
**PHASE I ENVIRONMENTAL SITE ASSESSMENT
OF THE PROPERTY AT
5397 BRACE ROAD, LOOMIS, CALIFORNIA**



March 5, 2019

Prepared for:

Nicholas Bair
Tiny Toes Academy
5735 Stone Road, Loomis, CA 95650

Prepared by:

G. O. Graening, PhD, MSE and Kristen Ahrens, M.S.



NATURAL INVESTIGATIONS CO.
WWW.NATURALINVESTIGATIONS.COM

Natural Investigations Company, Inc.
3104 O Street, #221, Sacramento, CA 95816

TABLE OF CONTENTS

SUMMARY	3
1. INTRODUCTION	4
1.1. PURPOSE	4
1.2. GOALS AND DETAILED SCOPE OF SERVICES	4
1.3. LIMITING CONDITIONS, DEVIATIONS, EXCEPTIONS, SIGNIFICANT ASSUMPTIONS, AND SPECIAL TERMS AND CONDITIONS	5
1.4. INFORMATION RELIANCE	7
2. SITE DESCRIPTION	8
2.1. LOCATION AND LEGAL DESCRIPTION	8
2.2. SITE AND VICINITY GENERAL CHARACTERISTICS	8
2.3. CURRENT USE OF THE PROPERTY AND IMPROVEMENTS	8
2.4. CURRENT USES OF ADJOINING PROPERTIES	9
3. USER-PROVIDED INFORMATION	10
3.1. USER'S RESPONSIBILITIES	10
3.2. REQUESTED DOCUMENTS AND INFORMATION	11
3.3. TITLE RECORDS	11
3.4. ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS	11
3.5. SPECIALIZED KNOWLEDGE OR ACTUAL KNOWLEDGE	11
3.6. VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES	12
3.7. OWNER, PROPERTY MANAGER, AND OCCUPANT INFORMATION	12
3.8. REASON FOR PERFORMING PHASE I ESA	12
4. RECORDS REVIEW	12
4.1. STANDARD ENVIRONMENTAL RECORD SOURCES	12
4.2. ADDITIONAL ENVIRONMENTAL RECORD SOURCES	17
4.3. PHYSICAL SETTING SOURCES	19
4.4. HISTORICAL USE INFORMATION ON THE PROPERTY	22
4.5. HISTORICAL USE INFORMATION ON ADJOINING PROPERTIES	23
5. SITE RECONNAISSANCE	24
5.1. METHODOLOGY AND LIMITING CONDITIONS	24
5.2. EXTERIOR OBSERVATIONS	24
5.3. INTERIOR OBSERVATIONS	25
5.4. LIMITATIONS	25
6. INTERVIEWS	26
6.1. INTERVIEW WITH OWNERS / SITE MANAGERS / OCCUPANTS	26
7. FINDINGS	26
7.1. RATIONALE FOR DETERMINATION OF SIGNIFICANT FINDINGS	26
7.2. VAPOR ENCROACHMENT SCREENING	27
7.3. <i>DE MINIMIS</i> ENVIRONMENTAL CONDITIONS	28
7.4. HISTORICAL RECOGNIZED ENVIRONMENTAL CONDITIONS	28
7.5. KNOWN OR SUSPECT RECOGNIZED ENVIRONMENTAL CONDITIONS	28
8. OPINION AND RECOMMENDATION	29
8.1. IMPACT OF ENVIRONMENTAL CONDITIONS ON PROPERTY	29
8.2. ADDITIONAL INVESTIGATION	29
8.3. DATA GAPS OR DELETIONS	29
9. CONCLUSIONS	30
10. ADDITIONAL SERVICES	30
11. REFERENCES	31
12. SIGNATURE OF ENVIRONMENTAL PROFESSIONAL	32
13. QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL	32
14. APPENDICES	33
14.1. USER-PROVIDED INFORMATION AND TITLE DOCUMENTS	A
14.2. REGULATORY RECORDS DOCUMENTATION	B
14.3. HISTORICAL RESEARCH DOCUMENTATION	C
14.4. SITE PHOTOGRAPHS	D
14.5. INTERVIEW DOCUMENTATION	E

SUMMARY

This report presents the findings of a Phase I Environmental Site Assessment (ESA) for the property at 5397 Brace Road, Loomis, California, Assessor Parcel Number (APN) 044-123-009. Natural Investigations Company, Inc., has performed this Phase I ESA in conformance with the scope and limitations of the American Society for Testing and Materials (ASTM) Practice E1527-13 and in accordance with the prevailing standard of care for completing such assessments in California at this time. Exceptions to, or deletions from, this practice are described in Sections 1.3 and 8.3 of this report.

The subject property consists of a single-family residence comprised of a two-story structure at the southern portion of the 1-acre parcel. Just north of the residence is a gravel yard and several gravel stockpiles. The northern-most portion of the parcel is undeveloped land. Surrounding land uses consist of primarily residential properties with commercial buildings to the west.

No environmental liens or value reductions were found in association with the Property. No indication of heavy industrial uses was detected from title review. The Property was not listed in any of the environmental databases queried. There were no County (CUPA) records for the subject property. CUPA Record review for adjacent properties revealed small quantities of hazardous substances present on the westerly adjacent property; no releases or violations were recorded in any of the documents reviewed.

A review of physical setting sources and historical use information (topographic maps, aerial photography, fire insurance maps, city directories, and building permits) did not detect any indications of possible recognized environmental conditions on the Property.

A site reconnaissance was performed on February 26, 2019; no indications of possible recognized environmental conditions were noted on the Property. On February 22, 2019 a hazardous materials questionnaire was emailed to Nicholas and Amanda Bair. On February 26, the questionnaire was completed by Mr. Bair; he had no knowledge of any recognized environmental conditions associated with the Property. Information about past owners, operations or occupants was not reasonably ascertainable and constitutes a data gap.

There were a few minor data failures with the physical setting and historical information sources. However, a combination of other data sources was available such that no significant data gap existed, and the historical research objectives were achieved. There were no data gaps that significantly affected our ability to identify recognized environmental conditions associated with the Property.

Except for the limitations and exceptions discussed in Sections 1.3 and 8.3, this Phase I ESA complies with the ASTM Practice E1527-13. No additional services beyond the scope of the ASTM Practice E1527-13 were conducted as part of this assessment.

No *de minimis* conditions were found in connection with the Property pursuant to the ASTM Practice E1527-13. It is Natural Investigations Company's opinion that there are no historical or current recognized environmental conditions in connection with the Property pursuant to the ASTM Practice E1527-13. Records review, database searches, or interviews failed to identify any environmental conditions in connection with the Property. Therefore, no further site investigation is recommended.

This summary should only be read in conjunction with the full text of the report. The scope of work, significant assumptions, limitations, and exceptions should be understood prior to reading the site-specific information, findings, opinions, and conclusions. Except for any limitations and exceptions discussed in Section 1.3, this Phase I ESA complies with the ASTM Practice E1527-13. No additional services beyond the scope of the ASTM Practice E1527-13 were conducted as part of this assessment.

1. INTRODUCTION

1.1. PURPOSE

ASTM Practice E1527-13 defines the purpose of the Phase I ESA as quoted:

"The purpose of this practice is to define good commercial and customary practice in the United States of America for conducting an environmental site assessment of a parcel of commercial real estate with respect to the range of contaminants within the scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA)(42 U.S.C. §9601) and petroleum products. As such, this practice is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability (hereinafter, the 'landowner liability protections,' or 'LLPs'): that is, the practice that constitutes all appropriate inquiries into the previous ownership and uses of the property consistent with good commercial and customary practice as defined at 42 USC § 9601(35)(B)." (page 1, ASTM 2013).

In 2002, the Small Business Liability Relief and Brownfields Revitalization Act was passed, and it directed the United States Environmental Protection Agency (USEPA) to promulgate a rule defining due diligence for compliance with the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). This rule, which is generally referred to as All Appropriate Inquiry, was adopted in 2005. ASTM Practice E1527-13 complies with the USEPA requirements for All Appropriate Inquiry, and in some cases, is more stringent than All Appropriate Inquiry.

1.2. GOALS AND DETAILED SCOPE OF SERVICES

ASTM Practice E1527-13 describes the goals and general scope of services in the following excerpts:

"In defining a standard of good commercial and customary practice for conducting an environmental site assessment of a parcel of a property, the goal of the processes established by this practice is to identify recognized environmental conditions. The term recognized environmental conditions means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions." (page 1, ASTM 2013).

"The scope of this practice includes research and reporting requirements that support the user's ability to qualify for the LLPs. As such, sufficient documentation of all sources, records, and resources utilized in conducting the inquiry required by this practice must be provided in the written report." (page 2, ASTM 2013).

The general scope of services of a Phase I ESA has four components: records review; site reconnaissance; interviews; and report (page 12, ASTM 2013). The scope of services was limited to a qualitative evaluation of environmental conditions of the Property. The detailed scope of services performed for this Phase I ESA consists of the following tasks:

- Records Review.
 - Summarize physical setting (e.g. soils, geology, hydrogeology, surface water)
 - Historical USGS topographic map and aerial photograph sequence analyses
 - Spatial query of SWRCB's GeoTracker database and DTSC's EnviroStor database
 - Query of federal, state, and private environmental databases
 - Review and summary of title research, as necessary
 - Building permit review, as necessary
 - Environmental case file reviews at County / CUPA offices, as necessary
 - Summary of any previous environmental reports, where available
- Site Reconnaissance
 - Visual inspection of the Property

- Photographic documentation
- Interviews
 - Interview current and historical property owners and occupants, or have them fill out a standard environmental questionnaire, where possible
 - As needed, contact and interview neighbors, or regulatory agencies via form letter, phone conversations, and/or personal interviews
 - Documentation of all correspondence
- Report Preparation
 - Provide all supporting documentation, to state the findings of the records reviews, site reconnaissance, and interviews, to give an official opinion of the impact upon the Property of known or suspect environmental conditions, and to state conclusions and provide a report signed by a Qualified Professional.

The scope of services does not include other services that are not described in this report. Section 1.3 details significant assumptions, limitations, and exceptions to the performance of this Phase I ESA.

1.3. LIMITING CONDITIONS, DEVIATIONS, EXCEPTIONS, SIGNIFICANT ASSUMPTIONS, AND SPECIAL TERMS AND CONDITIONS

ASTM Practice E1527-13 cites many assumptions, limitations, and exceptions in the performance of a Phase I ESA. Some of the most important are quoted in the following excerpts:

“This practice does not address whether requirements in addition to all appropriate inquiries have been met in order to qualify for the LLPs (for example, the duties specified in 42 U.S.C. § 9607(b)(3)(a) and (b).” (page 1, ASTM 2013).

“This practice does not address requirements of any state or local laws or of any federal laws other than the all appropriate inquiry provisions of the LLPs. Users are cautioned that federal, state, and local laws may impose environmental assessment obligations that are beyond the scope of this practice. Users should also be aware that there are likely to be other legal obligations with regard to hazardous substances or petroleum products discovered on the property that are not addressed in this practice and that may pose risks of civil and/or criminal sanctions for non-compliance.” (page 1, ASTM 2013).

“Uncertainty Not Eliminated—No environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with a property, and this practice recognizes reasonable limits of time and cost.” (page 10, ASTM 2013).

“Not exhaustive—Appropriate inquiry does not mean an exhaustive assessment of a property. There is a point at which the cost of information obtained or the time required to gather it outweighs the usefulness of the information and, in fact, may be a material detriment to the orderly completion of transactions. One of the purposes of this practice is to identify a balance between the competing goals of limiting the costs and time demands inherent in performing an environmental site assessment and the reduction of uncertainty about unknown conditions resulting from additional information.” (page 10, ASTM 2013).

“Level of Inquiry is Variable—Not every property will warrant the same level of assessment. Consistent with good commercial or customary practice, the appropriate level of environmental site assessment will be guided by the type of property subject to assessment, the expertise and risk tolerance of the user, and the information developed in the course of the inquiry” (page 10, ASTM 2013).

“This practice does not include any testing or sampling of materials (for example, soil, water, air, building materials.” (page 13, ASTM 2013).

“There may be environmental issues or conditions at a property that parties may wish to assess in connection with commercial real estate that are outside of the scope of this practice (the non-scope considerations). As

noted by the legal analysis in Appendix X1 of this practice, some substances may be present on the property in quantities and under conditions that may lead to contamination of the property or of nearby properties but are not included in CERCLA's definition of hazardous substances (42 U.S.C. § 9601(14)) or do not otherwise present potential CERCLA liability. In any case, they are beyond the scope of this practice.” (pages 22-23, ASTM 2013).

“Whether or not a user elects to inquire into non-scope considerations in connection with this practice or any other environmental site assessment, no assessment of such non-scope considerations is required for appropriate inquiry as defined by this practice.” (page 23, ASTM 2013).

“There may be standards of protocols for assessment of potential hazards and conditions associated with non-scope conditions developed by governmental entities, professional organizations, or other private entities.” (page 23, ASTM 2013).

“Following are several non-scope considerations that persons may want to assess in connection with commercial real estate...No implication is intended as to the relative importance of inquiry into such non-scope considerations, and this list of non-scope considerations is not intended to be all-inclusive: asbestos-containing materials; biological agents; cultural and historical resources; ecological resources; endangered species; health and safety; indoor air quality unrelated to releases of hazardous substances or petroleum products into the environment; industrial hygiene; lead-based paint; lead in drinking water; mold; radon; regulatory compliance; and wetlands.” (page 23, ASTM 2013).

Natural Investigations Company, Inc. made the following assumptions in the preparation of this Phase I ESA:

- Groundwater Flow Direction – we interpreted and inferred the direction of the shallow groundwater movement based on the information we obtained and our experience. Actual groundwater flow may be locally influenced by many factors beyond the scope of this assessment. Subsurface investigation and modeling would be necessary to determine site-specific groundwater flow direction.
- Regulatory Agency Information – we considered all information provided by EDR, GeoTracker, EnviroStor, and CUPA records regarding regulatory status of facilities to be complete, accurate, and current.
- When provided with a current title report prepared by a reputable title company, we assumed that a separate chain-of-title research effort was redundant to identify any environmental liens or previous landowners with names indicative of industrial uses.
- Interviews – we considered all information provided through interviews to be complete, unbiased, and provided in good faith.

Natural Investigations Company, Inc., as an independent and impartial contractor, has completed this Phase I ESA in accordance with ASTM Practice E1527-13 and in accordance with the prevailing standard of care for completing such assessments in California at this time. Natural Investigations Company shall not be subject to any express or implied warranties whatsoever. Phase I ESAs are non-comprehensive by nature and are unlikely to identify all environmental problems and will not eliminate all risk. This report is a qualitative assessment. Although risk can never be eliminated, more detailed and extensive investigations yield more information, which may help the User understand and better manage risks associated with the Property. No warranty, either expressed or implied, is made. Land use, site conditions, and other factors will change over time. This report should not be relied upon after 180 days from the date of issuance, unless additional services are performed as defined in ASTM Practice E1527-13, Section 4.6.

The property owner is solely responsible for notifying all governmental agencies, and the public at large, of the existence, release, treatment, or disposal of, any hazardous substance or petroleum product occurring on the Property, either before, during, or after Natural Investigation Company's services. Natural Investigation Company assumes no responsibility or liability whatsoever for any claim, loss of property value, damage, or injury which results from pre-existing materials being encountered or being present on the Property, or from the discovery of such hazardous substances or petroleum products.

This report and other instruments or service are prepared and made available for the sole use of the User and their agents. The contents may not be used or relied upon by any other persons without the express written consent and authorization of the User.

There are no special terms or contractual conditions for this assessment. There were no limiting conditions or deviations from the ASTM Practice E1527-13 in the preparation of this Phase I ESA. There were no client/User-imposed constraints on the preparation of this Phase I ESA.

Any data gaps are listed in Section 8.3.

1.4. INFORMATION RELIANCE

ASTM Practice E1527-13 defines information reliance as:

“An environmental professional is not required to verify independently the information provided but may rely on information provided unless he or she has actual knowledge that certain information is incorrect or unless it is obvious that certain information is incorrect based on other information obtained in the Phase I Environmental Site Assessment or otherwise actually known to the environmental professional.” (page 13, ASTM 2013).

This report is for the sole benefit and exclusive use of the User in accordance with the contract under which these services have been provided. It is possible that information exists beyond the scope of this assessment. Additional information, which was not found or available to Natural Investigations Company at the time of report preparation, may result in a modification of the conclusions and recommendations presented herein. Any reliance on this report by third parties shall be at their own risk.

2. SITE DESCRIPTION

2.1. LOCATION AND LEGAL DESCRIPTION

The subject property ("Property") of this Phase I ESA is the parcel with address of 5397 Brace Road (APN 044-123-009), and is bounded by undeveloped land to the north, Brace Road to the south, and residential and commercial properties to the east and west respectively, in the Town of Loomis, Placer County, California (Figure 2.1.1). The Property consists of one parcel with an area of approximately 1 acre, and is a single family residence. The Placer County Assessor's office assigns this parcel land use description of "single family residence, half plex" with the general plan land use as "Town of Loomis".

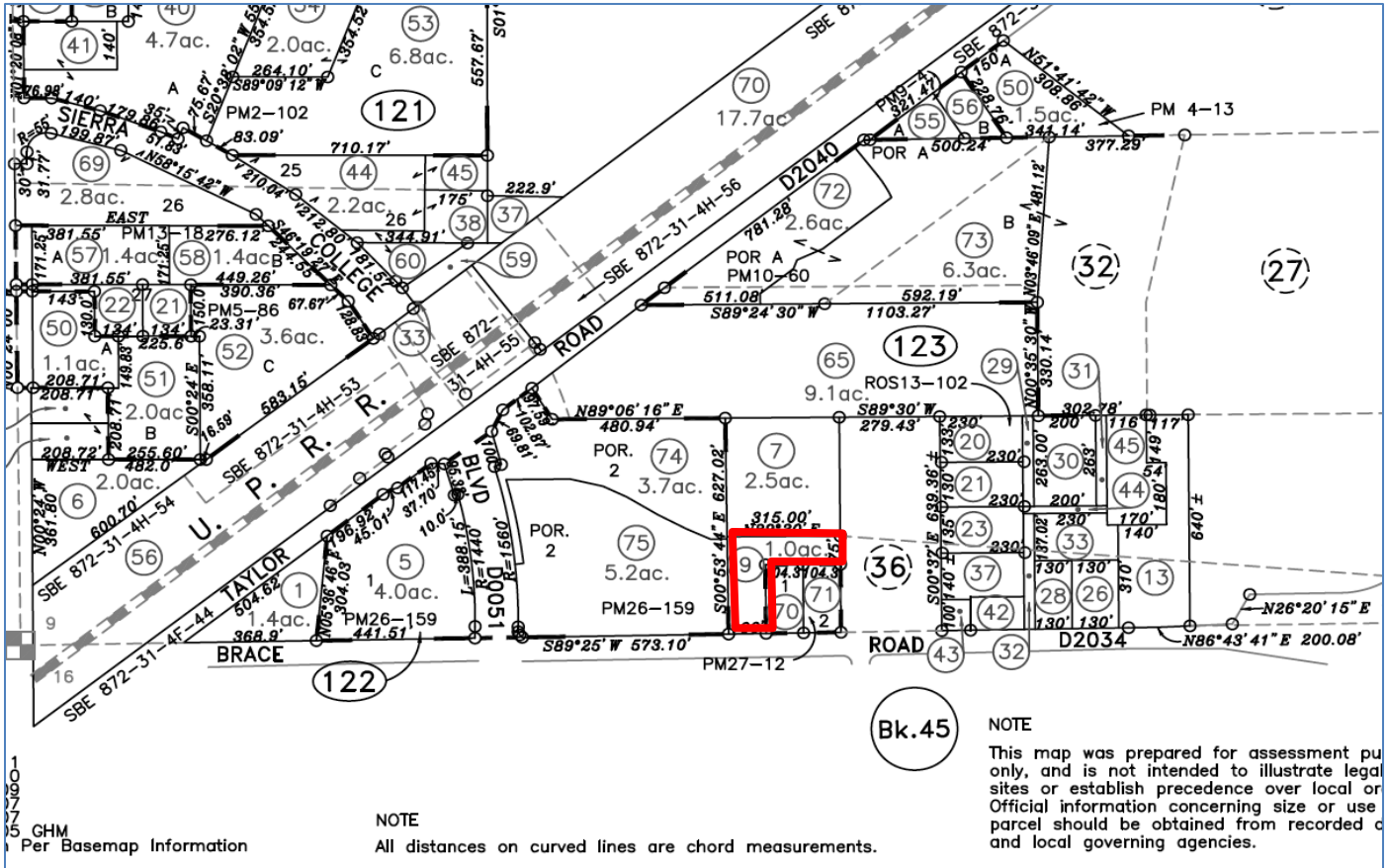


Figure 2.1.1. Assessor's Parcel Map, with subject property outlined in red.

2.2. SITE AND VICINITY GENERAL CHARACTERISTICS

The Property is located in a mixed commercial and residential area of Loomis Town in an area zoned for residential dwellings to the east and south and general commercial use to the west.

2.3. CURRENT USE OF THE PROPERTY AND IMPROVEMENTS

The subject Property consists of a single-family residence comprised of a two-story structure at the southern portion of the parcel. The residence is accessed by a driveway off of Brace Road. The residence is currently unoccupied and being renovated. Utilities are present on the west side of the building. Just north of the residence is a gravel yard and several gravel stockpiles and piles of rubbish. In the center of the yard, a groundwater well is present, though not in use. The northern-most portion of the parcel is

undeveloped land and lies within the floodplain of Secret Ravine which is northerly adjacent. A culvert along Brace Road on the southwestern corner of the parcel directs stormwater to a drainage ditch which follows the western parcel boundary and flows to Secret Ravine.



Figure 2.3.1. Oblique aerial photo, view looking north, of subject property and surrounding properties (Google Maps).

2.4. CURRENT USES OF ADJOINING PROPERTIES

The parcels surrounding the Property are used for a mixture of residential and commercial purposes. To the south is undeveloped land and multi-family residences (Sierra Meadows Apartments). To the north is undeveloped land including Secret Ravine, and easterly adjacent are single-family residences. Homewood Lumber occupies the westerly adjacent parcel.

3. USER-PROVIDED INFORMATION

The “User” is defined as the party seeking to use ASTM Practice E1527-13 to complete an environmental site assessment of the Property. A user may include, without limitation, a potential purchaser of property, a potential tenant of property, an owner of property, a lender, or a property manager. The user has specific obligations for completing a successful application of this practice outlined in Section 6 of ASTM Practice E1527-13.

In the case of this assessment, the User is Nicholas Bair (Tiny Toes Academy).

