? Yes No

5b. Are you aware of any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on or from the property? Yes No

5c. 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 No

5d. Are you aware of any other present or past any environmental problems at the property? Yes No

If yes, please describe _____

6a. Are there currently, or to the best of your knowledge have there been previously, any gasoline, diesel, fuel oil or other chemical storage tanks (above or underground) located on the property? Yes No

6b. Are there currently, or to the best of your knowledge have there been previously, are any pesticides, paints, or other chemicals stored or used on the property in drums, sacks or other containers greater than 5 gallons each or 50 gallons in the aggregate? Yes No

6c. Are there currently, or to the best of your knowledge have there been previously a type of business located on the property which uses hazardous chemicals, such as a gas station or dry cleaner? Yes No

6d. Are you aware of any operations on the property which are OSHA regulated? Yes No

If yes, please describe _____

7. Are you aware of any previous environmental reports (Phase I, Phase II, Geotechnical, etc.) for the property? Yes No

Please provide copies, if available. Otherwise, please describe type of report(s): _____

Any additional information/comments?

RNC ENVIRONMENTAL, LLC

3326 M Street, Sacramento, CA 95816
(888)485-3330 • www.rnc-enviro.com

Phase I Environmental Site Assessment (ASTM E1527-05) Questionnaire

In order to qualify for one of the Landowner Liability Protections offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the “Brownfields Amendments”), the user 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.

Project Name: _____ Address: 4322 Santa Rosa Avenue, Santa Rosa, CA 95407

Questionnaire completed by: _____ Date: 8/10/12

Name: Ken Koss Title: principal, TK Development

Address: _____ City/State/Zip: _____

Telephone: _____ Email address: Ken Koss <sylken1@sbcglobal.net>

	Yes	No
(1.) Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law?	<input type="radio"/>	<input checked="" type="radio"/>
(2.) 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?	<input type="radio"/>	<input checked="" type="radio"/>
(3.) 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?	<input type="radio"/>	<input checked="" type="radio"/>
(4.) (a.) Is the purchase price being paid for this property significantly less than the fair market value of the property? (b.) 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 at the property? <i>Priced below market due to being a bank-owned foreclosure property. No environmental concerns are known.</i>	<input checked="" type="radio"/> <input type="radio"/>	<input type="radio"/> <input checked="" type="radio"/>
(5.) 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, do you know the past uses of the property? Do you know of specific chemicals that are present or once were present at the property? Do you know of spills or other chemical releases that have taken place at the property? Do you know of any environmental cleanups that have taken place at the property?	<input type="radio"/>	<input checked="" type="radio"/>
(6.) 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?	<input type="radio"/>	<input checked="" type="radio"/>