3.1. USER’S RESPONSIBILITIES

User’s responsibilities are defined by the ASTM E1527-13 standard, and include the following, as quoted:

“Any environmental liens and AULs known to the user should be reported to the environmental professional conducting a Phase I Environmental Site Assessment. Unless added by a change in the scope of work to be performed by the environmental professional, this practice does not impose on the environmental professional the responsibility to undertake a review of recorded land title records and judicial records for environmental liens and AULs. The user should either (1) engage a title company, real estate attorney, or title professional to undertake a review of reasonably ascertainable recorded land title records and lien records for environmental liens and AULs currently recorded against or relating to the property, or (2) negotiate such an engagement of a title company, real estate attorney, or title professional as an addition to the scope of work of the environmental professional.” (page 12, ASTM 2013)

“Specialized Knowledge or Experience of the User—Users must take into account their specialized knowledge to identify conditions indicative of releases or threatened releases. If the user has any specialized knowledge or experience that is material to recognized environmental conditions in connection with the property, the user should communicate any information based on such specialized knowledge or experience to the environmental professional. The user should do so before the environmental professional conducts the site reconnaissance.” (page 12, ASTM 2013)

“Actual Knowledge of the User—If the user has actual knowledge of any environmental lien or AULs encumbering the property or in connection with the property, the user should communicate such information to the environmental professional. The user should do so before the environmental professional conducts the site reconnaissance.” (page 12, ASTM 2013)

“Reason for Significantly Lower Purchase Price—In a transaction involving the purchase of a parcel of commercial real estate, the user shall consider the relationship of the purchase price of the property to the fair market value of the property if the property was not affected by hazardous substances or petroleum products. The user should try to identify an explanation for a lower price which does not reasonably reflect fair market value if the property was not contaminated, and make a written record of such explanation. Among the factors to consider will be the information that becomes known to the user pursuant to the Phase I Environmental Site Assessment. This practice does not require that a real estate appraisal be obtained in order to ascertain fair market value of the property. The user should inform the environmental professional if the user believes that the purchase price of the property is lower than the fair market value due to contamination. The user is not required to disclose the purchase price to the environmental professional.” (page 12, ASTM 2013)

“Commonly Known or Reasonably Ascertainable Information—Commonly known or reasonably ascertainable information within the local community about the property must be taken into account by the user. If the user is aware of any commonly known or reasonably ascertainable information within the local community about the property that is material to recognized environmental conditions in connection with the property, the user should communicate such information to the environmental professional. The user should do so before the environmental professional conducts the site reconnaissance. The user must gather such information to the extent necessary to identify conditions indicative of releases or threatened releases of hazardous substances or petroleum products.” (page 12, ASTM 2013)

“Either the user shall make known to the environmental professional the reason why the user wants to have the Phase I Environmental Site Assessment performed or, if the user does not identify the purpose of the

Phase I Environmental Site Assessment, the environmental professional shall assume the purpose is to qualify for an LLP to CERCLA liability and state this in the report.” (page 12, ASTM 2013).

In order to exert an LLP, the User must satisfy a number of statutory requirements that are generally referred to as Continuing Obligations, which are outside the Scope of Services of the Phase I ESA. Examples of Continuing Obligations include providing legally required notices stopping continuing releases and complying with land use restrictions. Failure to comply with these and other statutory post-acquisition requirements will jeopardize liability protection. It is the responsibility of the User to comply with the Continuing Obligations requirements of ASTM Practice E1527-13 and All Appropriate Inquiry.

3.2. REQUESTED DOCUMENTS AND INFORMATION

The following documents and information were requested of User and the landowners:

- Title reports
- Previous environmental site assessments or environmental compliance audit reports
- Environmental permits or hazardous waste generator notices/reports
- Registrations for aboveground or underground storage tanks
- Location of septic systems, oil wells, monitoring wells, or water wells
- Registrations for underground injection systems
- Material Safety Data Sheets; Community Right to Know Plans or Safety, Preparedness and prevention Plans; Spill Protection, Countermeasures and Control Plans
- Hazardous Material Business Plans
- Geotechnical studies or hydrological studies
- Notices or other correspondence from any government agency relating to past or current violations of environmental laws with respect to the Property or relating to environmental liens encumbering the Property
- Risk assessments
- Recorded Activity Use Limitations
- Proceedings regarding hazardous substances and petroleum products including any pending, threatened or past: litigation; administrative proceedings; or notices from any governmental entity regarding possible violations of environmental laws or other possible liability related to hazardous substances or petroleum products.

No documents specific to the Property were provided in response to Natural Investigations' information request.

3.3. TITLE RECORDS

No title reports were provided to Natural Investigations Co.

3.4. ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS

An environmental lien is a charge, security, or encumbrance upon the title to a property to secure the payment of a cost, damage, debt, obligation, or duty arising out of response actions, cleanup, or other remediation of hazardous substances or petroleum products upon the property. No environmental liens or activity and use limitations were made aware to Natural Investigations Company. No evidence of environmental liens was identified during the interview process, title review, or records review.

3.5. SPECIALIZED KNOWLEDGE OR ACTUAL KNOWLEDGE

No specialized knowledge or actual knowledge that is material to recognized environmental conditions in connection with the property was provided by the User to Natural Investigations Company.

3.6. VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES

No valuation reductions for environmental issues were made aware to Natural Investigations Company. No valuation reductions were identified during the interview process or by the title review.

3.7. OWNER, PROPERTY MANAGER, AND OCCUPANT INFORMATION

The Property is a vacant single-family residence. There are no tenants currently residing on the Property. However, it is leased to Nicholas & Amanda Bair.

3.8. REASON FOR PERFORMING PHASE I ESA

Natural Investigations Company performed this Phase I ESA at the request of Nicholas Bair for use in a property transfer screening process and the environmental regulation/compliance process.

4. RECORDS REVIEW

The purpose of the records review is to obtain and review records that will help identify recognized environmental conditions in connection with the property.

4.1. STANDARD ENVIRONMENTAL RECORD SOURCES

As part of this assessment, Natural Investigations Company retained the services of Environmental Data Resources, Incorporated (EDR), which queries and maintains comprehensive environmental databases and historical information, including proprietary databases, aerial photography, topographic maps, Sanborn Maps, and city directories. EDR's Phase I ESA standard package - "Radius Map with GeoCheck" was ordered and performed on February 22, 2019. In this report, EDR presents the results of searches of all reasonably ascertainable environmental databases (federal, state, local, and private) for records of potential environmental impacts of the Property and vicinity. EDR performed these database searches within the prescribed radii of ASTM Practice E1527-13. The databases queried by EDR included the following:

Federal ASTM Standard and Supplemental – National Priority List (NPL); proposed NPL; Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS); CERCLIS No Further Remedial Action Planned; Corrective Action Report; Resource Conservation and Recovery Act (RCRA) Information; RCRA Large Quantity Generator; Emergency Response Notification System; Superfund Consent Decrees; Records of Decision; NPL Deletions; Hazardous Materials Information Reporting System; Material Licensing Tracking System; Mines Master Index File; Federal Superfund Liens; PCB Activity Database System; Department of Defense Sites; Indian Reservations; Uranium Mill Tailings Sites; Engineering Controls Sites List; Open Dump Inventory; Formerly Used Defense Sites; RCRA Administrative Action Tracking System; Toxic Chemical Release Inventory System; Toxic Substances Control Act (TSCA); Section 7 Tracking Systems; Federal Insecticide, Fungicide, and Rodenticide Act / TSCA; US Brownfields; US Institutional Control Sites; Voluntary Clean-up Program Properties; State ASTM Standard and Supplemental – Proposition 65 Records; Toxic Pits Cleanup Act Sites; Bond Expenditure Plan; List of Underground Storage Tank (UST) Facilities; Voluntary Cleanup Program Facilities; Leaking UST on Indian Land; UST on Indian Land; Waste Discharge System; Deed Restriction Listing; Properties Needing Further Evaluation; No Further Action Determination; Well Investigation Program Case List; Emissions Inventory Data; School Property Evaluation Program; Former Manufactured Gas Sites.

The complete EDR Radius Map report is provided in Appendix 14.2. Results are summarized in EDR's overview map (Figure 4.1.1) and detail map (Figure 4.1.2); numbered elements in EDR's maps correspond to numbered cases in EDR's report. The Property was not listed in any of the databases queried by EDR. Numerous properties in the vicinity of the Property are listed on various databases, as summarized in EDR's Executive Summary. The closest and most pertinent cases are summarized as follows:

- Homewood Lumbar at 4011 Sierra College Boulevard
 - This site is westerly adjacent to the parcel and is listed for hazardous material storage. Violations were noted regarding failure to provide appropriate safety training for employees and failure to submit required documents on time. Such businesses typically require hazardous materials permitting and are regularly inspected by county officials. No history of spills or

releases at the site was identified by EDR, CUPA record review, or the GeoTracker or EnviroStor online databases. Section 4.2.3 describes CUPA records reviewed for this property. This site does not appear to pose a recognized environmental concern to the Property.

- Loomis RV Park at 3945 Taylor Road
 - This site is approximately 380 feet north of the Property and is listed with the County for hazardous material storage. Violations were noted regarding failure to provide appropriate safety training for employees and failure to renew and certify documents at the annual deadline. The only hazardous materials on site appears to be a 2,000 gallon propane tank which the RV Park supplies to its residents. No history of spills or releases at the site was identified. This site does not appear to pose a recognized environmental concern to the Property.
- Shamrock Pump and Equipment at 3985 Taylor Road
 - This case is approximately 750 feet northwest of the Property and appears on several databases due to a closed LUST case. Available information on the GeoTracker online database reports soil and groundwater contamination by gasoline at the site in 1990. A case closure letter from the Regional Water Quality Control Board dated May 7, 2002 confirmed completion of site investigation and remedial action. Given the case closure, this site does not appear to pose a recognized environmental concern to the Property.

It should be noted that the computerized geocoding technology used in the database search is based on available census data and is only accurate to ± 300 feet. The EDR report indicates that poor or inadequate address information was provided for various properties that are potentially located in the vicinity of the Property; therefore, these sites could not be readily mapped by EDR. Because the location of these sites with respect to the Property could not be determined, the evaluation of the unmappable sites is limited in terms of determining the potential impact on the Property. Although the list of the unmappable sites was reviewed for adjacent or nearby properties observed during the site reconnaissance, locating each of the unmapped sites identified by EDR is not considered practicable.

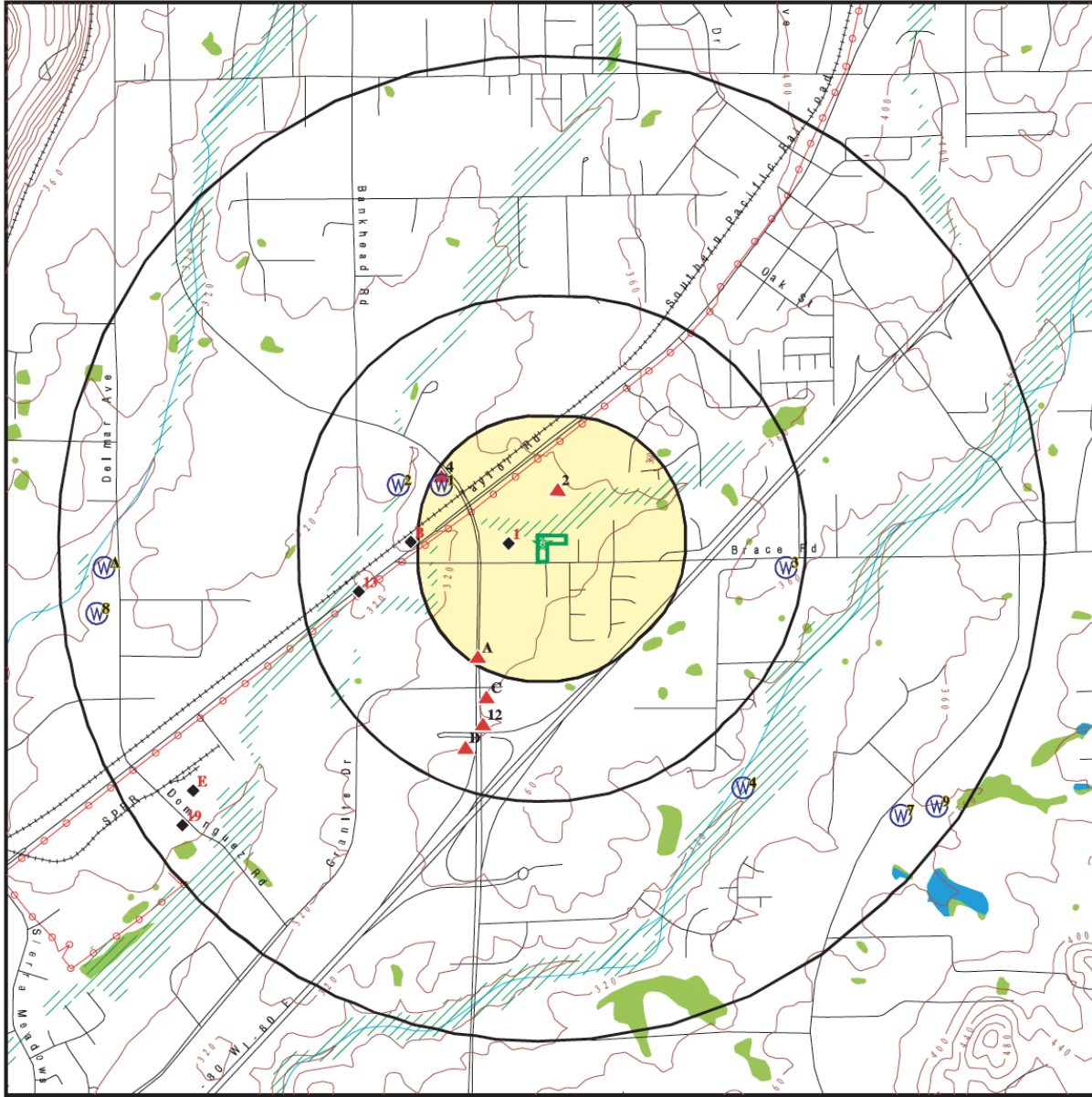
MAPPED SITES SUMMARY

Target Property Address:
5397 BRACE ROAD
LOOMIS, CA 95650

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
1	HOMEWOOD LUMBER	4011 SIERRA COLLEGE	CA PLACER CO. MS, CERS	Lower	317, 0.060, West
2	LOOMIS R V PARK	3945 TAYLOR RD	CA PLACER CO. MS, CERS	Higher	509, 0.096, NNE
A3	CHEVRON STATION NO 2	4211 SIERRA	RCRA-SQG, FINDS, ECHO, HAZNET	Higher	1236, 0.234, SSW
4	DEL MAR HEADQUARTERS	3930 SIERRA COLLEGE	RCRA-SQG, FINDS, ECHO, CA PLACER CO. MS	Higher	1246, 0.236, NW
B5	SHAMROCK PUMP & EQUI	3985 TAYLOR RD (AKA:	LUST, CERS	Lower	1266, 0.240, West
B6	AUTO-TEC	3985 TAYLOR RD	CERS HAZ WASTE, CA PLACER CO. MS, CERS	Lower	1303, 0.247, West
A7	CHEVRON-ROCKLIN	4211 SIERRA COLLEGE	UST	Higher	1315, 0.249, SSW
A8	CHEVRON USA - SIERRA	4211 SIERRA COLLEGE	CERS HAZ WASTE, CERS TANKS, EMI, CA PLACER CO. MS,	Higher	1315, 0.249, SSW
B9	VALLEY ROCK (LOOMIS)	4018 TAYLOR RD	CPS-SLIC, CERS HAZ WASTE, CA PLACER CO. MS, CERS	Lower	1396, 0.264, West
C10	7-ELEVEN INC.	4281 SIERRA COLLEGE	LUST, CA PLACER CO. MS, CERS	Higher	1591, 0.301, SSW
C11	7-ELEVEN INC.	4281 SIERRA COLLEGE	LUST	Higher	1591, 0.301, SSW
12	CHEVRON #9-6705	4365 SIERRA COLLEGE	LUST, SWEEPS UST, HIST CORTESE, CERS	Higher	1885, 0.357, SSW
13	PEARSON AUTOMOTIVE S	4175 TAYLOR RD	HIST CORTESE, CA PLACER CO. MS	Lower	1998, 0.378, WSW
D14	SS #6008 (FORMER UNO	4390 SIERRA COLLEGE	LUST, SWEEPS UST, HIST CORTESE, CA PLACER CO. MS	Higher	2192, 0.415, SSW
D15	SS #6008 (FORMER UNO	4390 SIERRA COLLEGE	LUST, CERS	Higher	2192, 0.415, SSW
D16	UNOCAL SERVICE STATI	4390 SIERRA COLLEGE	LUST, HAZNET	Higher	2192, 0.415, SSW
E17	FOREST PRODUCTS MANU	ANTHONY COURT	RESPONSE, ENVIROSTOR, HIST Cal-Sites	Lower	4558, 0.863, SW
E18	FOREST PRODUCTS MFG.	4315 DOMINGUEZ ROAD	CA BOND EXP. PLAN, EMI	Lower	4777, 0.905, SW
19	SIERRAPINE ROCKLIN D	4300 DOMINGUEZ RD	ENVIROSTOR, LUST, HIST CORTESE, CA PLACER CO. MS,...	Lower	4871, 0.923, SW

OVERVIEW MAP - 5570641.2S



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

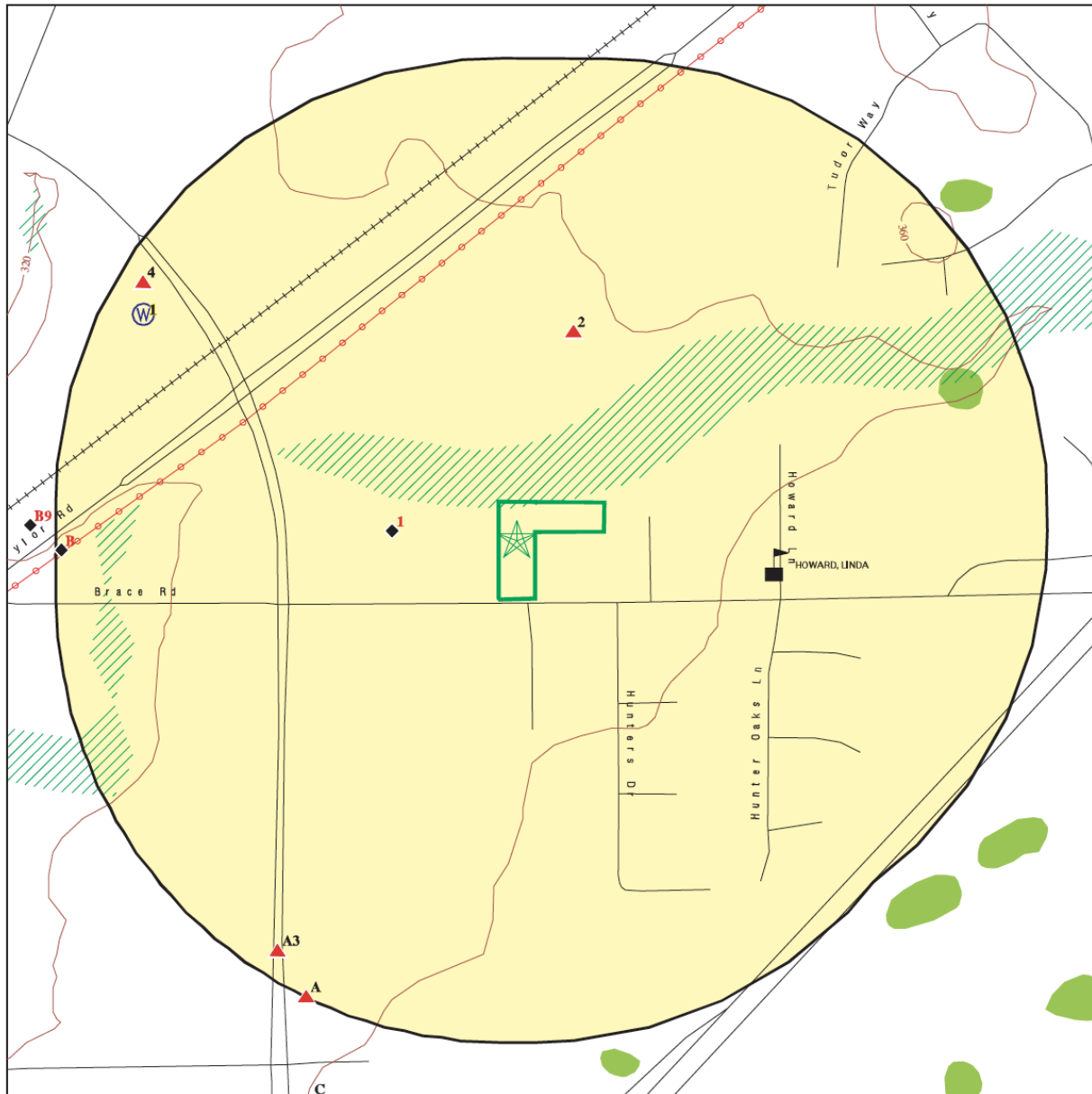
This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

<p>SITE NAME: Bair-Brace Road ADDRESS: 5397 Brace Road Loomis CA 95650 LAT/LONG: 38.81085 / 121.202987</p>	<p>CLIENT: Natural Investigations CONTACT: Cindy Arrington INQUIRY #: 5570641.2s DATE: February 22, 2019 8:12 pm</p>
--	---

Copyright © 2019 EDR, Inc. © 2015 TomTom Rel. 2015.

Figure 4.1.1. Overview map from EDR's Radius Map report

DETAIL MAP - 5570641.2S



<ul style="list-style-type: none"> Target Property Sites at elevations higher than or equal to the target property Sites at elevations lower than the target property Manufactured Gas Plants Sensitive Receptors National Priority List Sites Dept. Defense Sites 	<p>0 1/16 1/8 1/4 Miles</p>	<ul style="list-style-type: none"> Indian Reservations BIA Power transmission lines 100-year flood zone 500-year flood zone National Wetland Inventory State Wetlands Areas of Concern 	
--	-----------------------------	--	--

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

SITE NAME: Bair-Brace Road ADDRESS: 5397 Brace Road Loomis CA 95650 LAT/LONG: 38.81085 / 121.202987	CLIENT: Natural Investigations CONTACT: Cindy Arrington INQUIRY #: 5570641.2s DATE: February 22, 2019 8:13 pm
--	--

Copyright © 2019 EDR, Inc. © 2015 TomTom Rel. 2015.

Figure 4.1.2. Detail map from EDR's Radius Map report

4.2. ADDITIONAL ENVIRONMENTAL RECORD SOURCES

4.2.1. State of California Department of Toxic Substances Control Records

4.2.1.1. EnviroStor Database

EnviroStor is an online search and Geographic Information System tool for identifying sites that have known contamination or sites for which there may be reasons to investigate further. Public Access to EnviroStor is accessible via the DTSC Web Page located at: <http://www.envirostor.dtsc.ca.gov/public/>. The EnviroStor database includes the following site types: Federal Superfund sites (National Priority List); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. You can obtain information that includes site name, site type, status, address, any restricted use (recorded deed restrictions), past use(s) that caused contamination, potential contaminants of concern, potential environmental media affected, site history, planned and completed activities. The EnviroStor database also contains current and historical information relating to Permitted and Corrective Action facilities. The EnviroStor database includes current and historical information on the following permit-related documents: facility permits; permit renewal applications; permit modifications to an existing permit; closure of hazardous waste management units (HWMUs) or entire facilities; facility corrective action (investigation and/or cleanup); and/or post-closure permits or other required post-closure activities.

The EnviroStor database was queried on February 22, 2019. The following screen capture (Figure 4.2.1) summarizes the results of the query. Pertinent documentation is provided in Appendix 14.2. No reported cases were found on the Property or adjoining properties. No new information was retrieved beyond that already found from EDR's report, summarized in the previous sections of this assessment.

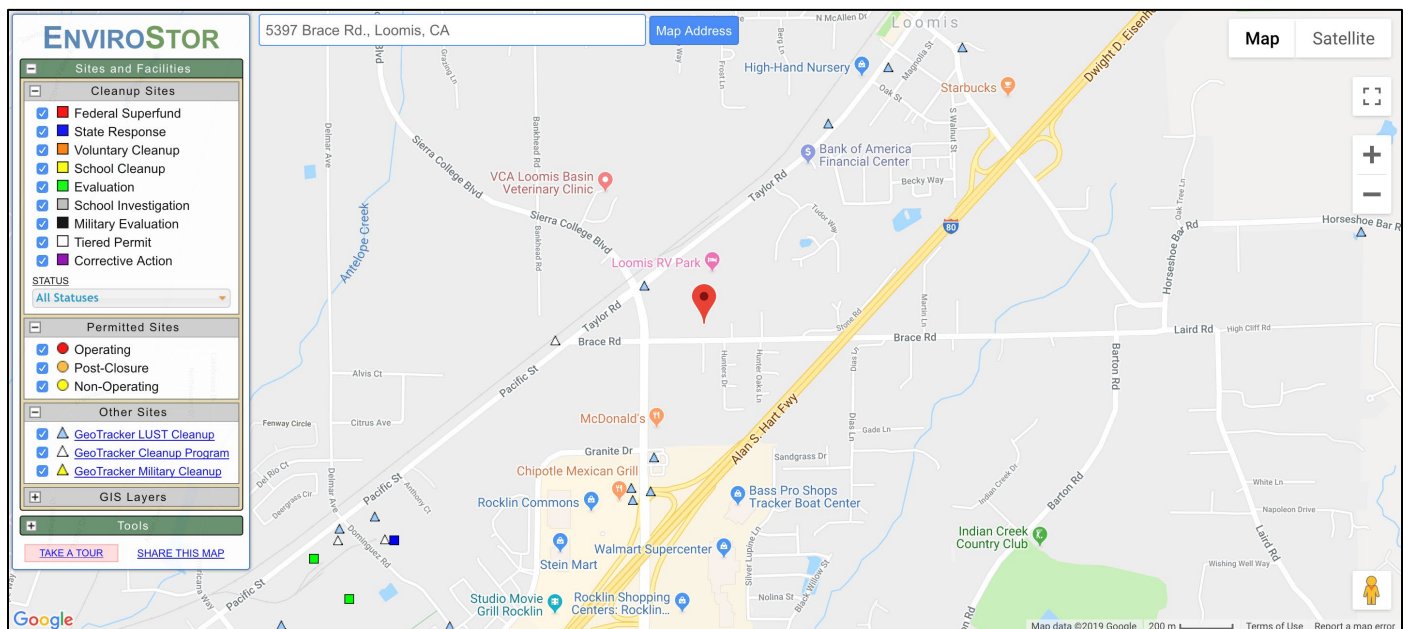


Figure 4.2.1. Screen capture of EnviroStor database query.

4.2.2. California State Water Resources Control Board / Regional Board Records

4.2.2.1. GeoTracker Database

GeoTracker is a geographic information system (GIS) maintained by the California State Water Resources Control Board (SWRCB) that provides online access to environmental data at the Internet address (URL) = <http://geotracker.waterboards.ca.gov/>. GeoTracker is the interface to the Geographic Environmental Information Management System (GEIMS), a data warehouse which tracks regulatory data about underground fuel tanks, fuel pipelines, and public drinking water supplies. GeoTracker and GEIMS were developed pursuant to a mandate by the California State Legislature (AB 592, SB 1189) to investigate the feasibility of establishing a statewide GIS for leaking underground fuel tank (LUFT) sites. GEIMS can store extensive data related to LUFT sites, or any other contaminant release. In addition, GEIMS is used to store and display information from various agencies including water quality information, water use information, and infrastructure data needed to assess both water supplies and contaminant sites. For the SWRCB's groundwater quality assessment goal, GEIMS has been populated with LUFT, public drinking water wells, and fuel pipelines for California. Site information from the Spills, Leaks, Investigations, and Cleanups (SLIC) Program is also included in GeoTracker.

The GeoTracker database was queried for environmental data pertaining to the Property on February 22, 2019; results of the query are summarized in the following screen capture (Figure 4.2.2). Pertinent documentation is provided in Appendix 14.2. Using both spatial queries and text-based searches of bounding street addresses in GeoTracker, no reported cases were found on the Property or adjoining properties. The nearest case, at Shamrock Pump and Equipment which is 750 feet to the northwest, is discussed further in Section 4.1.

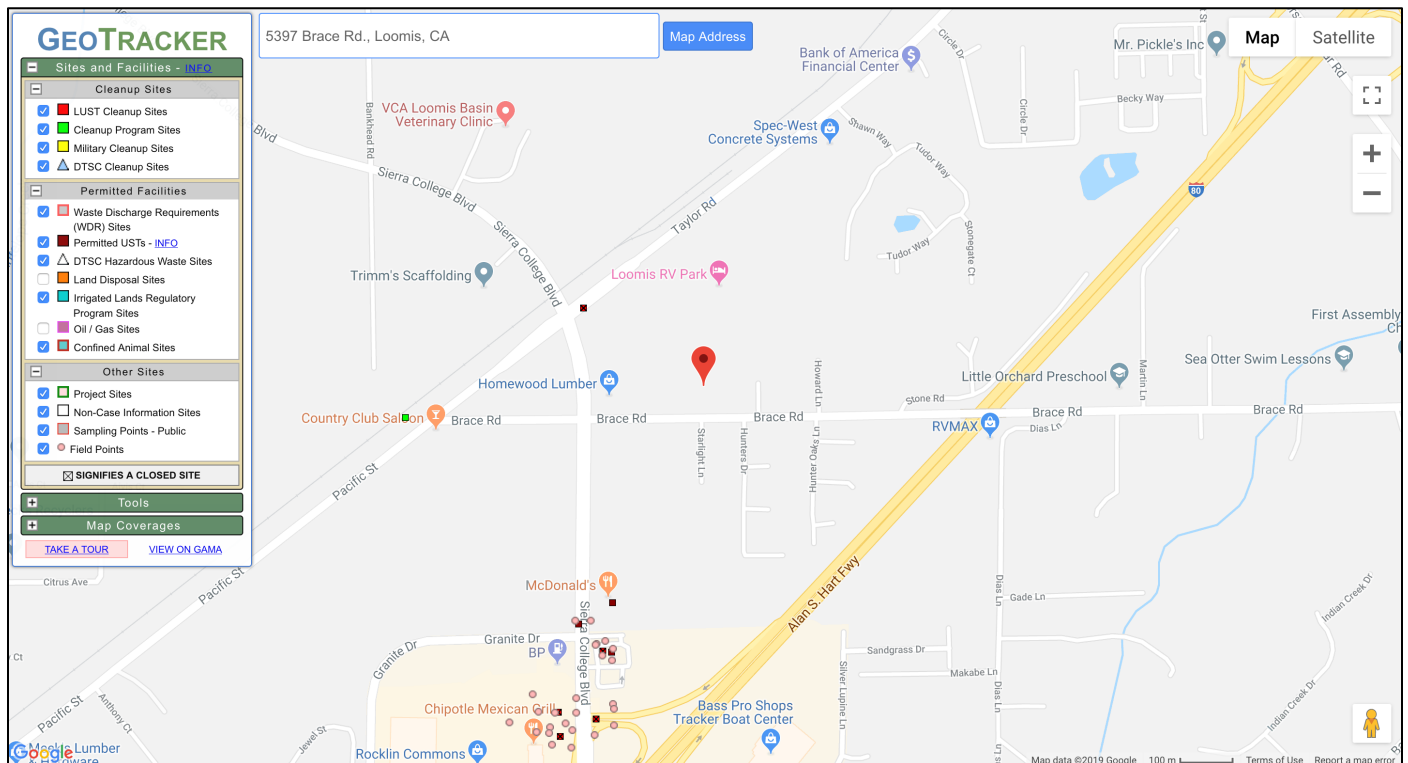


Figure 4.2.2. Spatial results of GeoTracker query

4.2.3. CalEPA / County / CUPA Records Search

The Unified Program (<http://www.calepa.ca.gov/CUPA/>) consolidates, coordinates, and makes consistent the administrative requirements, permits, inspections, and enforcement activities of six environmental and emergency response programs. Cal/EPA and other state agencies set the standards for their programs while local governments implement the standards—these local implementing agencies are called Certified Unified Program Agencies (CUPAs). For Placer County, Placer County Environmental Health Department is the CUPA.

The California Environmental Reporting System (CERS) (<http://cers.calepa.ca.gov/>) is a statewide web-based system to support CUPAs and Participating Agencies in electronically collecting and reporting various hazardous materials-related data as mandated by the California Health and Safety Code and new 2008 legislation (AB 2286). Under oversight by Cal/EPA, CUPAs implement Unified Program mandates that streamline and provide consistent regulatory activities. All businesses must now submit Unified Program-related information to CERS. Alternatively, some CUPAs have developed local web portals that businesses may choose to meet this requirement. All hazardous materials business plans, chemical inventories, site maps, underground and aboveground tank data, and hazardous waste related data must be reported electronically.

On February 22, 2019, Natural Investigations Co. associate Kristen Ahrens submitted a records request to the Environmental Services Division requesting any case files associated with the Property or adjoining properties. On February 26, 2019, Kristen Ahrens reviewed records at the Placer County Environmental Health Department. There was no history of County (CUPA) records for the subject property. Documents reviewed for adjacent properties were hazardous materials business plans associated with the westerly adjacent Homewood Lumber, which has one 300-gallon aboveground propane tank and one 1,300 gallon aboveground diesel tank. County CUPA records revealed no evidence of releases or violations associated with this property. This business is subject to regular inspections and permitting; Homewood Lumber does not appear to pose a recognized environmental concern to the Subject Property at this time (see Appendix 14.2 for pertinent copies of the case file documentation).

4.2.4. Oil, Gas, and Geothermal Wells

A review of oil, gas, and geothermal resources maps was conducted online to identify oil, gas, and geothermal wells located on the Property or on the surrounding properties. Oil, gas, and geothermal resources maps were reviewed from California Department of Conservation, Division of Oil, Gas, and Geothermal Resources Well Finder (<http://www.conservation.ca.gov/dog/Pages/WellFinder.aspx>). The online mapping system shows the location of new, active producer, active injector, dual, and plugged. Based on the review of the DOGGR Well Finder database and EDR's Radius Map Report (Appendix 14.2), there are no oil, gas, or geothermal wells on the Property or within a quarter mile of the Property. There are no oil/gas located within 1 mile of the Property (Figure 4.3.1).

4.3. PHYSICAL SETTING SOURCES

4.3.1. Geology, Soils, Topography, and Hydrology

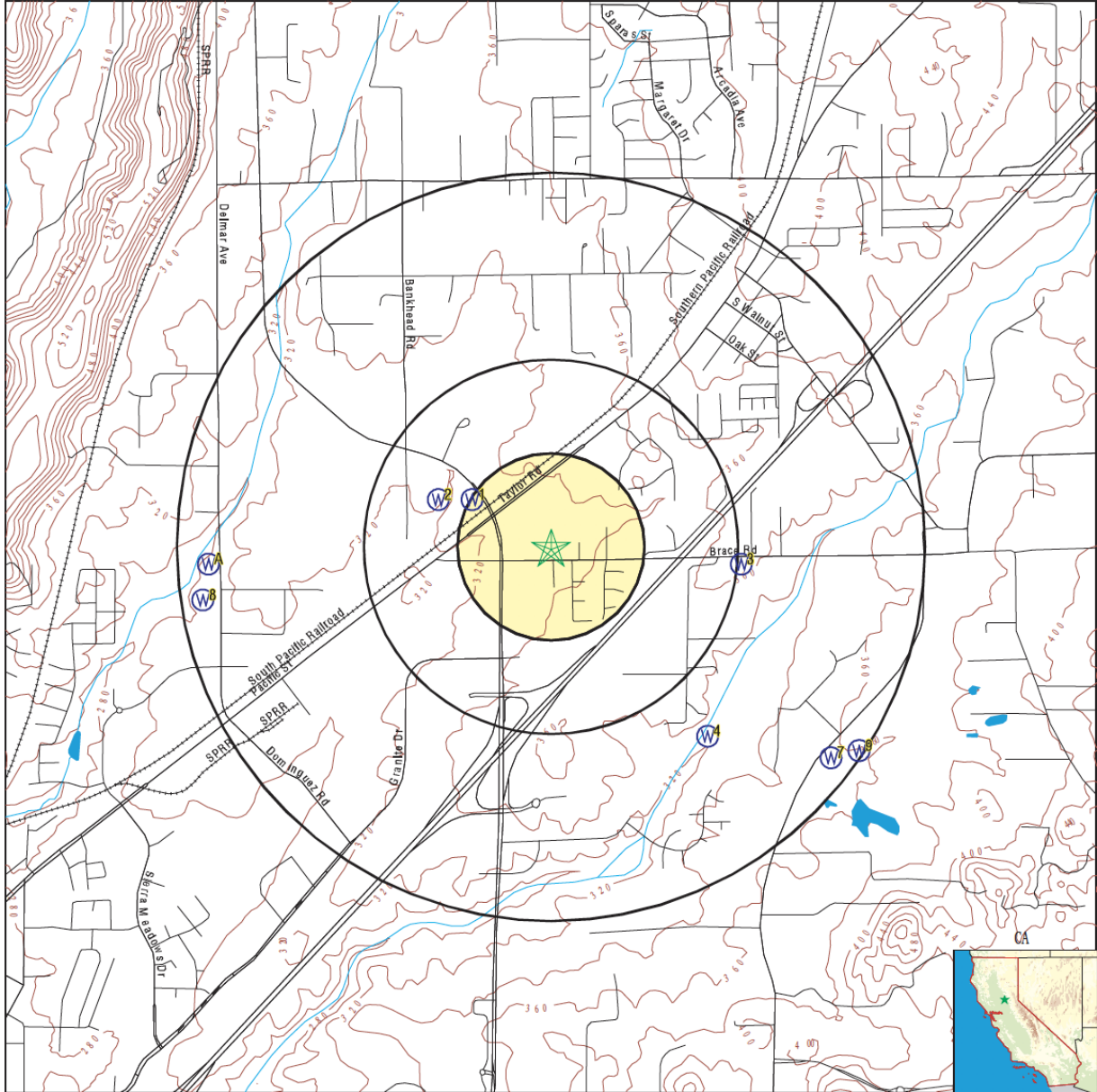
The Property is located on the United States Geologic Survey (USGS) 7.5-degree minute (1:24,000) topographic map "Rocklin" (see historical topographic map series in Appendix 14.3). The Property is approximately 326 feet above mean sea level. The topography of the Property is flat with a general slope to the southwest. The surficial geology of the Property is well drained 'Andregg' coarse sandy loam, 2 to 9 percent slopes, according to EDR's Physical Setting Report. The geologic formation that underlies the Property is Mesozoic granite rocks, unit 3 (Permian to Tertiary; most Mesozoic).

The Property is located in the Secret Ravine watershed, which is a tributary to Dry Creek and the Sacramento River. Contour lines from the USGS topographic map indicate that surface water flows southwest in the site vicinity. The southern portion of the parcel is largely developed with considerable

impervious surfaces, while the middle and northern areas of the parcel are undeveloped. Generally, regional surface water flow direction is thought to be to the west, according to EDR. A culvert along Brace Road on the southwestern corner of the parcel directs stormwater to a drainage ditch which follows the western parcel boundary and flows to the northerly adjacent Secret Ravine watershed.

The Property is located within the floodplain of Secret Ravine, and a portion of the Property lies within a 100-year flood plain, as defined by the Federal Emergency Management Agency Flood Insurance Rate Maps, according to the EDR report (Figure 4.3.1). Public and private groundwater wells and public water supplies identified in EDR's query of readily-available databases are over ¼ mile from the Property. No hydrogeologic data was readily available.

PHYSICAL SETTING SOURCE MAP - 5570641.2s



- County Boundary
- Major Roads
- Contour Lines
- Earthquake Fault Lines
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons

- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location
- Closest Hydrogeological Data
- Oil, gas or related wells



SITE NAME: Bair-Brace Road
 ADDRESS: 5397 Brace Road
 Loomis CA 95650
 LAT/LONG: 38.81085 / 121.202987

CLIENT: Natural Investigations
 CONTACT: Cindy Arrington
 INQUIRY #: 5570641.2s
 DATE: February 22, 2019 8:14 pm

Copyright © 2019 EDR, Inc. © 2015 TomTom Rel. 2015.

Figure 4.3.1. Physical Setting map from EDR Report

4.4. HISTORICAL USE INFORMATION ON THE PROPERTY

The objective of consulting historical sources is to develop a history of the previous uses of the property and surrounding area, in order to help identify the likelihood of past uses having led to recognized environmental conditions in connection with the property.

4.4.1. Topographic Map Analysis

Historical and current topographic maps of the Property were analyzed to determine any of the following: topography and inferred surface water and ground water flow direction; current and historical land use; and current and historical structures, utilities, and roads. All available USGS topographic quadrangle maps were obtained through EDR, including the 7.5 degree-minute quadrangle series and the 15 degree-minute quadrangle series (see Appendix 14.3 for the map excerpts). The resolution of these maps was so coarse that only general land uses could be inferred. This constitutes a data failure. Maps from 1891 to 1893 show the Southern Pacific Railroad as the only development in the vicinity of the Property. The 1944 and 1947 topographic maps show Brace Road and a southern adjacent structure present. In 1954, the presence of orchards on westerly and southerly adjacent parcels is apparent, as well as an easterly adjacent structure. The apartment complex to the south of the Property appears to be documented in 1967 and 1981 maps. No structures or features are recorded on the Property. No visual clues as to any possible recognized environmental conditions were found.

4.4.2. Aerial Photography Analysis

Historical aerial photographs of the Property were analyzed to determine the any of the following: current and historical land use; any current and historical structures, utilities, and roads; and any current or historical drum storage, above ground tanks, garbage dumps or landfills, or pits, ponds, or lagoons. A chronology of historical aerial photographs was obtained through EDR (see Appendix 14.3 for the photograph scans). The resolution of these maps was so coarse that only general land uses could be inferred. This constitutes a minor data failure.

Aerial photography does document the development of the Property and surrounding parcels. In the 1938 photograph, the southern portion of the parcel and adjacent parcels engaged in orchard agriculture. From 1952 through 1975, the Property appears undeveloped and surrounding land uses appear to be residential or agriculture. The 1984 aerial photograph may show the presence of a structure on the parcel; however the resolution of this photograph is poor. It appears that the residence was constructed by the time of the 1993 photo, and by 1999 several of the adjacent residences had been constructed. By 2012, the westerly adjacent was also developed. No visual clues as to any possible recognized environmental conditions were found.

4.4.3. Fire Insurance (Sanborn Company) Maps

Fire insurance maps are historical city and building layout maps produced for private fire insurance companies (primarily by the former Sanborn Company). These historical city maps can indicate the presence of structures on, or uses of, properties at specified dates. EDR purchased the Sanborn Company, and provides any available fire insurance maps for the target address. EDR's Sanborn report indicated that there was no coverage of the Property by Sanborn maps, which is a minor data failure.

4.4.4. Building Permits

EDR performed their Building Permit Report, but returned the conclusion of "data gap" as building permits were not available (Appendix 14.3). The Placer County On-Line Permit Portal available at <https://permits.placer.ca.gov/CitizenAccess/> was also queried on March 4, 2019. No permits were found for the Property address or APN.

4.4.5. City Directories

City directories have been published for cities and towns across the US since the 1700s. Originally a list of residents, the city directory developed into a tool for locating individuals and businesses in a particular urban or suburban area. Current directories are generally divided into three sections: a business index, a list of resident names and addresses, and a street index. With each address, the directory lists the name of the resident or, if a business is operated from this address, the name and type of business. While city directory coverage is comprehensive for large cities, it may be incomplete or unavailable for small towns and unincorporated, rural areas.

The target address was 5397 Brace Road, Loomis, California. EDR found some listings in historical City Directories (Appendix 14.3). The EDR Digital Archive and Haines Criss-Cross Directory Company indicates residential uses from 1995 until 2014 at the Property address and the company Globe Con One was also listed in 2005 and 2010. None of the listings give any evidence of industrial use or manufacturing. Surrounding property listings from 1971 until 2014 are primarily residential, with some commercial listings including the following categories: churches, a preschool, a dental equipment store, offices, and a senior center. City directories review did not detect any indications of possible recognized environmental conditions.

4.5. HISTORICAL USE INFORMATION ON ADJOINING PROPERTIES

Sanborn Maps, building permits, city directories, and topographic maps provided historical use information on adjoining properties, which were discussed in the preceding sections. Other historical use information on adjoining properties is summarized in other sections of this report.

5. SITE RECONNAISSANCE

The objective of the site reconnaissance is to obtain information indicating the likelihood of identifying recognized environmental conditions in connection with the property.

5.1. METHODOLOGY AND LIMITING CONDITIONS

The site visit is limited to visual and/or physical observation of the exterior and interior of the Property and its improvements, the past and current uses of the Property and adjoining properties, and the condition of the Property. The site visit evaluated the Property and adjoining properties for potential hazardous materials/waste and petroleum product use, storage, disposal, or accidental release, including the following: presence of tank and drum storage; mechanical or electrical equipment likely to contain liquids; evidence of soil or pavement staining or stressed vegetation; ponds, pits, lagoons, or sumps; suspicious odors; fill and depressions; or any other condition indicative of potential contamination. The site visit did not evaluate the presence of asbestos-containing materials, radon, lead-based paint, mold, indoor air quality, or structural defects, or other non-scope items.

On February 26, 2019, Kristen Ahrens (environmental scientist, Natural Investigations Company) performed a site reconnaissance of the Property. All accessible portions of the Property were observed by a pedestrian survey; adjoining properties were observed by a combination of pedestrian survey and windshield (automobile) survey. Photographic documentation accompanies the following summary of the site visit (Appendix 14.4).

5.2. EXTERIOR OBSERVATIONS

The following text discusses focus areas of the site reconnaissance.

5.2.1. Stained Soil / Distressed Vegetation / Odors

No stained soil, distressed vegetation, or unusual odors was noted during the site reconnaissance.

5.2.2. Roads

Roads surrounding the Property are all paved with asphalt or concrete, and show no suspicious staining other than *de minimis* quantities associated with parking stalls from parked automobiles that apparently leak engine fluids.

5.2.3. Wells / Potable Water Supply

Potable water is supplied by Placer County Water Agency municipal water supply. A water meter is located on the west side of the residence. A groundwater well is also located north of the residence, in the center of the parcel, but is not in use.

5.2.4. Sewage Disposal System

Sewage is transported and treated by the South Placer Municipal Utility District sewage treatment system.

5.2.5. Storage Tanks, Containers, or Drums

No storage tanks or drum storage was noted on the Property or adjoining properties during the site reconnaissance, though CUPA records revealed aboveground storage tanks (diesel, propane) permitted on the westerly adjacent property (Section 4.2.3). It is beyond the scope of this assessment to open any container.

5.2.6. Hazardous Substances and Petroleum Products

The following hazardous substances or petroleum product usage or storage was noted on the Subject Properties during the site reconnaissance: small, sealed containers of household paints and cleaning supplies in the kitchen and garage of the residence and on the back deck. No evidence of a release of

these materials was observed during the site reconnaissance. Based on the small volumes of these materials and lack of evidence of a release which could potentially impact the subsurface, Natural Investigations Co. does not consider the hazardous materials stored/used onsite to represent a recognized environmental condition in connection with the subject property.

No hazardous substances or petroleum product usage or storage was noted on adjoining properties during the site reconnaissance, though CUPA records revealed hazardous materials storage on the westerly adjacent property (Section 4.2.3).

5.2.7. Electrical or Mechanical Equipment Likely to Contain Fluids

Polychlorinated biphenyls, or PCBs, were commonly used historically in electrical equipment such as transformers, fluorescent lamp ballasts, and capacitors. According to United States EPA regulation 40 CFR, Part 761, there are three categories for classifying such equipment: <50 ppm of PCBs is considered "Non-PCB"; between 50 and 500 ppm is considered "PCB-Contaminated"; and >500 ppm is considered "PCB-Containing". Pursuant to 15 U.S.C. 2605(e)(2)(A), the manufacture, process, or distribution in commerce or use of any polychlorinated biphenyl in any manner other than in a totally enclosed manner was prohibited after January 1, 1977.

No PCB-containing equipment (electric or hydraulic) was observed during the site reconnaissance. Pole-mounted transformers were observed in the vicinity, but appear to be modern and non-leaking. Overhead electrical service is provided by PG&E.

5.2.8. Pits / Ponds / Lagoons

No pits, ponds, or lagoons were observed during the site reconnaissance.

5.2.9. Storm Water / Pools of Liquid

The Town of Loomis maintains and operates a stormwater sewer system in the vicinity of the Property. A culvert along Brace Road on the southwestern corner of the parcel directs stormwater to a drainage ditch which follows the western parcel boundary and flows to the northerly adjacent Secret Ravine watershed.

5.2.10. Solid Waste

Municipal solid waste and recyclables generated on the Property and adjoining properties are collected in cans and hauled by Recology.

5.3. INTERIOR OBSERVATIONS

Natural Investigations Co. associate Kristen Ahrens was granted access to all interior spaces of the subject property. It is beyond the scope of this assessment to look behind walls or under the building or in the attic. No potential environmental concerns were detected during the interior walk-through.

5.4. LIMITATIONS

There were no limitations on the ability of the environmental professional to perform the site reconnaissance.

6. INTERVIEWS

ASTM Practice E1527-13 states that the objective of interviews is to obtain information indicating the likelihood of identifying recognized environmental conditions in connection with the property (ASTM 2013). The following text summarizes interviews performed and questionnaires answered.

6.1. INTERVIEW WITH OWNERS / SITE MANAGERS / OCCUPANTS

6.1.1. Interviews with Owners / Site Managers / Occupants

No interviews were made available. Information about past owners, operations or occupants was not reasonably ascertainable and constitutes a data gap.

6.1.2. Landowner Questionnaire of Hazards / Hazardous Substances

The questionnaire entitled "Landowner Questionnaire of Hazards / Hazardous Substances" was completed by Nicholas Bair on February 26, 2019 (see Appendix 14.5). All of the questions were answered with a "no" except the following, presented verbatim here:

- "Does the Property or any facilities on the Property discharge wastewater into a stormwater sewer system?"
- "Does the Property's water supply originate from a public water system or utility?"

These responses indicate that Mr. Bair has no knowledge of recognized environmental conditions associated with the Property.

7. FINDINGS

The Property is a single parcel used as single-family residence. The Property is located in a residential and commercial setting that has no industrial history. Historical land uses included orchard agriculture in the 1930s and 1940s. The surrounding area has at minimum a 7 year history of usage of hazardous materials, associated with the westerly adjacent Homewood Lumber, which has one 300-gallon aboveground propane tank and one 1,300 gallon aboveground diesel tank. County CUPA records reviewed revealed no evidence of releases or violations associated with this property. This business is subject to regular inspections and permitting; Homewood Lumber does not appear to pose a recognized environmental concern to the Subject Property at this time.

7.1. RATIONALE FOR DETERMINATION OF SIGNIFICANT FINDINGS

Offsite properties identified in the vicinity of the Property were evaluated to determine if they are likely to have adversely affected the Property. The criteria used to evaluate whether an offsite property pose potential environmental concerns to the Property include:

- Distance from the Property: Offsite properties within one-quarter mile of the Property were evaluated. The one-quarter-mile radius was used because it is unlikely a hazardous material released to the subsurface will migrate laterally within the soil for a significant distance, although in some cases, a hazardous material can migrate in groundwater in a generally downgradient direction for distances greater than one-quarter mile.
- Expected depth and direction of groundwater and surface water flow: The identification of a site as potentially upgradient or downgradient is based on the expected direction of groundwater flow determined by site-specific measurement, where available, or inferred from the regional topography.
- The presence of documented contaminant releases at the identified sites.
- The media that the documented contaminant releases affected (i.e., soil and/or groundwater). For the evaluation of potential environmental contamination in the Property, offsite properties with releases to soil only are assumed to pose no significant impact on the Property, as the contaminants are unlikely to migrate towards the Property.

Based on the review and evaluation of information available in the environmental databases and regulatory agency files, no adverse environmental effect is expected for vicinity sites that have some or all the following conditions:

- the identified vicinity sites are in assumed down-gradient or cross-gradient locations
- the identified vicinity sites have obtained case closure
- the identified vicinity sites were contained at the ground surface, or releases to the subsurface affected soil only, in which case the contaminants are unlikely to migrate towards the Property in groundwater.
- offsite properties located further than one-quarter mile from the Property are not expected to adversely affect the Property conditions, as it is unlikely a hazardous material released to the subsurface will migrate laterally within the soil for a significant distance, although a hazardous material can migrate in groundwater in a generally downgradient direction.

7.2. VAPOR ENCROACHMENT SCREENING

ASTM Practice E1527-13 requires subsurface vapor migration to be evaluated as a possible contaminant pathway in the identification of a recognized environmental condition. However, ASTM Practice E1527-13 does not require any risk analysis to building occupants of vapor intrusion or the performance of a vapor encroachment screening. The USEPA defines vapor intrusion as *“the migration of volatile chemicals from the subsurface into overlying buildings. Volatile chemicals in buried wastes and/or contaminated groundwater can emit vapors that may migrate through subsurface soils and into indoor air spaces of overlying buildings in ways similar to that of radon gas seeping into homes.”* (USEPA 2010, page 4). Volatile chemicals include volatile and semivolatile organic compounds as well as some inorganic substances such as hydrogen sulfide and radon (although radon is an out-of-scope item in this assessment).

The USEPA recommends evaluating vapor intrusion under certain circumstances:

“The draft guidance is suggested for use at RCRA Corrective Action, CERCLA (National Priorities List and Superfund Alternative Sites), and Brownfields sites, but is not recommended for use at Subtitle I Underground Storage Tank (UST) sites at this time. The draft guidance recommends certain conservative assumptions that may not be appropriate at a majority of the current 145,000 petroleum releases from USTs. As such, the draft guidance is unlikely to provide an appropriate mechanism for screening the vapor pathway at UST sites. We recommend that State and Regional UST corrective action programs continue to use a risk based decision making approach as described in OSWER Directive 9610.17: Use of Risk-Based Decision Making in UST Corrective Action Program to address this pathway. A majority of State programs are successfully implementing this directive at their UST cleanups and use the recommended approaches where appropriate, to prioritize and remediate their sites, including risk associated with vapor migration to indoor air in a manner that is protective of human health and the environment.” (USEPA 2010, page 2)

USEPA (2010) guidance describes Tier 1 – Primary Screening as having the following components: a) if chemicals of sufficient volatility and toxicity are present or reasonably suspected to be present; b) if inhabited buildings are located (or will be constructed under future development scenarios above or in close proximity to subsurface contamination; and c) if current conditions warrant immediate action. ASTM also provides guidance in the E2600-10 Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions. No vapor encroachment screening was deemed necessary for the Property.

It should be noted that Leaking Underground Storage Tank and DTSC EnviroStor sites closed by the RWQCB or local agencies prior to April 1, 2008, would not necessarily have been closed based on a risk assessment that considered volatile organic compounds and the vapor intrusion pathway. Assembly Bill 422, which now requires such a risk assessment, did not take effect until January 1, 2008.

7.3. DE MINIMIS ENVIRONMENTAL CONDITIONS

De minimis environmental conditions are conditions that are not believed to 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 (ASTM 2013). No minimal, or *de minimis*, environmental condition(s) exists pursuant to the ASTM Practice E1527-13.

7.4. HISTORICAL RECOGNIZED ENVIRONMENTAL CONDITIONS

ASTM Practice E1527-13 defines a historical recognized condition as:

“...an environmental condition which in the past would have been considered a recognized environmental condition, but which may or may not be considered a recognized environmental condition currently. The final decision rests with the environmental professional and will be influenced by the current impact of the historical recognized environmental condition on the property. If a past release of any hazardous substances or petroleum products has occurred in connection with the property and has been remediated, with such remediation accepted by the responsible regulatory agency (for example, as evidenced by the issuance of a no further action letter or equivalent), this condition shall be considered an historical recognized environmental condition.” (p. 5, ASTM 2013)

No historical recognized environmental conditions were found in connection with the Property pursuant to the ASTM Practice E1527-13.

7.5. KNOWN OR SUSPECT RECOGNIZED ENVIRONMENTAL CONDITIONS

No recognized environmental conditions were found in connection with the Property pursuant to the ASTM Practice E1527-13.

8. OPINION AND RECOMMENDATION

8.1. IMPACT OF ENVIRONMENTAL CONDITIONS ON PROPERTY

It is the Environmental Professional's opinion that there are no current recognized environmental conditions, in connection with the Property pursuant to the ASTM Practice E1527-13. Records review, site reconnaissance, and interviews failed to identify any current environmental conditions in connection with the Property.

8.2. ADDITIONAL INVESTIGATION

It is the Environmental Professional's opinion that there are no historical or current recognized environmental conditions in connection with the Property pursuant to the ASTM Practice E1527-13. Records review, database searches, or interviews failed to identify any environmental conditions in connection with the Property. Therefore, no further site investigation is recommended.

8.3. DATA GAPS OR DELETIONS

ASTM Practice E1527-13 defines data failure as the failure to achieve the historical research objectives even after reviewing the standard historical sources that are reasonably ascertainable and likely to be useful. Data failure is one type of data gap. ASTM Practice E1527-13 defines a data gap as a lack, or inability to obtain, information required by this practice despite good faith efforts by the Environmental Professional to gather such information. Data gaps may result from incompleteness in any of the activities required by this practice, including, but not limited to site reconnaissance (for example, an inability to conduct the site visit), and interviews (for example, an inability to interview the key site manager, regulatory officials, etc.)

The available historical USGS quadrangle maps and aerial photography were too coarse in resolution to discern any specific land uses or structures on the Property or adjacent properties. These constitute data failures.

A data gap of greater than five years is present between historical information sources. However, using the historical information sources available, Natural Investigations Co. believes that a thorough site history could be constructed for the subject property. Another data gap was the inability to conduct interviews the past property owners or tenants. In the event that these interviews become available, Natural Investigations Co. will evaluate this new information and determine whether or not it affects the conclusions of this report.

Recorded land title records and liens to identify environmental liens and activity and use limitations (AULs) was not provided or otherwise made available for incorporation into this report. In the event that these records become available, Natural Investigations Co. will evaluate this new information and determine whether or not it affects the conclusions of this report.

Most historical information sources researched in this assessment did not allow uses of the property to be traced back to 1940. However, historical aerial photographs for the subject property allowed uses of the subject property to be traced back to 1938 where land use was orchard agriculture and undeveloped land; Natural Investigations Co. does not expect that any data gaps will affect the conclusions of this report.

However, a combination of other historical data sources was available such that no significant data gap existed, and the historical research objectives were achieved. There were no deletions from the ASTM Practice E1527-13.

9. CONCLUSIONS

We have performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-13 of the Property at 5397 Brace Road, Loomis, California (APN 044-123-009). Any exceptions to, or deletions from, this practice are described in Sections 1.3 and 8.3 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with Property .

10. ADDITIONAL SERVICES

No additional services beyond the scope of the ASTM Practice E1527-13 were conducted as part of this assessment.

There may be environmental issues or conditions at a property that parties may wish to assess in connection with commercial real estate that are outside the scope of this practice. No implication is intended as to the relative importance of inquiry into such non-scope considerations, and this list of non-scope considerations is not intended to be all-inclusive: asbestos-containing building materials, radon, lead-based paint, lead in drinking water, wetlands, regulatory compliance, cultural and historic resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, biological agents, and mold.

Phase I ESAs are non-comprehensive by nature and are unlikely to identify all environmental problems or eliminate all risk. Natural Investigations Company offers a range of investigative and consulting services to suit the needs of our clients, including more quantitative investigations. Although risk can never be eliminated, more detailed and extensive investigations yield more information, which may help the User understand and better manage risks associated with their property. Since such detailed services involve greater expense and time, we ask that our clients participate in the identification of the level of service that will provide them with what they consider to be an acceptable level of risk. Please contact the signatory of this report if you would like to discuss the issue of risk further. Land use, site conditions, and other factors will change over time. This report should not be relied upon after 180 days from the date of issuance, unless additional services are performed as defined in Section 4.6 of ASTM E1527-13.

11. REFERENCES

American Society for Testing and Materials. 2010. Standard Guide for Vapor Encroachment Screening On Property Involved In Real Estate Transactions. Designation E2600-10. West Conshohocken, Pennsylvania. 33 pp.

American Society for Testing and Materials. 2013. Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. Designation E 1527-13. West Conshohocken, Pennsylvania. 47 pp.

California Department of Conservation. 2019. Department of Oil, Gas, and Geothermal Resources Online Mapping System (DOMS) 2.0. Database. Available on the Internet at <http://www.conservation.ca.gov/dog/Pages/WellFinder.aspx>.

California Environmental Protection Agency. California Environmental Reporting System Database. Available on the Internet at <http://cers.calepa.ca.gov/>.

Department of Toxic Substances Control. 2019. EnviroStor Database Website. Available on the Internet at: <http://www.envirostor.dtsc.ca.gov/public/>.

State Water Resources Control Board. 2019. GeoTracker Database Website. Available on the Internet at: <http://geotracker.swrcb.ca.gov/>.

USEPA. 2002. OSWER Draft Guidance for Evaluating the Vapor Intrusion to Indoor Air Pathway from Groundwater and Soils (Subsurface Vapor Intrusion Guidance). EPA530-D-02-004. Office of Solid Waste and Emergency Response. 178 pp. Available on the Internet at: <http://www.epa.gov/epawaste/hazard/correctiveaction/eis/vapor.htm>.

USEPA. 2019. Envirofacts Data Warehouse Multisystem Query Website. Available on the Internet at: <http://www.epa.gov/enviro/html/multisystem.html>.

USEPA. 2019. The Enforcement and Compliance History Online (ECHO) database maintained by the USEPA. Available on the Internet at: <http://echo.epa.gov/?redirect=echo>.

12. SIGNATURE OF ENVIRONMENTAL PROFESSIONAL

As required by 40 CFR 312.21(d), this report shall include the following statements of the environmental professional responsible for conducting the Phase I ESA and preparation of the report (page 22, ASTM 2013):

I declare that, to the best of my professional knowledge, I meet the definition of 'Environmental Professional' as defined in §312.10 of 40 CFR.

I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



G. O. Graening, PhD, MSE
Environmental Assessor

13. QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL

Dr. Gary O. Graening was certified by California Department of Toxic Substances Control as a Registered Environmental Assessor I (registration # 08060,) from 2005 to 2012, after which DTSC retired the certification program. Dr. Graening holds a PhD in Biological Sciences and a Master of Science in Engineering. Dr. Graening has over 16 years of experience in environmental research and site assessment, including preparation of program-level Phase I ESAs, limited Phase II investigations, as well as environmental impact assessments for National Environmental Policy Act compliance and California Environmental Quality Act compliance. Dr. Graening has completed the 40-hour OSHA Hazardous Waste Operations and Emergency Response certification (with 8-hour annual refresher courses). Dr. Graening's full résumé, and the Company's statement of qualifications, is available on the Internet at the Company's website: www.naturalinvestigations.com.

14. APPENDICES

14.1. USER-PROVIDED INFORMATION AND TITLE DOCUMENTS

No information

14.2. REGULATORY RECORDS DOCUMENTATION

EDR Radius Map Report

Bair-Brace Road
5397 Brace Road
Loomis, CA 95650

Inquiry Number: 5570641.2s
February 22, 2019

EDR Summary Radius Map Report



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
Executive Summary	ES1
Overview Map	2
Detail Map	3
Map Findings Summary	4
Map Findings	8
Orphan Summary	136
Government Records Searched/Data Currency Tracking	GR-1
 <u>GEOCHECK ADDENDUM</u>	
Physical Setting Source Addendum	A-1
Physical Setting Source Summary	A-2
Physical Setting SSURGO Soil Map	A-5
Physical Setting Source Map	A-7
Physical Setting Source Map Findings	A-9
Physical Setting Source Records Searched	PSGR-1

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2018 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

5397 BRACE ROAD
LOOMIS, CA 95650

COORDINATES

Latitude (North): 38.8108500 - 38° 48' 39.06"
Longitude (West): 121.2029870 - 121° 12' 10.75"
Universal Transverse Mercator: Zone 10
UTM X (Meters): 656029.5
UTM Y (Meters): 4297113.0
Elevation: 326 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property: TP
Source: U.S. Geological Survey

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 20140713
Source: USDA

MAPPED SITES SUMMARY

Target Property Address:
5397 BRACE ROAD
LOOMIS, CA 95650

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
1	HOMWOOD LUMBER	4011 SIERRA COLLEGE	CA PLACER CO. MS, CERS	Lower	317, 0.060, West
2	LOOMIS R V PARK	3945 TAYLOR RD	CA PLACER CO. MS, CERS	Higher	509, 0.096, NNE
A3	CHEVRON STATION NO 2	4211 SIERRA	RCRA-SQG, FINDS, ECHO, HAZNET	Higher	1236, 0.234, SSW
4	DEL MAR HEADQUARTERS	3930 SIERRA COLLEGE	RCRA-SQG, FINDS, ECHO, CA PLACER CO. MS	Higher	1246, 0.236, NW
B5	SHAMROCK PUMP & EQUI	3985 TAYLOR RD (AKA:	LUST, CERS	Lower	1266, 0.240, West
B6	AUTO-TEC	3985 TAYLOR RD	CERS HAZ WASTE, CA PLACER CO. MS, CERS	Lower	1303, 0.247, West
A7	CHEVRON-ROCKLIN	4211 SIERRA COLLEGE	UST	Higher	1315, 0.249, SSW
A8	CHEVRON USA - SIERRA	4211 SIERRA COLLEGE	CERS HAZ WASTE, CERS TANKS, EMI, CA PLACER CO. MS,	Higher	1315, 0.249, SSW
B9	VALLEY ROCK (LOOMIS)	4018 TAYLOR RD	CPS-SLIC, CERS HAZ WASTE, CA PLACER CO. MS, CERS	Lower	1396, 0.264, West
C10	7-ELEVEN INC.	4281 SIERRA COLLEGE	LUST, CA PLACER CO. MS, CERS	Higher	1591, 0.301, SSW
C11	7-ELEVEN INC.	4281 SIERRA COLLEGE	LUST	Higher	1591, 0.301, SSW
12	CHEVRON #9-6705	4365 SIERRA COLLEGE	LUST, SWEEPS UST, HIST CORTESE, CERS	Higher	1885, 0.357, SSW
13	PEARSON AUTOMOTIVE S	4175 TAYLOR RD	HIST CORTESE, CA PLACER CO. MS	Lower	1998, 0.378, WSW
D14	SS #6008 (FORMER UNO	4390 SIERRA COLLEGE	LUST, SWEEPS UST, HIST CORTESE, CA PLACER CO. MS	Higher	2192, 0.415, SSW
D15	SS #6008 (FORMER UNO	4390 SIERRA COLLEGE	LUST, CERS	Higher	2192, 0.415, SSW
D16	UNOCAL SERVICE STATI	4390 SIERRA COLLEGE	LUST, HAZNET	Higher	2192, 0.415, SSW
E17	FOREST PRODUCTS MANU	ANTHONY COURT	RESPONSE, ENVIROSTOR, HIST Cal-Sites	Lower	4558, 0.863, SW
E18	FOREST PRODUCTS MFG.	4315 DOMINGUEZ ROAD	CA BOND EXP. PLAN, EMI	Lower	4777, 0.905, SW
19	SIERRAPINE ROCKLIN D	4300 DOMINGUEZ RD	ENVIROSTOR, LUST, HIST CORTESE, CA PLACER CO. MS,...	Lower	4871, 0.923, SW

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

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

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

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

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

STANDARD ENVIRONMENTAL RECORDS

Federal RCRA generators list

RCRA-SQG: A review of the RCRA-SQG list, as provided by EDR, and dated 03/01/2018 has revealed that there are 2 RCRA-SQG sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>CHEVRON STATION NO 2</i> EPA ID:: CAR000123398	<i>4211 SIERRA</i>	<i>SSW 1/8 - 1/4 (0.234 mi.)</i>	<i>A3</i>	<i>8</i>
<i>DEL MAR HEADQUARTERS</i> EPA ID:: CAD982501686	<i>3930 SIERRA COLLEGE</i>	<i>NW 1/8 - 1/4 (0.236 mi.)</i>	<i>4</i>	<i>8</i>

State- and tribal - equivalent NPL

RESPONSE: A review of the RESPONSE list, as provided by EDR, has revealed that there is 1 RESPONSE site within approximately 1 mile of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>FOREST PRODUCTS MANU</i> Database: RESPONSE, Date of Government Version: 10/29/2018 Status: Certified Facility Id: 31240008	<i>ANTHONY COURT</i>	<i>SW 1/2 - 1 (0.863 mi.)</i>	<i>E17</i>	<i>12</i>

EXECUTIVE SUMMARY

State- and tribal - equivalent CERCLIS

ENVIROSTOR: A review of the ENVIROSTOR list, as provided by EDR, and dated 10/29/2018 has revealed that there are 2 ENVIROSTOR sites within approximately 1 mile of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
FOREST PRODUCTS MANU Facility Id: 31240008 Status: Certified	ANTHONY COURT	SW 1/2 - 1 (0.863 mi.)	E17	12
SIERRAPINE ROCKLIN D Facility Id: 31240011 Status: Refer: Other Agency	4300 DOMINGUEZ RD	SW 1/2 - 1 (0.923 mi.)	19	13

State and tribal leaking storage tank lists

LUST: A review of the LUST list, as provided by EDR, has revealed that there are 7 LUST sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
7-ELEVEN INC. Database: LUST REG 5, Date of Government Version: 07/01/2008 Status: Case Closed	4281 SIERRA COLLEGE	SSW 1/4 - 1/2 (0.301 mi.)	C10	10
7-ELEVEN INC. Database: LUST, Date of Government Version: 12/10/2018 Status: Completed - Case Closed Global Id: T0606190594	4281 SIERRA COLLEGE	SSW 1/4 - 1/2 (0.301 mi.)	C11	10
CHEVRON #9-6705 Database: LUST REG 5, Date of Government Version: 07/01/2008 Database: LUST, Date of Government Version: 12/10/2018 Status: Completed - Case Closed Status: Case Closed Global Id: T0606100025	4365 SIERRA COLLEGE	SSW 1/4 - 1/2 (0.357 mi.)	12	11
SS #6008 (FORMER UNO) Database: LUST, Date of Government Version: 12/10/2018 Status: Completed - Case Closed Global Id: T0606100283	4390 SIERRA COLLEGE	SSW 1/4 - 1/2 (0.415 mi.)	D14	11
SS #6008 (FORMER UNO) Database: LUST REG 5, Date of Government Version: 07/01/2008 Status: Case Closed	4390 SIERRA COLLEGE	SSW 1/4 - 1/2 (0.415 mi.)	D15	12
UNOCAL SERVICE STATI Database: LUST, Date of Government Version: 12/10/2018 Status: Completed - Case Closed Global Id: T10000011988	4390 SIERRA COLLEGE	SSW 1/4 - 1/2 (0.415 mi.)	D16	12
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SHAMROCK PUMP & EQUI Database: LUST REG 5, Date of Government Version: 07/01/2008 Database: LUST, Date of Government Version: 12/10/2018	3985 TAYLOR RD (AKA:	W 1/8 - 1/4 (0.240 mi.)	B5	9

EXECUTIVE SUMMARY

Status: Completed - Case Closed
Status: Case Closed
Global Id: T0606100075

CPS-SLIC: A review of the CPS-SLIC list, as provided by EDR, has revealed that there is 1 CPS-SLIC site within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
VALLEY ROCK (LOOMIS) Database: CPS-SLIC, Date of Government Version: 12/10/2018 Facility Status: Open - Inactive Global Id: SLT5SB163554	4018 TAYLOR RD	W 1/4 - 1/2 (0.264 mi.)	B9	10

State and tribal registered storage tank lists

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

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CHEVRON-ROCKLIN Database: UST, Date of Government Version: 12/10/2018 Facility Id: FA0003651	4211 SIERRA COLLEGE	SSW 1/8 - 1/4 (0.249 mi.)	A7	9

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Hazardous waste / Contaminated Sites

HIST Cal-Sites: A review of the HIST Cal-Sites list, as provided by EDR, and dated 08/08/2005 has revealed that there is 1 HIST Cal-Sites site within approximately 1 mile of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
FOREST PRODUCTS MANU	ANTHONY COURT	SW 1/2 - 1 (0.863 mi.)	E17	12

CERS HAZ WASTE: A review of the CERS HAZ WASTE list, as provided by EDR, and dated 10/22/2018 has revealed that there are 2 CERS HAZ WASTE sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CHEVRON USA - SIERRA	4211 SIERRA COLLEGE	SSW 1/8 - 1/4 (0.249 mi.)	A8	9
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
AUTO-TEC	3985 TAYLOR RD	W 1/8 - 1/4 (0.247 mi.)	B6	9

EXECUTIVE SUMMARY

Local Lists of Registered Storage Tanks

CERS TANKS: A review of the CERS TANKS list, as provided by EDR, and dated 10/22/2018 has revealed that there is 1 CERS TANKS site within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CHEVRON USA - SIERRA	4211 SIERRA COLLEGE	SSW 1/8 - 1/4 (0.249 mi.)	A8	9

Other Ascertainable Records

CA BOND EXP. PLAN: A review of the CA BOND EXP. PLAN list, as provided by EDR, and dated 01/01/1989 has revealed that there is 1 CA BOND EXP. PLAN site within approximately 1 mile of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
FOREST PRODUCTS MFG.	4315 DOMINGUEZ ROAD	SW 1/2 - 1 (0.905 mi.)	E18	12

HIST CORTESE: A review of the HIST CORTESE list, as provided by EDR, and dated 04/01/2001 has revealed that there are 3 HIST CORTESE sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CHEVRON #9-6705 Reg Id: 310031	4365 SIERRA COLLEGE	SSW 1/4 - 1/2 (0.357 mi.)	12	11
SS #6008 (FORMER UNO) Reg Id: 310341	4390 SIERRA COLLEGE	SSW 1/4 - 1/2 (0.415 mi.)	D14	11
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
PEARSON AUTOMOTIVE S Reg Id: 310091	4175 TAYLOR RD	WSW 1/4 - 1/2 (0.378 mi.)	13	11

CA PLACER CO. MS: A review of the CA PLACER CO. MS list, as provided by EDR, and dated 11/29/2018 has revealed that there are 5 CA PLACER CO. MS sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
LOOMIS R V PARK Facility Status: Active Facility Status: Closed Facility Id: FA0001712 Facility Id: FA0008513	3945 TAYLOR RD	NNE 0 - 1/8 (0.096 mi.)	2	8
DEL MAR HEADQUARTERS	3930 SIERRA COLLEGE	NW 1/8 - 1/4 (0.236 mi.)	4	8

EXECUTIVE SUMMARY

Facility Status: Active
Facility Id: FA0001929

CHEVRON USA - SIERRA

Facility Status: Active
Facility Id: FA0003651

4211 SIERRA COLLEGE **SSW 1/8 - 1/4 (0.249 mi.)** **A8** **9**

Lower Elevation

Address

Direction / Distance

Map ID

Page

HOMEWOOD LUMBER

Facility Status: Active
Facility Id: FA0018363

4011 SIERRA COLLEGE **W 0 - 1/8 (0.060 mi.)** **1** **8**

AUTO-TEC

Facility Status: Active
Facility Id: FA0003942

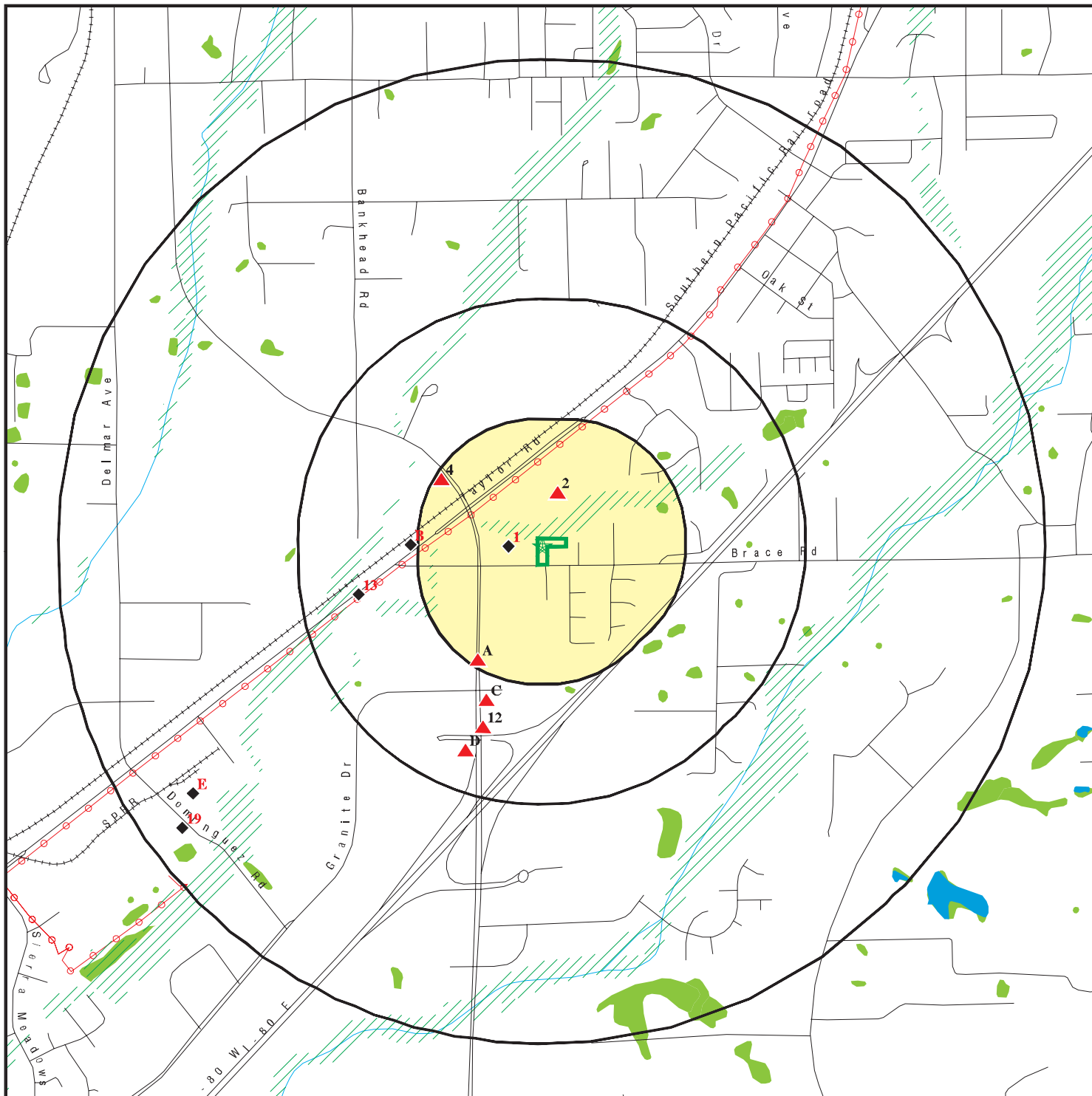
3985 TAYLOR RD **W 1/8 - 1/4 (0.247 mi.)** **B6** **9**

Count: 5 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
LOOMIS	S122495077	VACANT AGRICULTURAL LAND CLEANUP /	SOUTHEAST CORNER OF BRACE ROAD	95650	ENVIROSTOR, VCP
LOOMIS	S106842899	LINCOLN HIGHWAY ABANDONMENT PARCEL	TAYLOR RD & UNION PACIFIC RR T		CPS-SLIC
ROCKLIN	S121475152	SIERRA COLLEGE SURPLUS SITES EAST	INTERSECTION OF SIERRA COLLEGE	95677	ENVIROSTOR, VCP
ROCKLIN	S106230349	FOREST PRODUCTS MANUFACTURING ?	PACIFIC ST, INDUSTRIAL PARK, L		CPS-SLIC
ROCKLIN	S122249263	SIERRA COLLEGE NEAR BRACE ROAD STO	SIERRA COLLEGE NEAR BRACE ROAD	95677	NPDES

OVERVIEW MAP - 5570641.2S



Target Property

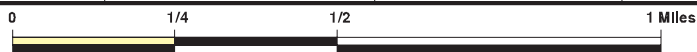
Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites



Indian Reservations BIA

Power transmission lines

100-year flood zone

500-year flood zone

National Wetland Inventory

State Wetlands

Areas of Concern

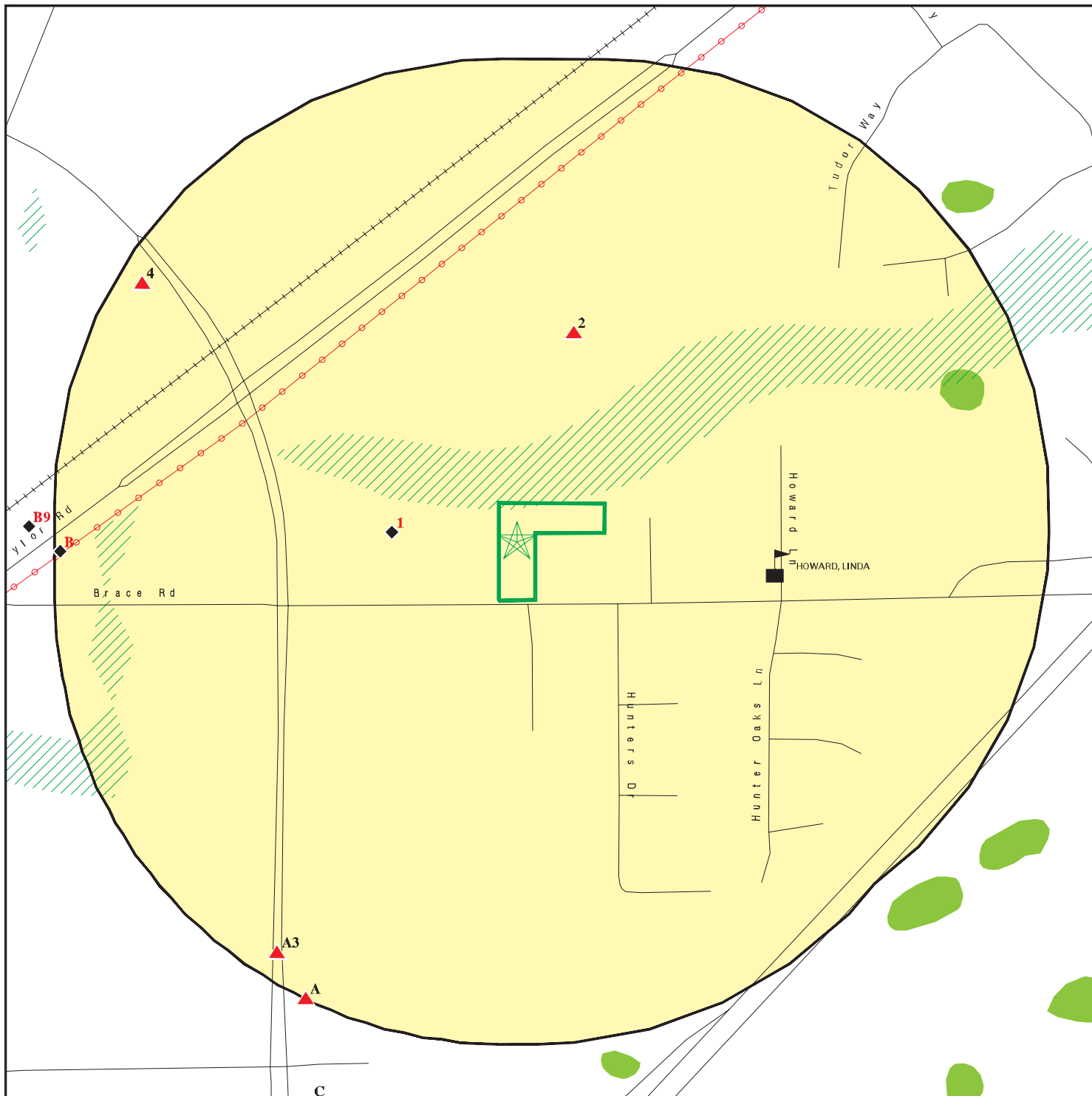


This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Bair-Brace Road
 ADDRESS: 5397 Brace Road
 Loomis CA 95650
 LAT/LONG: 38.81085 / 121.202987

CLIENT: Natural Investigations
 CONTACT: Cindy Arrington
 INQUIRY #: 5570641.2s
 DATE: February 22, 2019 8:12 pm

DETAIL MAP - 5570641.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

Sensitive Receptors

National Priority List Sites

Dept. Defense Sites

Indian Reservations BIA

Power transmission lines

100-year flood zone

500-year flood zone

National Wetland Inventory

State Wetlands

Areas of Concern



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

SITE NAME: Bair-Brace Road
 ADDRESS: 5397 Brace Road
 Loomis CA 95650
 LAT/LONG: 38.81085 / 121.202987

CLIENT: Natural Investigations
 CONTACT: Cindy Arrington
 INQUIRY #: 5570641.2s
 DATE: February 22, 2019 8:13 pm

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
<i>Federal NPL site list</i>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	0.001		0	NR	NR	NR	NR	0
<i>Federal Delisted NPL site list</i>								
Delisted NPL	1.000		0	0	0	0	NR	0
<i>Federal CERCLIS list</i>								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
<i>Federal CERCLIS NFRAP site list</i>								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
<i>Federal RCRA CORRACTS facilities list</i>								
CORRACTS	1.000		0	0	0	0	NR	0
<i>Federal RCRA non-CORRACTS TSD facilities list</i>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<i>Federal RCRA generators list</i>								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	2	NR	NR	NR	2
RCRA-CESQG	0.250		0	0	NR	NR	NR	0
<i>Federal institutional controls / engineering controls registries</i>								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
<i>Federal ERNS list</i>								
ERNS	0.001		0	NR	NR	NR	NR	0
<i>State- and tribal - equivalent NPL</i>								
RESPONSE	1.000		0	0	0	1	NR	1
<i>State- and tribal - equivalent CERCLIS</i>								
ENVIROSTOR	1.000		0	0	0	2	NR	2
<i>State and tribal landfill and/or solid waste disposal site lists</i>								
SWF/LF	0.500		0	0	0	NR	NR	0
<i>State and tribal leaking storage tank lists</i>								
LUST	0.500		0	1	6	NR	NR	7

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
INDIAN LUST	0.500		0	0	0	NR	NR	0
CPS-SLIC	0.500		0	0	1	NR	NR	1
<i>State and tribal registered storage tank lists</i>								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		0	1	NR	NR	NR	1
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
<i>State and tribal voluntary cleanup sites</i>								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500		0	0	0	NR	NR	0
<i>State and tribal Brownfields sites</i>								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
<u>ADDITIONAL ENVIRONMENTAL RECORDS</u>								
<i>Local Brownfield lists</i>								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
<i>Local Lists of Landfill / Solid Waste Disposal Sites</i>								
WMUDS/SWAT	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
HAULERS	0.001		0	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
<i>Local Lists of Hazardous waste / Contaminated Sites</i>								
US HIST CDL	0.001		0	NR	NR	NR	NR	0
HIST Cal-Sites	1.000		0	0	0	1	NR	1
SCH	0.250		0	0	NR	NR	NR	0
CDL	0.001		0	NR	NR	NR	NR	0
CERS HAZ WASTE	0.250		0	2	NR	NR	NR	2
Toxic Pits	1.000		0	0	0	0	NR	0
US CDL	0.001		0	NR	NR	NR	NR	0
<i>Local Lists of Registered Storage Tanks</i>								
SWEEPS UST	0.250		0	0	NR	NR	NR	0
HIST UST	0.250		0	0	NR	NR	NR	0
CERS TANKS	0.250		0	1	NR	NR	NR	1
CA FID UST	0.250		0	0	NR	NR	NR	0
<i>Local Land Records</i>								
LIENS	0.001		0	NR	NR	NR	NR	0
LIENS 2	0.001		0	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
DEED	0.500		0	0	0	NR	NR	0
Records of Emergency Release Reports								
HMIRS	0.001		0	NR	NR	NR	NR	0
CHMIRS	0.001		0	NR	NR	NR	NR	0
LDS	0.001		0	NR	NR	NR	NR	0
MCS	0.001		0	NR	NR	NR	NR	0
SPILLS 90	0.001		0	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	0.001		0	NR	NR	NR	NR	0
EPA WATCH LIST	0.001		0	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	0.001		0	NR	NR	NR	NR	0
TRIS	0.001		0	NR	NR	NR	NR	0
SSTS	0.001		0	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	0.001		0	NR	NR	NR	NR	0
RAATS	0.001		0	NR	NR	NR	NR	0
PRP	0.001		0	NR	NR	NR	NR	0
PADS	0.001		0	NR	NR	NR	NR	0
ICIS	0.001		0	NR	NR	NR	NR	0
FTTS	0.001		0	NR	NR	NR	NR	0
MLTS	0.001		0	NR	NR	NR	NR	0
COAL ASH DOE	0.001		0	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	0.001		0	NR	NR	NR	NR	0
RADINFO	0.001		0	NR	NR	NR	NR	0
HIST FTTS	0.001		0	NR	NR	NR	NR	0
DOT OPS	0.001		0	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	0.001		0	NR	NR	NR	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	0.001		0	NR	NR	NR	NR	0
US AIRS	0.001		0	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.001		0	NR	NR	NR	NR	0
FINDS	0.001		0	NR	NR	NR	NR	0
ECHO	0.001		0	NR	NR	NR	NR	0
DOCKET HWC	0.001		0	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
CA BOND EXP. PLAN	1.000		0	0	0	1	NR	1
Cortese	0.500		0	0	0	NR	NR	0
CUPA Listings	0.250		0	0	NR	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

1 **HOMWOOD LUMBER** **CA PLACER CO. MS** **S111226450**
West **4011 SIERRA COLLEGE BLVD** **CERS** **N/A**
< 1/8
0.060 mi.
317 ft.

[Click here for full text details](#)

Relative:
Lower

CA PLACER CO. MS
 Facility Id: FA0018363
 Facility Status: Active

2 **LOOMIS R V PARK** **CA PLACER CO. MS** **S105982334**
NNE **3945 TAYLOR RD** **CERS** **N/A**
< 1/8
0.096 mi.
509 ft.

[Click here for full text details](#)

Relative:
Higher

CA PLACER CO. MS
 Facility Id: FA0001712
 Facility Id: FA0008513
 Facility Status: Active
 Facility Status: Closed

A3 **CHEVRON STATION NO 205777** **RCRA-SQG** **1006805094**
SSW **4211 SIERRA** **FINDS** **CAR000123398**
1/8-1/4 **ROCKLIN, CA 95677** **ECHO**
0.234 mi. **HAZNET**
1236 ft.

[Click here for full text details](#)

Relative:
Higher

RCRA-SQG
 EPA Id: CAR000123398

FINDS
 Registry ID: 110013310176

ECHO
 Registry ID: 110013310176

HAZNET
 GEPaid: CAR000123398

4 **DEL MAR HEADQUARTERS** **RCRA-SQG** **1000123700**
NW **3930 SIERRA COLLEGE BLVD** **FINDS** **CAD982501686**
1/8-1/4 **LOOMIS, CA 95650** **ECHO**
0.236 mi. **CA PLACER CO. MS**
1246 ft.

[Click here for full text details](#)

Relative:
Higher

RCRA-SQG
 EPA Id: CAD982501686

FINDS

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

DEL MAR HEADQUARTERS (Continued)

1000123700

Registry ID:: 110002834130
 Registry ID:: 110059738510

ECHO

Registry ID: 110002834130

CA PLACER CO. MS

Facility Id: FA0001929
 Facility Status: Active

B5
 West
 1/8-1/4
 0.240 mi.
 1266 ft.

SHAMROCK PUMP & EQUIPMENT
 3985 TAYLOR RD (AKA: 4175)
 LOOMIS, CA 95650

LUST S104403241
CERS N/A

[Click here for full text details](#)

Relative:
 Lower

LUST

Status: Case Closed
 Status: Completed - Case Closed
 Global Id: T0606100075

B6
 West
 1/8-1/4
 0.247 mi.
 1303 ft.

AUTO-TEC
 3985 TAYLOR RD
 LOOMIS, CA 95650

CERS HAZ WASTE S102852689
CA PLACER CO. MS N/A
CERS

[Click here for full text details](#)

Relative:
 Lower

CA PLACER CO. MS

Facility Id: FA0003942
 Facility Status: Active

A7
 SSW
 1/8-1/4
 0.249 mi.
 1315 ft.

CHEVRON-ROCKLIN
 4211 SIERRA COLLEGE BLVD
 ROCKLIN, CA 95677

UST U003786315
 N/A

[Click here for full text details](#)

Relative:
 Higher

UST

Facility Id: FA0003651

A8
 SSW
 1/8-1/4
 0.249 mi.
 1315 ft.

CHEVRON USA - SIERRA COLLEGE B
 4211 SIERRA COLLEGE BLVD
 ROCKLIN, CA 95677

CERS HAZ WASTE S103955772
CERS TANKS N/A
EMI
CA PLACER CO. MS
CERS

[Click here for full text details](#)

Relative:
 Higher

EMI

Facility Id: 944

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

CHEVRON USA - SIERRA COLLEGE B (Continued)

S103955772

CA PLACER CO. MS
Facility Id: FA0003651
Facility Status: Active

B9
West
1/4-1/2
0.264 mi.
1396 ft.

VALLEY ROCK (LOOMIS)
4018 TAYLOR RD
LOOMIS, CA 95650

CPS-SLIC
CERS HAZ WASTE
CA PLACER CO. MS
CERS

S103717013
N/A

[Click here for full text details](#)

Relative:
Lower

CPS-SLIC
Facility Status: Open - Inactive
Global Id: SLT5SB163554

[Click here to access the California GeoTracker records for this facility](#)

CA PLACER CO. MS
Facility Id: FA0004231
Facility Status: Active

C10
SSW
1/4-1/2
0.301 mi.
1591 ft.

7-ELEVEN INC.
4281 SIERRA COLLEGE BLVD
ROCKLIN, CA 95677

LUST
CA PLACER CO. MS
CERS

S105982263
N/A

[Click here for full text details](#)

Relative:
Higher

LUST
Status: Case Closed

CA PLACER CO. MS
Facility Id: FA0004054
Facility Status: Active

C11
SSW
1/4-1/2
0.301 mi.
1591 ft.

7-ELEVEN INC.
4281 SIERRA COLLEGE BLVD
ROCKLIN, CA 95677

LUST **S108196345**
N/A

[Click here for full text details](#)

Relative:
Higher

LUST
Status: Completed - Case Closed
Global Id: T0606190594

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

12
SSW
1/4-1/2
0.357 mi.
1885 ft.

CHEVRON #9-6705
4365 SIERRA COLLEGE BLVD
LOOMIS, CA 95650

LUST
SWEEPS UST
HIST CORTESE
CERS

S102427045
N/A

[Click here for full text details](#)

Relative:
Higher

LUST
Status: Case Closed
Status: Completed - Case Closed
Global Id: T0606100025

SWEEPS UST
Status: A
Tank Status: A
Comp Number: 62907

HIST CORTESE
Reg Id: 310031

13
WSW
1/4-1/2
0.378 mi.
1998 ft.

PEARSON AUTOMOTIVE SERVICE
4175 TAYLOR RD
LOOMIS, CA 95650

HIST CORTESE
CA PLACER CO. MS

S100224987
N/A

[Click here for full text details](#)

Relative:
Lower

HIST CORTESE
Reg Id: 310091

CA PLACER CO. MS
Facility Id: FA0000809
Facility Status: Closed

D14
SSW
1/4-1/2
0.415 mi.
2192 ft.

SS #6008 (FORMER UNOCAL)
4390 SIERRA COLLEGE
ROCKLIN, CA 95677

LUST
SWEEPS UST
HIST CORTESE
CA PLACER CO. MS

S103993545
N/A

[Click here for full text details](#)

Relative:
Higher

LUST
Status: Completed - Case Closed
Global Id: T0606100283

SWEEPS UST
Status: A
Tank Status: A
Comp Number: 953

HIST CORTESE
Reg Id: 310341

CA PLACER CO. MS

MAP FINDINGS

Map ID				EDR ID Number
Direction				EPA ID Number
Distance				
Elevation	Site	Database(s)		

SS #6008 (FORMER UNOCAL) (Continued)

S103993545

Facility Id: FA0008462
Facility Status: Closed

D15
SSW
1/4-1/2
0.415 mi.
2192 ft.

SS #6008 (FORMER UNOCAL)
4390 SIERRA COLLEGE BLVD
ROCKLIN, CA 95677

LUST S103286246
CERS N/A

[Click here for full text details](#)

Relative:
Higher

LUST
Status: Case Closed

D16
SSW
1/4-1/2
0.415 mi.
2192 ft.

UNOCAL SERVICE STATION #6008
4390 SIERRA COLLEGE BLVD
ROCKLIN, CA 95677

LUST S113013931
HAZNET N/A

[Click here for full text details](#)

Relative:
Higher

LUST
Status: Completed - Case Closed
Global Id: T10000011988

HAZNET
GEPaid: CAD982057085

E17
SW
1/2-1
0.863 mi.
4558 ft.

FOREST PRODUCTS MANUFACTURING, PARCEL 5
ANTHONY COURT
ROCKLIN, CA 95677

RESPONSE S101481497
ENVIROSTOR N/A
HIST Cal-Sites

[Click here for full text details](#)

Relative:
Lower

RESPONSE
Status: Certified
Facility Id: 31240008

ENVIROSTOR
Facility Id: 31240008
Status: Certified

E18
SW
1/2-1
0.905 mi.
4777 ft.

FOREST PRODUCTS MFG. CO
4315 DOMINGUEZ ROAD
ROCKLIN, CA 95677

CA BOND EXP. PLAN S100833489
EMI N/A

[Click here for full text details](#)

Relative:
Lower

EMI
Facility Id: 70
Facility Id: 183

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

FOREST PRODUCTS MFG. CO (Continued)

S100833489

Facility Id: 60

19
SW
1/2-1
0.923 mi.
4871 ft.

SIERRAPINE ROCKLIN DIVISION
4300 DOMINGUEZ RD
ROCKLIN, CA 95677

[Click here for full text details](#)

Relative:
Lower

ENVIROSTOR
LUST
HIST CORTESE
CA PLACER CO. MS
NPDES
CIWQS

S104163540
N/A

ENVIROSTOR

Facility Id: 31240011
Status: Refer: Other Agency

LUST

Status: Completed - Case Closed
Global Id: T0606100007

HIST CORTESE

Reg Id: 310009

CA PLACER CO. MS

Facility Id: FA0001943
Facility Status: Closed

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
CA	AST	Aboveground Petroleum Storage Tank Facilities	California Environmental Protection Agency	07/06/2016	07/12/2016	09/19/2016
CA	BROWNFIELDS	Considered Brownfields Sites Listing	State Water Resources Control Board	09/24/2018	09/25/2018	10/15/2018
CA	CA BOND EXP. PLAN	Bond Expenditure Plan	Department of Health Services	01/01/1989	07/27/1994	08/02/1994
CA	CA FID UST	Facility Inventory Database	California Environmental Protection Agency	10/31/1994	09/05/1995	09/29/1995
CA	CDL	Clandestine Drug Labs	Department of Toxic Substances Control	12/31/2017	06/12/2018	08/06/2018
CA	CERS	CalEPA Regulated Site Portal Data	California Environmental Protection Agency	10/22/2018	10/23/2018	11/30/2018
CA	CERS HAZ WASTE	CERS HAZ WASTE	CalEPA	10/22/2018	10/23/2018	11/30/2018
CA	CERS TANKS	California Environmental Reporting System (CERS) Tanks	California Environmental Protection Agency	10/22/2018	10/23/2018	11/30/2018
CA	CHMIRS	California Hazardous Material Incident Report System	Office of Emergency Services	04/06/2018	04/24/2018	06/14/2018
CA	CIWQS	California Integrated Water Quality System	State Water Resources Control Board	12/03/2018	12/04/2018	01/11/2019
CA	CORTESE	"Cortese" Hazardous Waste & Substances Sites List	CAL EPA/Office of Emergency Information	09/24/2018	09/25/2018	10/16/2018
CA	CPS-SLIC	Statewide SLIC Cases (GEOTRACKER)	State Water Resources Control Board	12/10/2018	12/11/2018	01/15/2019
CA	CUPA LIVERMORE-PLEASANTON	CUPA Facility Listing	Livermore-Pleasanton Fire Department	08/28/2018	08/30/2018	11/01/2018
CA	CUPA SAN FRANCISCO CO	CUPA Facility Listing	San Francisco County Department of Environmen	09/11/2018	09/12/2018	09/19/2018
CA	DEED	Deed Restriction Listing	DTSC and SWRCB	12/03/2018	12/05/2018	01/11/2019
CA	DRYCLEAN AVAQMD	Antelope Valley Air Quality Management District Drycleaner L	Antelope Valley Air Quality Management Distri	11/13/2018	12/04/2018	01/15/2019
CA	DRYCLEAN SOUTH COAST	South Coast Air Quality Management District Drycleaner Listi	South Coast Air Quality Management District	10/04/2018	10/05/2018	11/01/2018
CA	DRYCLEANERS	Cleaner Facilities	Department of Toxic Substance Control	08/30/2018	09/27/2018	11/01/2018
CA	EMI	Emissions Inventory Data	California Air Resources Board	12/31/2017	06/20/2018	08/06/2018
CA	ENF	Enforcement Action Listing	State Water Resoruces Control Board	11/01/2018	11/02/2018	12/13/2018
CA	ENVIROSTOR	EnviroStor Database	Department of Toxic Substances Control	10/29/2018	10/30/2018	12/13/2018
CA	Financial Assurance 1	Financial Assurance Information Listing	Department of Toxic Substances Control	10/19/2018	10/23/2018	11/30/2018
CA	Financial Assurance 2	Financial Assurance Information Listing	California Integrated Waste Management Board	11/18/2018	11/19/2018	01/11/2019
CA	HAULERS	Registered Waste Tire Haulers Listing	Integrated Waste Management Board	09/26/2018	09/28/2018	11/01/2018
CA	HAZNET	Facility and Manifest Data	California Environmental Protection Agency	12/31/2017	10/10/2018	11/16/2018
CA	HIST CAL-SITES	Calsites Database	Department of Toxic Substance Control	08/08/2005	08/03/2006	08/24/2006
CA	HIST CORTESE	Hazardous Waste & Substance Site List	Department of Toxic Substances Control	04/01/2001	01/22/2009	04/08/2009
CA	HIST UST	Hazardous Substance Storage Container Database	State Water Resources Control Board	10/15/1990	01/25/1991	02/12/1991
CA	HWP	EnviroStor Permitted Facilities Listing	Department of Toxic Substances Control	11/19/2018	11/19/2018	01/11/2019
CA	HWT	Registered Hazardous Waste Transporter Database	Department of Toxic Substances Control	10/09/2018	10/10/2018	11/16/2018
CA	ICE	ICE	Department of Toxic Substances Control	11/19/2018	11/19/2018	01/11/2019
CA	LDS	Land Disposal Sites Listing (GEOTRACKER)	State Water Quality Control Board	12/10/2018	12/11/2018	01/15/2019
CA	LIENS	Environmental Liens Listing	Department of Toxic Substances Control	11/29/2018	12/04/2018	01/11/2019
CA	LUST	Leaking Underground Fuel Tank Report (GEOTRACKER)	State Water Resources Control Board	12/10/2018	12/11/2018	01/15/2019
CA	LUST REG 1	Active Toxic Site Investigation	California Regional Water Quality Control Boa	02/01/2001	02/28/2001	03/29/2001
CA	LUST REG 2	Fuel Leak List	California Regional Water Quality Control Boa	09/30/2004	10/20/2004	11/19/2004
CA	LUST REG 3	Leaking Underground Storage Tank Database	California Regional Water Quality Control Boa	05/19/2003	05/19/2003	06/02/2003
CA	LUST REG 4	Underground Storage Tank Leak List	California Regional Water Quality Control Boa	09/07/2004	09/07/2004	10/12/2004
CA	LUST REG 5	Leaking Underground Storage Tank Database	California Regional Water Quality Control Boa	07/01/2008	07/22/2008	07/31/2008
CA	LUST REG 6L	Leaking Underground Storage Tank Case Listing	California Regional Water Quality Control Boa	09/09/2003	09/10/2003	10/07/2003
CA	LUST REG 6V	Leaking Underground Storage Tank Case Listing	California Regional Water Quality Control Boa	06/07/2005	06/07/2005	06/29/2005
CA	LUST REG 7	Leaking Underground Storage Tank Case Listing	California Regional Water Quality Control Boa	02/26/2004	02/26/2004	03/24/2004
CA	LUST REG 8	Leaking Underground Storage Tanks	California Regional Water Quality Control Boa	02/14/2005	02/15/2005	03/28/2005
CA	LUST REG 9	Leaking Underground Storage Tank Report	California Regional Water Quality Control Boa	03/01/2001	04/23/2001	05/21/2001
CA	MCS	Military Cleanup Sites Listing (GEOTRACKER)	State Water Resources Control Board	12/10/2018	12/11/2018	01/15/2019
CA	MILITARY PRIV SITES	Military Privatized Sites (GEOTRACKER)	State Water Resources Control Board	12/10/2018	12/11/2018	01/15/2019
CA	MILITARY UST SITES	Military UST Sites (GEOTRACKER)	State Water Resources Control Board	12/10/2018	12/11/2018	01/15/2019

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
CA	MINES	Mines Site Location Listing	Department of Conservation	12/10/2018	12/12/2018	01/15/2019
CA	MWMP	Medical Waste Management Program Listing	Department of Public Health	11/09/2018	12/05/2018	01/11/2019
CA	NON-CASE INFO	Non-Case Information Sites (GEOTRACKER)	State Water Resources Control Board	12/10/2018	12/11/2018	01/15/2019
CA	NOTIFY 65	Proposition 65 Records	State Water Resources Control Board	09/19/2018	09/20/2018	10/19/2018
CA	NPDES	NPDES Permits Listing	State Water Resources Control Board	11/12/2018	11/14/2018	12/13/2018
CA	OTHER OIL GAS	Other Oil & Gas Projects Sites (GEOTRACKER)	State Water Resources Control Board	12/10/2018	12/11/2018	01/15/2019
CA	PEST LIC	Pesticide Regulation Licenses Listing	Department of Pesticide Regulation	12/03/2018	12/05/2018	01/11/2019
CA	PROC	Certified Processors Database	Department of Conservation	12/10/2018	12/12/2018	01/15/2019
CA	PROD WATER PONDS	Produced Water Ponds Sites (GEOTRACKER)	State Water Resources Control Board	12/10/2018	12/11/2018	01/15/2019
CA	PROJECT	Project Sites (GEOTRACKER)	State Water Resources Control Board	12/10/2018	12/11/2018	01/15/2019
CA	RESPONSE	State Response Sites	Department of Toxic Substances Control	10/29/2018	10/30/2018	12/13/2018
CA	RGALF	Recovered Government Archive Solid Waste Facilities List	Department of Resources Recycling and Recover	07/01/2013	07/01/2013	01/13/2014
CA	RGALUST	Recovered Government Archive Leaking Underground Storage Tan	State Water Resources Control Board	07/01/2013	07/01/2013	12/30/2013
CA	SAMPLING POINT	Sampling Point ? Public Sites (GEOTRACKER)	State Water Resources Control Board	12/10/2018	12/11/2018	01/15/2019
CA	SAN FRANCISCO AST	Aboveground Storage Tank Site Listing	San Francisco County Department of Public Hea	09/11/2018	09/12/2018	10/11/2018
CA	SCH	School Property Evaluation Program	Department of Toxic Substances Control	10/29/2018	10/30/2018	12/13/2018
CA	SLIC REG 1	Active Toxic Site Investigations	California Regional Water Quality Control Boa	04/03/2003	04/07/2003	04/25/2003
CA	SLIC REG 2	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	Regional Water Quality Control Board San Fran	09/30/2004	10/20/2004	11/19/2004
CA	SLIC REG 3	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	California Regional Water Quality Control Boa	05/18/2006	05/18/2006	06/15/2006
CA	SLIC REG 4	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	Region Water Quality Control Board Los Angele	11/17/2004	11/18/2004	01/04/2005
CA	SLIC REG 5	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	Regional Water Quality Control Board Central	04/01/2005	04/05/2005	04/21/2005
CA	SLIC REG 6L	SLIC Sites	California Regional Water Quality Control Boa	09/07/2004	09/07/2004	10/12/2004
CA	SLIC REG 6V	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	Regional Water Quality Control Board, Victov	05/24/2005	05/25/2005	06/16/2005
CA	SLIC REG 7	SLIC List	California Regional Quality Control Board, Co	11/24/2004	11/29/2004	01/04/2005
CA	SLIC REG 8	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	California Region Water Quality Control Board	04/03/2008	04/03/2008	04/14/2008
CA	SLIC REG 9	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	California Regional Water Quality Control Boa	09/10/2007	09/11/2007	09/28/2007
CA	SPILLS 90	SPILLS90 data from FirstSearch	FirstSearch	06/06/2012	01/03/2013	02/22/2013
CA	SWEEPS UST	SWEEPS UST Listing	State Water Resources Control Board	06/01/1994	07/07/2005	08/11/2005
CA	SWF/LF (SWIS)	Solid Waste Information System	Department of Resources Recycling and Recover	11/12/2018	11/14/2018	12/13/2018
CA	SWRCY	Recycler Database	Department of Conservation	12/10/2018	12/12/2018	01/15/2019
CA	TOXIC PITS	Toxic Pits Cleanup Act Sites	State Water Resources Control Board	07/01/1995	08/30/1995	09/26/1995
CA	UIC	UIC Listing	Deaprtment of Conservation	04/27/2018	06/13/2018	07/17/2018
CA	UIC GEO	Underground Injection Control Sites (GEOTRACKER)	State Water Resource Control Board	12/10/2018	12/11/2018	01/15/2019
CA	UST	Active UST Facilities	SWRCB	12/10/2018	12/11/2018	01/15/2019
CA	UST CLOSURE	Proposed Closure of Underground Storage Tank (UST) Cases	State Water Resources Control Board	12/10/2018	12/12/2018	01/16/2019
CA	UST MENDOCINO	Mendocino County UST Database	Department of Public Health	12/04/2018	12/06/2018	12/14/2018
CA	VCP	Voluntary Cleanup Program Properties	Department of Toxic Substances Control	10/29/2018	10/30/2018	12/13/2018
CA	WASTEWATER PITS	Oil Wastewater Pits Listing	RWQCB, Central Valley Region	05/08/2018	07/11/2018	09/13/2018
CA	WDR	Waste Discharge Requirements Listing	State Water Resources Control Board	12/10/2018	12/12/2018	01/18/2019
CA	WDS	Waste Discharge System	State Water Resources Control Board	06/19/2007	06/20/2007	06/29/2007
CA	WELL STIM PROJ	Well Stimulation Project (GEOTRACKER)	State Water Resources Control Board	12/10/2018	12/11/2018	01/15/2019
CA	WIP	Well Investigation Program Case List	Los Angeles Water Quality Control Board	07/03/2009	07/21/2009	08/03/2009
CA	WMUDS/SWAT	Waste Management Unit Database	State Water Resources Control Board	04/01/2000	04/10/2000	05/10/2000
US	2020 COR ACTION	2020 Corrective Action Program List	Environmental Protection Agency	09/30/2017	05/08/2018	07/20/2018
US	ABANDONED MINES	Abandoned Mines	Department of Interior	09/10/2018	09/11/2018	09/14/2018
US	BRS	Biennial Reporting System	EPA/NTIS	12/31/2015	02/22/2017	09/28/2017
US	COAL ASH DOE	Steam-Electric Plant Operation Data	Department of Energy	12/31/2005	08/07/2009	10/22/2009

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	COAL ASH EPA	Coal Combustion Residues Surface Impoundments List	Environmental Protection Agency	07/01/2014	09/10/2014	10/20/2014
US	CONSENT	Superfund (CERCLA) Consent Decrees	Department of Justice, Consent Decree Library	09/30/2018	10/12/2018	12/07/2018
US	CORRACTS	Corrective Action Report	EPA	03/01/2018	03/28/2018	06/22/2018
US	DEBRIS REGION 9	Torres Martinez Reservation Illegal Dump Site Locations	EPA, Region 9	01/12/2009	05/07/2009	09/21/2009
US	DOCKET HWC	Hazardous Waste Compliance Docket Listing	Environmental Protection Agency	05/31/2018	07/26/2018	10/05/2018
US	DOD	Department of Defense Sites	USGS	12/31/2005	11/10/2006	01/11/2007
US	DOT OPS	Incident and Accident Data	Department of Transportation, Office of Pipeli	10/01/2018	10/30/2018	01/18/2019
US	Delisted NPL	National Priority List Deletions	EPA	12/12/2018	12/28/2018	01/11/2019
US	ECHO	Enforcement & Compliance History Information	Environmental Protection Agency	09/02/2018	09/05/2018	09/14/2018
US	EDR Hist Auto	EDR Exclusive Historical Auto Stations	EDR, Inc.			
US	EDR Hist Cleaner	EDR Exclusive Historical Cleaners	EDR, Inc.			
US	EDR MGP	EDR Proprietary Manufactured Gas Plants	EDR, Inc.			
US	EPA WATCH LIST	EPA WATCH LIST	Environmental Protection Agency	08/30/2013	03/21/2014	06/17/2014
US	ERNS	Emergency Response Notification System	National Response Center, United States Coast	09/24/2018	09/25/2018	11/09/2018
US	FEDERAL FACILITY	Federal Facility Site Information listing	Environmental Protection Agency	11/07/2016	01/05/2017	04/07/2017
US	FEDLAND	Federal and Indian Lands	U.S. Geological Survey	12/31/2005	02/06/2006	01/11/2007
US	FEMA UST	Underground Storage Tank Listing	FEMA	05/15/2017	05/30/2017	10/13/2017
US	FINDS	Facility Index System/Facility Registry System	EPA	11/15/2018	12/05/2018	01/11/2019
US	FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA/Office of Prevention, Pesticides and Toxi	04/09/2009	04/16/2009	05/11/2009
US	FTTS INSP	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA	04/09/2009	04/16/2009	05/11/2009
US	FUDS	Formerly Used Defense Sites	U.S. Army Corps of Engineers	01/31/2015	07/08/2015	10/13/2015
US	FUELS PROGRAM	EPA Fuels Program Registered Listing	EPA	08/22/2018	08/22/2018	10/05/2018
US	FUSRAP	Formerly Utilized Sites Remedial Action Program	Department of Energy	08/08/2017	09/11/2018	09/14/2018
US	HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HIST FTTS INSP	FIFRA/TSCA Tracking System Inspection & Enforcement Case Lis	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HMIRS	Hazardous Materials Information Reporting System	U.S. Department of Transportation	03/26/2018	03/27/2018	06/08/2018
US	ICIS	Integrated Compliance Information System	Environmental Protection Agency	11/18/2016	11/23/2016	02/10/2017
US	IHS OPEN DUMPS	Open Dumps on Indian Land	Department of Health & Human Serivces, Indian	04/01/2014	08/06/2014	01/29/2015
US	INDIAN LUST R1	Leaking Underground Storage Tanks on Indian Land	EPA Region 1	04/13/2018	05/18/2018	07/20/2018
US	INDIAN LUST R10	Leaking Underground Storage Tanks on Indian Land	EPA Region 10	04/12/2018	05/18/2018	07/20/2018
US	INDIAN LUST R4	Leaking Underground Storage Tanks on Indian Land	EPA Region 4	05/08/2018	05/18/2018	07/20/2018
US	INDIAN LUST R5	Leaking Underground Storage Tanks on Indian Land	EPA, Region 5	04/12/2018	05/18/2018	07/20/2018
US	INDIAN LUST R6	Leaking Underground Storage Tanks on Indian Land	EPA Region 6	04/01/2018	05/18/2018	07/20/2018
US	INDIAN LUST R7	Leaking Underground Storage Tanks on Indian Land	EPA Region 7	04/24/2018	05/18/2018	07/20/2018
US	INDIAN LUST R8	Leaking Underground Storage Tanks on Indian Land	EPA Region 8	04/25/2018	05/18/2018	07/20/2018
US	INDIAN LUST R9	Leaking Underground Storage Tanks on Indian Land	Environmental Protection Agency	04/10/2018	05/18/2018	07/20/2018
US	INDIAN ODI	Report on the Status of Open Dumps on Indian Lands	Environmental Protection Agency	12/31/1998	12/03/2007	01/24/2008
US	INDIAN RESERV	Indian Reservations	USGS	12/31/2014	07/14/2015	01/10/2017
US	INDIAN UST R1	Underground Storage Tanks on Indian Land	EPA, Region 1	04/13/2018	05/18/2018	07/20/2018
US	INDIAN UST R10	Underground Storage Tanks on Indian Land	EPA Region 10	04/12/2018	05/18/2018	07/20/2018
US	INDIAN UST R4	Underground Storage Tanks on Indian Land	EPA Region 4	05/08/2018	05/18/2018	07/20/2018
US	INDIAN UST R5	Underground Storage Tanks on Indian Land	EPA Region 5	04/12/2018	05/18/2018	07/20/2018
US	INDIAN UST R6	Underground Storage Tanks on Indian Land	EPA Region 6	04/01/2018	05/18/2018	07/20/2018
US	INDIAN UST R7	Underground Storage Tanks on Indian Land	EPA Region 7	04/24/2018	05/18/2018	07/20/2018
US	INDIAN UST R8	Underground Storage Tanks on Indian Land	EPA Region 8	04/25/2018	05/18/2018	07/20/2018
US	INDIAN UST R9	Underground Storage Tanks on Indian Land	EPA Region 9	04/10/2018	05/18/2018	07/20/2018
US	INDIAN VCP R1	Voluntary Cleanup Priority Listing	EPA, Region 1	07/27/2015	09/29/2015	02/18/2016

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	INDIAN VCP R7	Voluntary Cleanup Priority Lisitng	EPA, Region 7	03/20/2008	04/22/2008	05/19/2008
US	LEAD SMELTER 1	Lead Smelter Sites	Environmental Protection Agency	12/12/2018	12/28/2018	01/11/2019
US	LEAD SMELTER 2	Lead Smelter Sites	American Journal of Public Health	04/05/2001	10/27/2010	12/02/2010
US	LIENS 2	CERCLA Lien Information	Environmental Protection Agency	12/12/2018	12/28/2018	01/11/2019
US	LUCIS	Land Use Control Information System	Department of the Navy	10/17/2018	10/25/2018	12/07/2018
US	MLTS	Material Licensing Tracking System	Nuclear Regulatory Commission	08/30/2016	09/08/2016	10/21/2016
US	NPL	National Priority List	EPA	12/12/2018	12/28/2018	01/11/2019
US	NPL LIENS	Federal Superfund Liens	EPA	10/15/1991	02/02/1994	03/30/1994
US	ODI	Open Dump Inventory	Environmental Protection Agency	06/30/1985	08/09/2004	09/17/2004
US	PADS	PCB Activity Database System	EPA	09/14/2018	10/11/2018	12/07/2018
US	PCB TRANSFORMER	PCB Transformer Registration Database	Environmental Protection Agency	05/24/2017	11/30/2017	12/15/2017
US	PRP	Potentially Responsible Parties	EPA	08/13/2018	10/04/2018	11/09/2018
US	Proposed NPL	Proposed National Priority List Sites	EPA	12/12/2018	12/28/2018	01/11/2019
US	RAATS	RCRA Administrative Action Tracking System	EPA	04/17/1995	07/03/1995	08/07/1995
US	RADINFO	Radiation Information Database	Environmental Protection Agency	10/02/2018	10/03/2018	11/09/2018
US	RCRA NonGen / NLR	RCRA - Non Generators / No Longer Regulated	Environmental Protection Agency	03/01/2018	03/28/2018	06/22/2018
US	RCRA-CESQG	RCRA - Conditionally Exempt Small Quantity Generators	Environmental Protection Agency	03/01/2018	03/28/2018	06/22/2018
US	RCRA-LQG	RCRA - Large Quantity Generators	Environmental Protection Agency	03/01/2018	03/28/2018	06/22/2018
US	RCRA-SQG	RCRA - Small Quantity Generators	Environmental Protection Agency	03/01/2018	03/28/2018	06/22/2018
US	RCRA-TSDF	RCRA - Treatment, Storage and Disposal	Environmental Protection Agency	03/01/2018	03/28/2018	06/22/2018
US	RMP	Risk Management Plans	Environmental Protection Agency	10/26/2018	11/06/2018	01/11/2019
US	ROD	Records Of Decision	EPA	12/12/2018	12/28/2018	01/11/2019
US	SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing	Environmental Protection Agency	01/01/2017	02/03/2017	04/07/2017
US	SEMS	Superfund Enterprise Management System	EPA	12/12/2018	12/28/2018	01/11/2019
US	SEMS-ARCHIVE	Superfund Enterprise Management System Archive	EPA	12/13/2018	12/28/2018	01/11/2019
US	SSTS	Section 7 Tracking Systems	EPA	12/31/2009	12/10/2010	02/25/2011
US	TRIS	Toxic Chemical Release Inventory System	EPA	12/31/2016	01/10/2018	01/12/2018
US	TSCA	Toxic Substances Control Act	EPA	12/31/2016	06/21/2017	01/05/2018
US	UMTRA	Uranium Mill Tailings Sites	Department of Energy	06/23/2017	10/11/2017	11/03/2017
US	US AIRS (AFS)	Aerometric Information Retrieval System Facility Subsystem (EPA	10/12/2016	10/26/2016	02/03/2017
US	US AIRS MINOR	Air Facility System Data	EPA	10/12/2016	10/26/2016	02/03/2017
US	US BROWNFIELDS	A Listing of Brownfields Sites	Environmental Protection Agency	12/17/2018	12/18/2018	01/11/2019
US	US CDL	Clandestine Drug Labs	Drug Enforcement Administration	09/21/2018	09/21/2018	11/09/2018
US	US ENG CONTROLS	Engineering Controls Sites List	Environmental Protection Agency	07/31/2018	08/28/2018	09/14/2018
US	US FIN ASSUR	Financial Assurance Information	Environmental Protection Agency	08/31/2018	09/25/2018	11/09/2018
US	US HIST CDL	National Clandestine Laboratory Register	Drug Enforcement Administration	09/21/2018	09/21/2018	11/09/2018
US	US INST CONTROL	Sites with Institutional Controls	Environmental Protection Agency	07/31/2018	08/28/2018	09/14/2018
US	US MINES	Mines Master Index File	Department of Labor, Mine Safety and Health A	08/01/2018	08/29/2018	10/05/2018
US	US MINES 2	Ferrous and Nonferrous Metal Mines Database Listing	USGS	12/05/2005	02/29/2008	04/18/2008
US	US MINES 3	Active Mines & Mineral Plants Database Listing	USGS	04/14/2011	06/08/2011	09/13/2011
US	UXO	Unexploded Ordnance Sites	Department of Defense	09/30/2017	06/19/2018	09/14/2018

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
CT	CT MANIFEST	Hazardous Waste Manifest Data	Department of Energy & Environmental Protection	11/12/2018	11/14/2018	12/04/2018
NJ	NJ MANIFEST	Manifest Information	Department of Environmental Protection	12/31/2017	07/13/2018	08/01/2018
NY	NY MANIFEST	Facility and Manifest Data	Department of Environmental Conservation	01/01/2019	01/30/2019	02/14/2019
PA	PA MANIFEST	Manifest Information	Department of Environmental Protection	12/31/2017	10/23/2018	11/27/2018
RI	RI MANIFEST	Manifest information	Department of Environmental Management	12/31/2017	02/23/2018	04/09/2018
WI	WI MANIFEST	Manifest Information	Department of Natural Resources	12/31/2017	06/15/2018	07/09/2018
US	AHA Hospitals	Sensitive Receptor: AHA Hospitals	American Hospital Association, Inc.			
US	Medical Centers	Sensitive Receptor: Medical Centers	Centers for Medicare & Medicaid Services			
US	Nursing Homes	Sensitive Receptor: Nursing Homes	National Institutes of Health			
US	Public Schools	Sensitive Receptor: Public Schools	National Center for Education Statistics			
US	Private Schools	Sensitive Receptor: Private Schools	National Center for Education Statistics			
CA	Daycare Centers	Sensitive Receptor: Licensed Facilities	Department of Social Services			
US	Flood Zones	100-year and 500-year flood zones	Emergency Management Agency (FEMA)			
US	NWI	National Wetlands Inventory	U.S. Fish and Wildlife Service			
CA	State Wetlands	Wetland Inventory	Department of Fish & Game			
US	Topographic Map		U.S. Geological Survey			
US	Oil/Gas Pipelines		PennWell Corporation			
US	Electric Power Transmission Line Data		PennWell Corporation			

STREET AND ADDRESS INFORMATION

© 2015 TomTom North America, Inc. All rights reserved. This material is proprietary and the subject of copyright protection and other intellectual property rights owned by or licensed to Tele Atlas North America, Inc. The use of this material is subject to the terms of a license agreement. You will be held liable for any unauthorized copying or disclosure of this material.

GEOCHECK[®] - PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

BAIR-BRACE ROAD
5397 BRACE ROAD
LOOMIS, CA 95650

TARGET PROPERTY COORDINATES

Latitude (North):	38.81085 - 38° 48' 39.06"
Longitude (West):	121.202987 - 121° 12' 10.75"
Universal Tranverse Mercator:	Zone 10
UTM X (Meters):	656029.5
UTM Y (Meters):	4297113.0
Elevation:	326 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	5629068 ROCKLIN, CA
Version Date:	2012

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK[®] - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

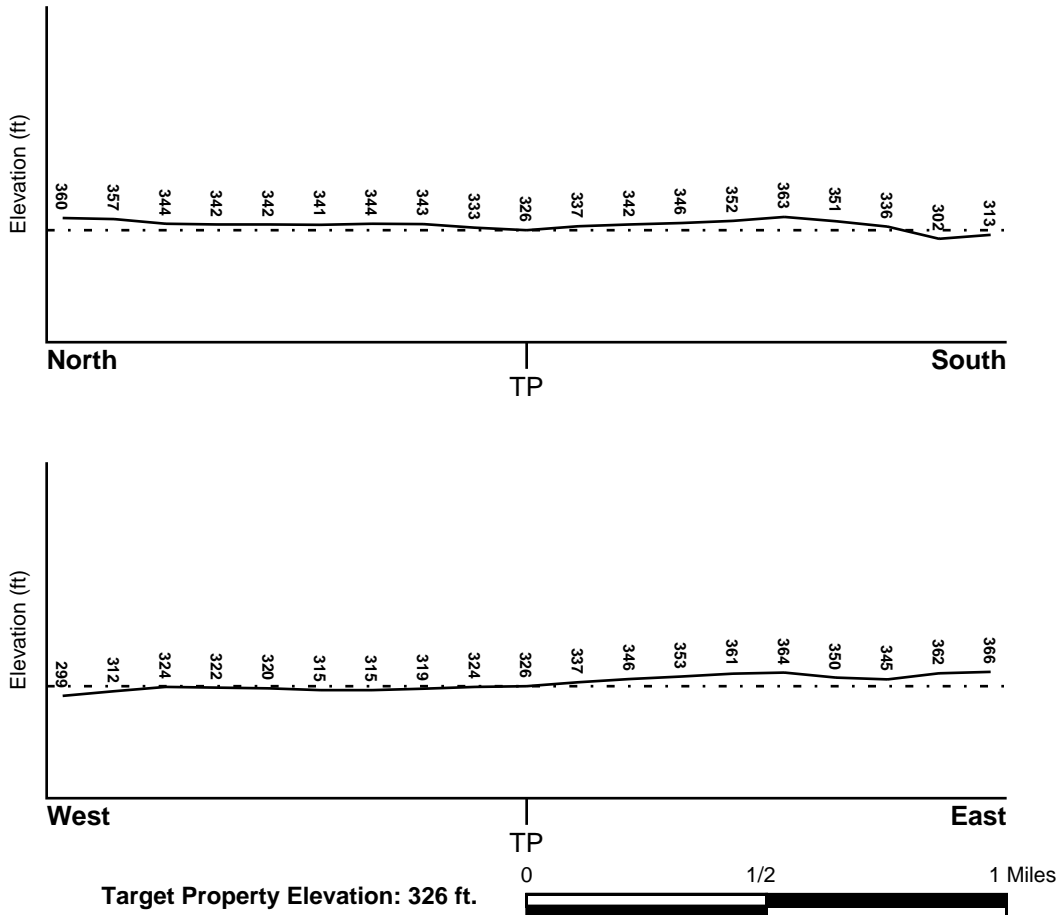
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General West

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

<u>Flood Plain Panel at Target Property</u>	<u>FEMA Source Type</u>
---	-------------------------

0607210001A	FEMA Q3 Flood data
-------------	--------------------

<u>Additional Panels in search area:</u>	<u>FEMA Source Type</u>
--	-------------------------

0602420005C	FEMA Q3 Flood data
0602390418D	FEMA Q3 Flood data

NATIONAL WETLAND INVENTORY

<u>NWI Quad at Target Property</u>

ROCKLIN

<u>NWI Electronic</u>

<u>Data Coverage</u>

YES - refer to the Overview Map and Detail Map
--

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius:	1.25 miles
----------------	------------

Status:	Not found
---------	-----------

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

<u>MAP ID</u>	<u>LOCATION</u>	<u>GENERAL DIRECTION</u>
	<u>FROM TP</u>	<u>GROUNDWATER FLOW</u>
Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

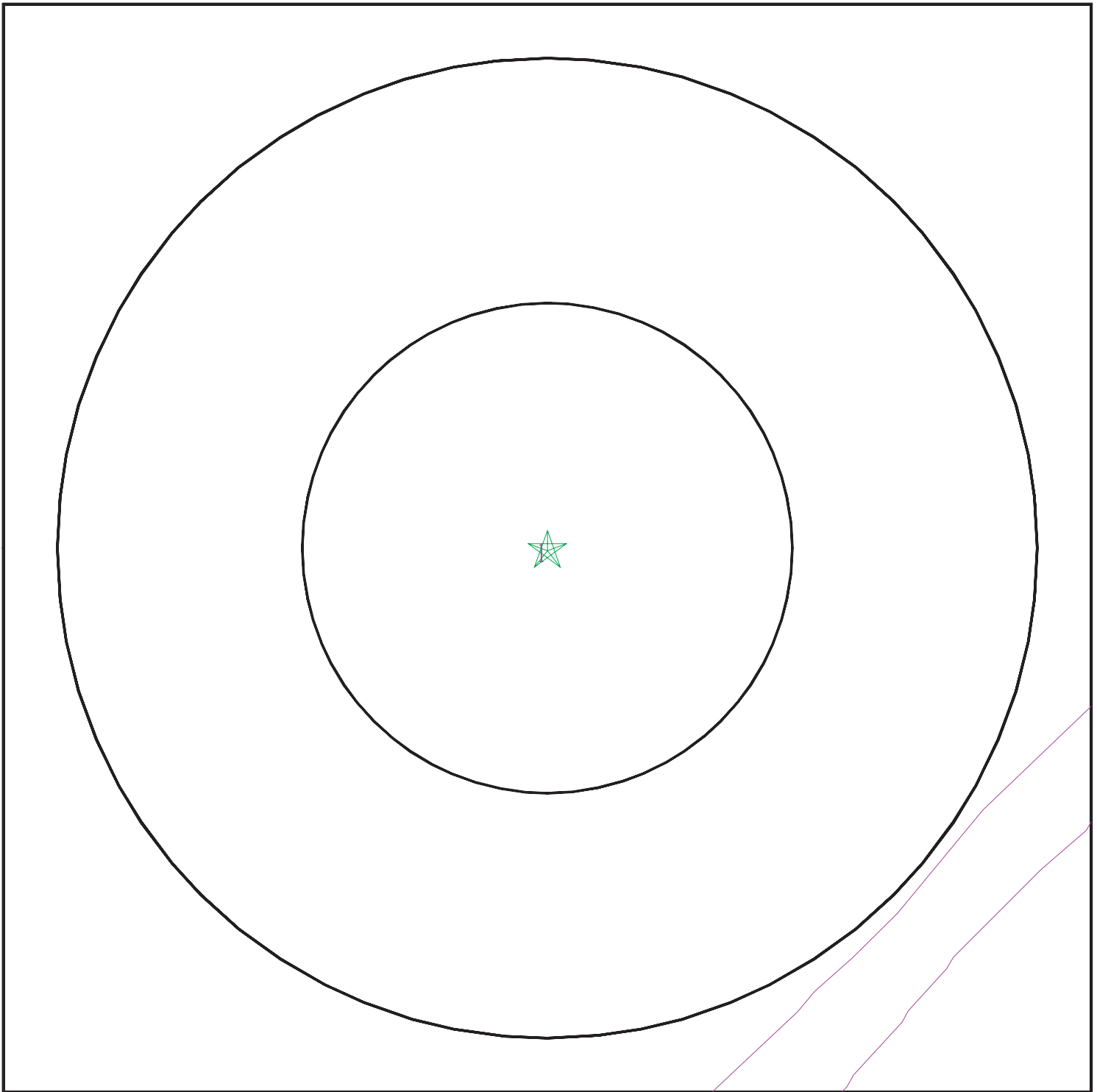
Era: Mesozoic
System: Jurassic
Series: Jurassic
Code: Jg (*decoded above as Era, System & Series*)

GEOLOGIC AGE IDENTIFICATION

Category: Jurassic granitic rocks

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

SSURGO SOIL MAP - 5570641.2s



- ★ Target Property
- ∩ SSURGO Soil
- ∩ Water



SITE NAME: Bair-Brace Road
ADDRESS: 5397 Brace Road
Loomis CA 95650
LAT/LONG: 38.81085 / 121.202987

CLIENT: Natural Investigations
CONTACT: Cindy Arrington
INQUIRY #: 5570641.2s
DATE: February 22, 2019 8:14 pm

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: ANDREGG

Soil Surface Texture: coarse sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	14 inches	coarse sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	Not reported	Max: 0.42 Min: 0	Max: Min:
2	14 inches	29 inches	coarse sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	Not reported	Max: 0.42 Min: 0	Max: Min:
3	29 inches	33 inches	weathered bedrock	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	Not reported	Max: 0.42 Min: 0	Max: Min:

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 0.001 miles
State Database	1.000

FEDERAL USGS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
1	USGS40000190337	1/8 - 1/4 Mile WNW
2	USGS40000190338	1/4 - 1/2 Mile WNW
3	USGS40000190328	1/2 - 1 Mile East
4	USGS40000190285	1/2 - 1 Mile SE
A5	USGS40000190325	1/2 - 1 Mile West
A6	USGS40000190330	1/2 - 1 Mile West
7	USGS40000190278	1/2 - 1 Mile SE
8	USGS40000190317	1/2 - 1 Mile West
9	USGS40000190280	1/2 - 1 Mile ESE

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

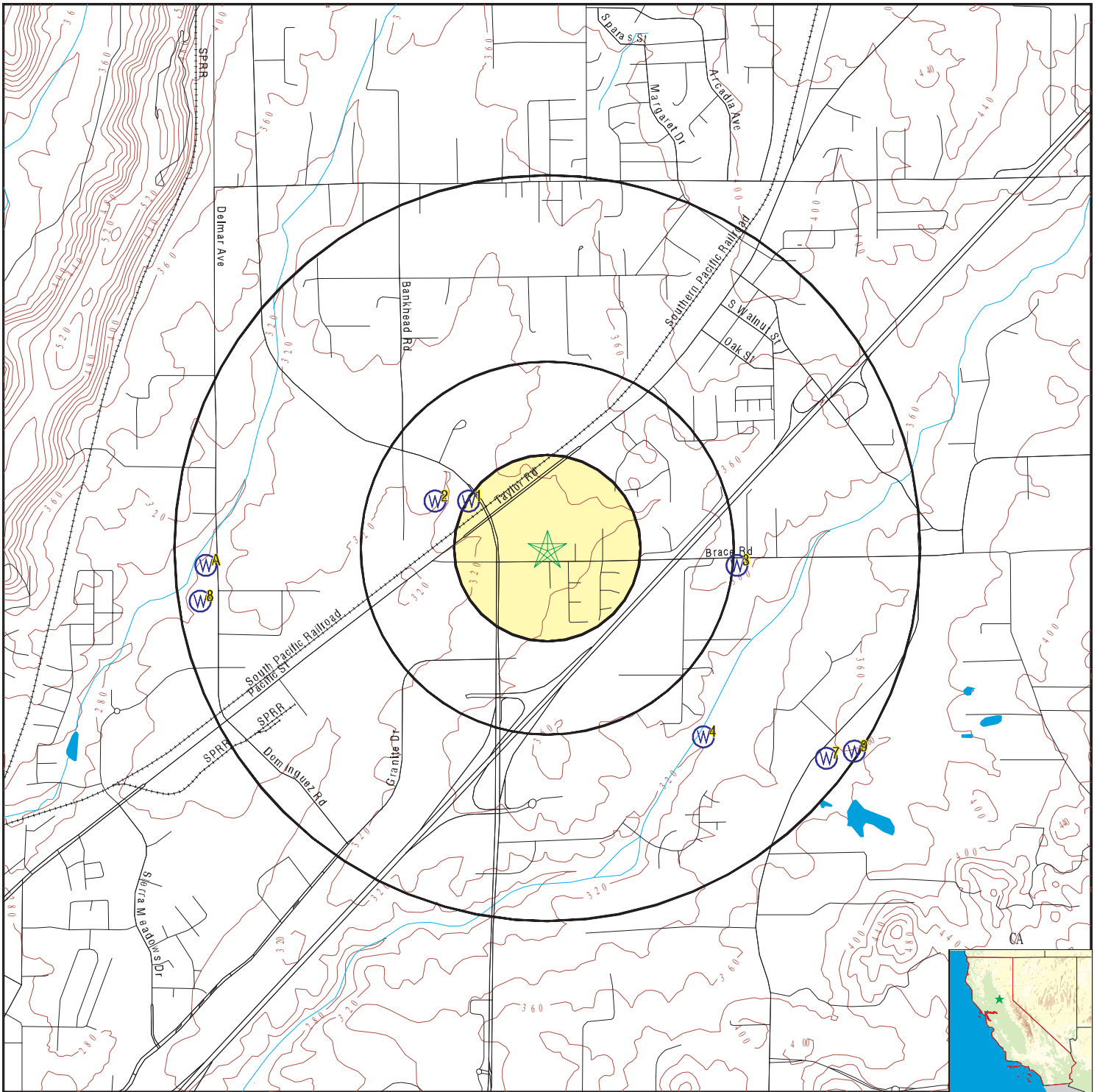
<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No PWS System Found		

Note: PWS System location is not always the same as well location.

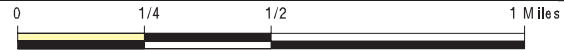
STATE DATABASE WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No Wells Found		

PHYSICAL SETTING SOURCE MAP - 5570641.2s



- County Boundary
- Major Roads
- Contour Lines
- Earthquake Fault Lines
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons



- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location
- Closest Hydrogeological Data
- Oil, gas or related wells



SITE NAME: Bair-Brace Road
 ADDRESS: 5397 Brace Road
 Loomis CA 95650
 LAT/LONG: 38.81085 / 121.202987

CLIENT: Natural Investigations
 CONTACT: Cindy Arrington
 INQUIRY #: 5570641.2s
 DATE: February 22, 2019 8:14 pm

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID	Direction	Distance	Elevation	Database	EDR ID Number
1	WNW	1/8 - 1/4 Mile	Higher	FED USGS	USGS40000190337
Click here for full text details					
2	WNW	1/4 - 1/2 Mile	Lower	FED USGS	USGS40000190338
Click here for full text details					
3	East	1/2 - 1 Mile	Higher	FED USGS	USGS40000190328
Click here for full text details					
4	SE	1/2 - 1 Mile	Lower	FED USGS	USGS40000190285
Click here for full text details					
A5	West	1/2 - 1 Mile	Lower	FED USGS	USGS40000190325
Click here for full text details					
A6	West	1/2 - 1 Mile	Lower	FED USGS	USGS40000190330
Click here for full text details					
7	SE	1/2 - 1 Mile	Higher	FED USGS	USGS40000190278
Click here for full text details					
8	West	1/2 - 1 Mile	Lower	FED USGS	USGS40000190317
Click here for full text details					

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database

EDR ID Number

9
ESE
1/2 - 1 Mile
Higher

[Click here for full text details](#)

FED USGS

USGS40000190280

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

State Database: CA Radon

Radon Test Results

Zipcode	Num Tests	> 4 pCi/L
95650	17	0

Federal EPA Radon Zone for PLACER County: 2

- Note: Zone 1 indoor average level > 4 pCi/L.
 : Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
 : Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for Zip Code: 95650

Number of sites tested: 6

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.817 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	Not Reported	Not Reported	Not Reported	Not Reported

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory

Source: Department of Fish and Wildlife

Telephone: 916-445-0411

HYDROGEOLOGIC INFORMATION

AQUIFLOW^R Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

Telephone: 800-672-5559

SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)

This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

Water Well Database

Source: Department of Water Resources

Telephone: 916-651-9648

California Drinking Water Quality Database

Source: Department of Public Health

Telephone: 916-324-2319

The database includes all drinking water compliance and special studies monitoring for the state of California since 1984. It consists of over 3,200,000 individual analyses along with well and water system information.

OTHER STATE DATABASE INFORMATION

California Oil and Gas Well Locations

Source: Department of Conservation

Telephone: 916-323-1779

Oil and Gas well locations in the state.

California Earthquake Fault Lines

Source: California Division of Mines and Geology

The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

RADON

State Database: CA Radon

Source: Department of Public Health

Telephone: 916-210-8558

Radon Database for California

Area Radon Information

Source: USGS

Telephone: 703-356-4020

The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

EPA Radon Zones

Source: EPA

Telephone: 703-356-4020

Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities

Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater

Source: Department of Commerce, National Oceanic and Atmospheric Administration

California Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines, prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

STREET AND ADDRESS INFORMATION

© 2015 TomTom North America, Inc. All rights reserved. This material is proprietary and the subject of copyright protection and other intellectual property rights owned by or licensed to Tele Atlas North America, Inc. The use of this material is subject to the terms of a license agreement. You will be held liable for any unauthorized copying or disclosure of this material.

14.3. HISTORICAL RESEARCH DOCUMENTATION

Historical Topographic Maps

Historical Aerial Photographs

Fire Insurance (Sanborn Company) Maps

City Directories



Bair-Brace Road

5397 Brace Road

Loomis, CA 95650

Inquiry Number: 5570641.11

February 25, 2019

The EDR Aerial Photo Decade Package



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

02/25/19

Site Name:

Bair-Brace Road
5397 Brace Road
Loomis, CA 95650
EDR Inquiry # 5570641.11

Client Name:

Natural Investigations
3104 O Street, #221
Sacramento, CA 95816
Contact: Cindy Arrington



Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

Search Results:

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
2016	1"=500'	Flight Year: 2016	USDA/NAIP
2012	1"=500'	Flight Year: 2012	USDA/NAIP
2009	1"=500'	Flight Year: 2009	USDA/NAIP
2005	1"=500'	Flight Year: 2005	USDA/NAIP
1999	1"=500'	Acquisition Date: July 28, 1999	USGS/DOQQ
1993	1"=500'	Flight Date: May 22, 1993	USGS
1984	1"=500'	Flight Date: June 08, 1984	USDA
1975	1"=500'	Flight Date: August 25, 1975	USGS
1966	1"=500'	Flight Date: August 05, 1966	USGS
1962	1"=500'	Flight Date: July 29, 1962	USGS
1952	1"=500'	Flight Date: July 22, 1952	USGS
1938	1"=500'	Flight Date: September 10, 1938	USDA

When delivered electronically by EDR, the aerial photo images included with this report are for ONE TIME USE ONLY. Further reproduction of these aerial photo images is prohibited without permission from EDR. For more information contact your EDR Account Executive.

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT. Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2019 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.



INQUIRY #: 5570641.11

YEAR: 1984

— = 500'





INQUIRY #: 5570641.11

YEAR: 1975

— = 500'





INQUIRY #: 5570641.11

YEAR: 1966

— = 500'





INQUIRY #: 5570641.11

YEAR: 1938

— = 500'



Bair-Brace Road
5397 Brace Road
Loomis, CA 95650

Inquiry Number: 5570641.4

February 22, 2019

EDR Historical Topo Map Report

with QuadMatch™



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Historical Topo Map Report

02/22/19

Site Name:

Bair-Brace Road
5397 Brace Road
Loomis, CA 95650
EDR Inquiry # 5570641.4

Client Name:

Natural Investigations
3104 O Street, #221
Sacramento, CA 95816
Contact: Cindy Arrington



EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by Natural Investigations were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDR's Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

Search Results:**Coordinates:**

P.O.#	NA	Latitude:	38.81085 38° 48' 39" North
Project:	656-5397 Brace Road	Longitude:	-121.202987 -121° 12' 11" West
		UTM Zone:	Zone 10 North
		UTM X Meters:	656025.50
		UTM Y Meters:	4297320.55
		Elevation:	326.13' above sea level

Maps Provided:

2012	1891
1981	
1967	
1954	
1947	
1944	
1893	
1892	

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT. Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2019 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

Topo Sheet Key

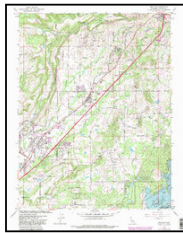
This EDR Topo Map Report is based upon the following USGS topographic map sheets.

2012 Source Sheets



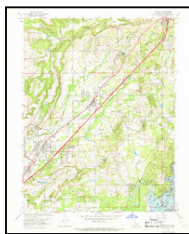
Rocklin
2012
7.5-minute, 24000

1981 Source Sheets



Rocklin
1981
7.5-minute, 24000
Aerial Photo Revised 1978

1967 Source Sheets



Rocklin
1967
7.5-minute, 24000
Aerial Photo Revised 1966

1954 Source Sheets

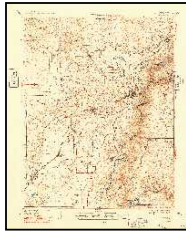


Rocklin
1954
7.5-minute, 24000
Aerial Photo Revised 1952

Topo Sheet Key

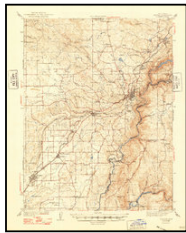
This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1947 Source Sheets



AUBURN
1947
15-minute, 62500

1944 Source Sheets



Auburn
1944
15-minute, 62500

1893 Source Sheets



Sacramento
1893
30-minute, 125000

1892 Source Sheets



Sacramento
1892
30-minute, 125000

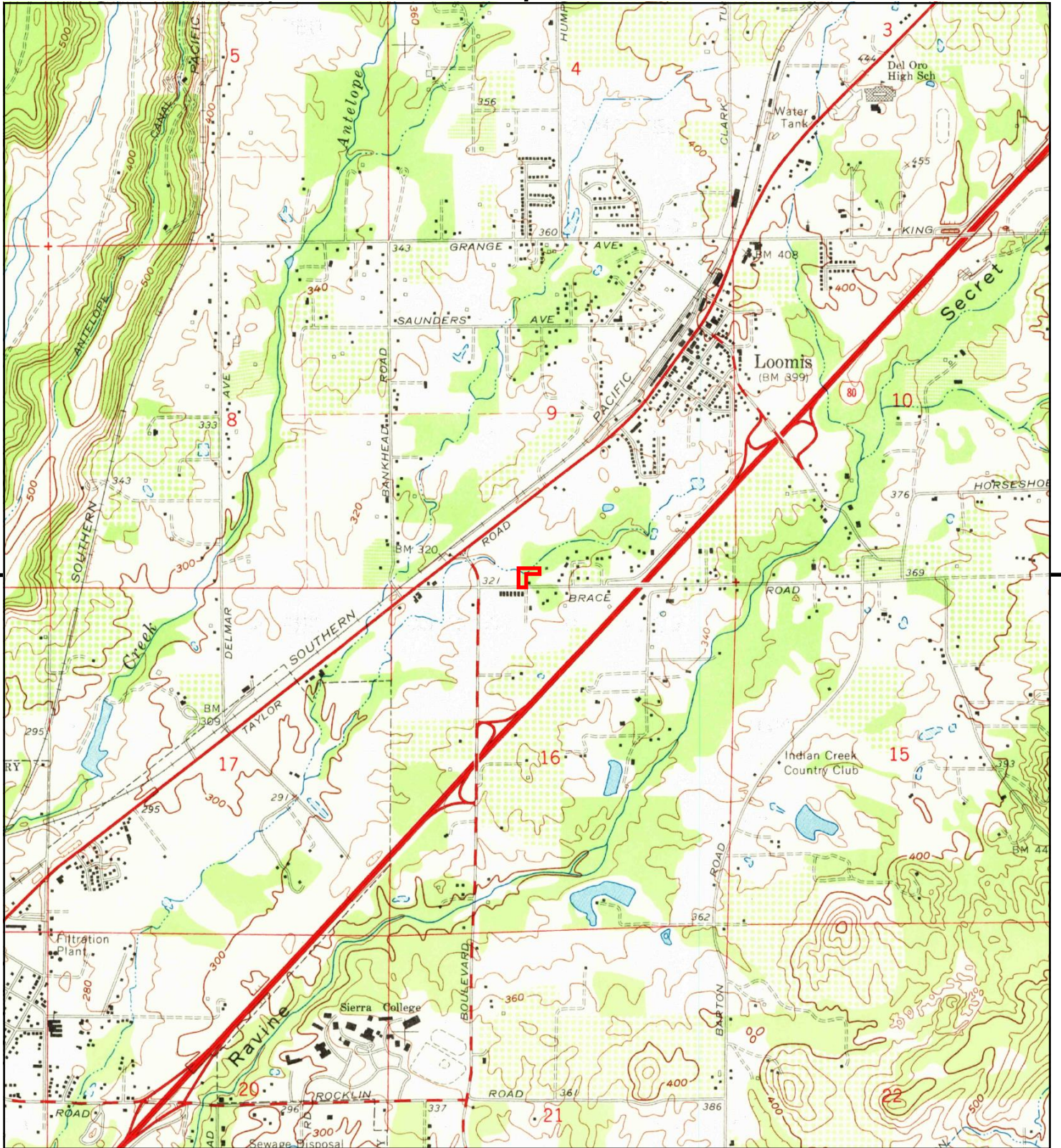
Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1891 Source Sheets



Sacramento
1891
30-minute, 125000



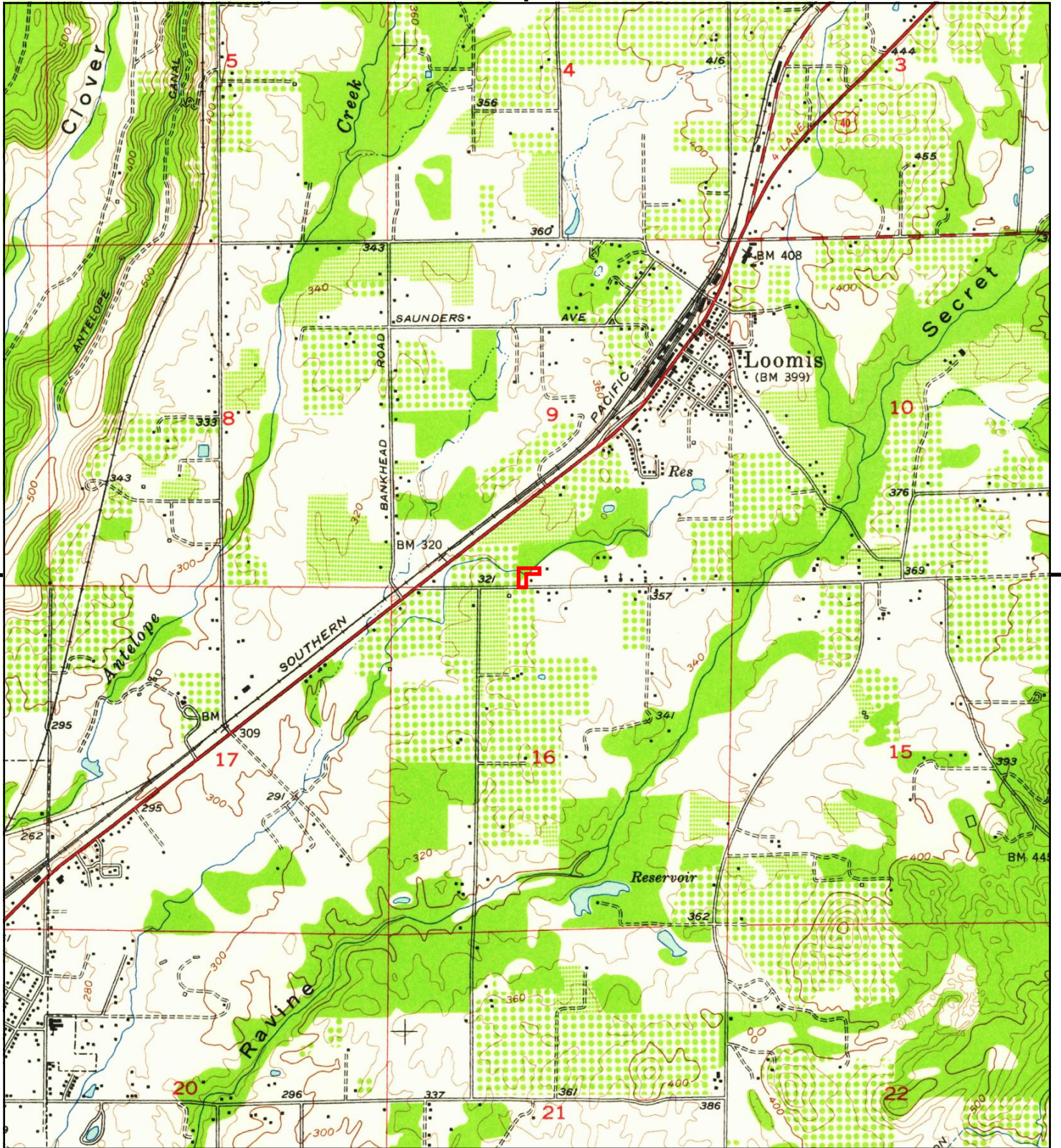
This report includes information from the following map sheet(s).



TP, Rocklin, 1967, 7.5-minute

SITE NAME: Bair-Brace Road
ADDRESS: 5397 Brace Road
Loomis, CA 95650
CLIENT: Natural Investigations





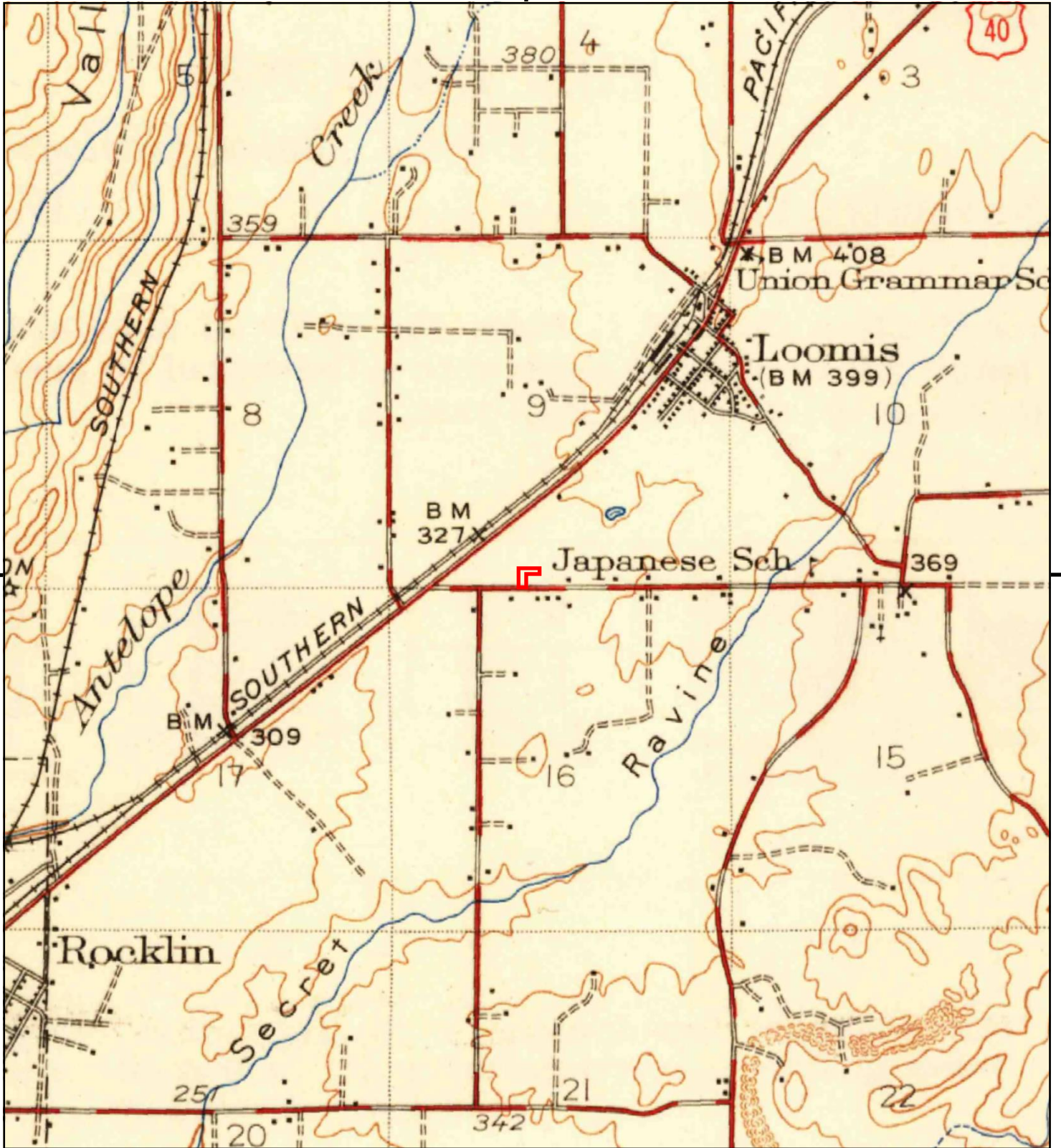
This report includes information from the following map sheet(s).



TP, Rocklin, 1954, 7.5-minute

SITE NAME: Bair-Brace Road
 ADDRESS: 5397 Brace Road
 Loomis, CA 95650
 CLIENT: Natural Investigations





This report includes information from the following map sheet(s).



TP, Auburn, 1944, 15-minute

SITE NAME: Bair-Brace Road
 ADDRESS: 5397 Brace Road
 Loomis, CA 95650
 CLIENT: Natural Investigations



Bair-Brace Road

5397 Brace Road

Loomis, CA 95650

Inquiry Number: 5570641.3

February 22, 2019

Certified Sanborn® Map Report



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

02/22/19

Site Name:

Bair-Brace Road
5397 Brace Road
Loomis, CA 95650
EDR Inquiry # 5570641.3

Client Name:

Natural Investigations
3104 O Street, #221
Sacramento, CA 95816
Contact: Cindy Arrington



The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Natural Investigations were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification # 7A62-41E6-997B
PO # NA
Project 656-5397 Brace Road

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.



Sanborn® Library search results

Certification #: 7A62-41E6-997B

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- Library of Congress
- University Publications of America
- EDR Private Collection

The Sanborn Library LLC Since 1866™

Limited Permission To Make Copies

Natural Investigations (the client) is permitted to make up to FIVE photocopies of this Sanborn Map transmittal and each fire insurance map accompanying this report solely for the limited use of its customer. No one other than the client is authorized to make copies. Upon request made directly to an EDR Account Executive, the client may be permitted to make a limited number of additional photocopies. This permission is conditioned upon compliance by the client, its customer and their agents with EDR's copyright policy; a copy of which is available upon request.

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT. Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice. Copyright 2019 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

14.4. SITE PHOTOGRAPHS



oto Feb 26, 10 32 11 AM.j



oto Feb 26, 10 33 02 AM.j



oto Feb 26, 10 33 05 AM.j



oto Feb 26, 10 33 12 AM.j



oto Feb 26, 10 33 31 AM.j



oto Feb 26, 10 33 36 AM.j



oto Feb 26, 10 33 40 AM.j



oto Feb 26, 10 33 45 AM.j



oto Feb 26, 10 34 23 AM.j



oto Feb 26, 10 34 42 AM.j



oto Feb 26, 10 34 53 AM.j



oto Feb 26, 10 35 03 AM.j



oto Feb 26, 10 35 09 AM.j



oto Feb 26, 10 35 12 AM.j



oto Feb 26, 10 36 03 AM.j



oto Feb 26, 10 36 06 AM.j



oto Feb 26, 10 36 09 AM.j



oto Feb 26, 10 36 18 AM.j



oto Feb 26, 10 36 28 AM.j



oto Feb 26, 10 36 30 AM.j



oto Feb 26, 10 36 32 AM.j



oto Feb 26, 10 36 35 AM.j



oto Feb 26, 10 09 34 AM.j



oto Feb 26, 10 09 55 AM.j



oto Feb 26, 10 09 58 AM.j



oto Feb 26, 10 10 12 AM.j



oto Feb 26, 10 10 57 AM.j



oto Feb 26, 10 11 07 AM.j



oto Feb 26, 10 11 14 AM.j



oto Feb 26, 10 11 16 AM.j



oto Feb 26, 10 14 49 AM.j



oto Feb 26, 10 14 57 AM.j



oto Feb 26, 10 15 07 AM.j



oto Feb 26, 10 15 17 AM.j



oto Feb 26, 10 15 21 AM.j



foto Feb 26, 10 15 32 AM.j

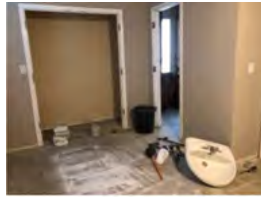


foto Feb 26, 10 15 37 AM.j



foto Feb 26, 10 16 03 AM.j



foto Feb 26, 10 16 22 AM.j



foto Feb 26, 10 16 28 AM.j



foto Feb 26, 10 16 33 AM.j



foto Feb 26, 10 17 37 AM (1)



foto Feb 26, 10 17 37 AM.j



foto Feb 26, 10 17 41 AM.j



foto Feb 26, 10 18 00 AM.j



foto Feb 26, 10 18 11 AM.j

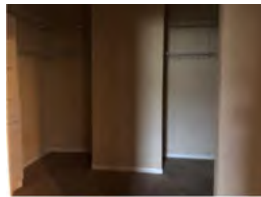


foto Feb 26, 10 18 15 AM.j



foto Feb 26, 10 18 17 AM.j



foto Feb 26, 10 18 27 AM.j



foto Feb 26, 10 21 46 AM.j



foto Feb 26, 10 22 35 AM.j



foto Feb 26, 10 22 38 AM.j



foto Feb 26, 10 24 22 AM.j



foto Feb 26, 10 24 25 AM.j



foto Feb 26, 10 24 26 AM.j



foto Feb 26, 10 24 29 AM.j



foto Feb 26, 10 24 45 AM.j



foto Feb 26, 10 24 48 AM.j



foto Feb 26, 10 25 01 AM.j



foto Feb 26, 10 25 08 AM.j



foto Feb 26, 10 25 23 AM.j



foto Feb 26, 10 25 43 AM.j



foto Feb 26, 10 25 57 AM.j



foto Feb 26, 10 26 15 AM.j



foto Feb 26, 10 26 25 AM.j



foto Feb 26, 10 26 38 AM.j



foto Feb 26, 10 27 08 AM.j



foto Feb 26, 10 27 16 AM.j



foto Feb 26, 10 27 37 AM.j



foto Feb 26, 10 27 59 AM.j



foto Feb 26, 10 28 09 AM.j



foto Feb 26, 10 28 31 AM.j



foto Feb 26, 10 28 39 AM.j



foto Feb 26, 10 28 55 AM.j



foto Feb 26, 10 29 18 AM.j



foto Feb 26, 10 29 50 AM.j



foto Feb 26, 10 30 52 AM.j



foto Feb 26, 10 31 18 AM.j



foto Feb 26, 10 31 34 AM.j

14.5. INTERVIEW DOCUMENTATION

Hazards / Hazardous Substances Questionnaire



HAZARDOUS SUBSTANCES QUESTIONNAIRE FOR AN ENVIRONMENTAL SITE ASSESSMENT

This questionnaire is provided as part of a customary practice for conducting an Environmental Site Assessment on a specific parcel of real estate, and response to this questionnaire is voluntary. The objective of this questionnaire is to obtain information regarding the presence or likely presence of any hazards, hazardous substances, or petroleum products on the subject property that may present a material risk of harm to public health or to the environment. Information provided by this questionnaire will be used to identify any recognized environmental conditions existing on the Property, and to determine if additional site investigation is necessary. Please respond to the best of your ability. Please describe reasons for any affirmative answers in the spaces provided or on the back of this paper.

Property Address: 5397 Brace Road, Loomis, CA

Assessor Parcel Number: 044-123-009-000

Your Name: Nicholas & Amanda Bair

Company: Tiny Toes Academy

Mailing Address: 5735 Stone Road Loomis CA 95650

Phone: (916) 531-0439 (916) 316-6375

Relationship to Property: Lessee

(Landowner, Lessee, Occupant, Facility Manager, custodial, etc.)

Question	Circle Answer		
	Yes	No	Unknown
Currently, is this Property used for an industrial purpose?		<input checked="" type="radio"/>	
Currently, is any adjoining property used for an industrial purpose?		<input checked="" type="radio"/>	
In the past, did you ever observe, or have prior knowledge, that this Property was used for an industrial purpose?		<input checked="" type="radio"/>	
In the past, did you ever observe or have prior knowledge that an adjoining property was used for an industrial purpose?		<input checked="" type="radio"/>	
Currently, is this Property used as a gasoline station, auto repair facility, dry cleaning facility, photo development lab, junkyard, landfill, or a waste handling (treatment, storage, processing, or recycling) facility?		<input checked="" type="radio"/>	
Currently, is any adjoining property used as a gasoline station, auto repair facility, dry cleaning facility, photo development lab, junkyard, landfill, or a waste handling facility?		<input checked="" type="radio"/>	

Did you observe evidence, or do you have any prior knowledge, that fill dirt has been brought onto the Property that originated from a contaminated site or from an unknown origin?	Yes	<input checked="" type="radio"/> No	Unknown
Currently, are any pits, ponds, or lagoons located on this Property that may be connected to waste treatment or waste disposal activities?	Yes	<input checked="" type="radio"/> No	Unknown
In the past, did you ever observe or have prior knowledge that that any pits, ponds, or lagoons were located on this Property that may be connected to waste treatment or waste disposal activities?	Yes	<input checked="" type="radio"/> No	Unknown
Currently, are there any stained soils on the Property?	Yes	<input checked="" type="radio"/> No	Unknown
In the past, did you ever observe or have prior knowledge of stained soils on the Property?	Yes	<input checked="" type="radio"/> No	Unknown
Does the Property or any facilities on the Property discharge wastewater into a stormwater sewer system?	Yes	<input checked="" type="radio"/> No	Unknown
Does the Property discharge wastewater to a septic tank?	Yes	<input checked="" type="radio"/> No	Unknown
Does the Property discharge wastewater to a sanitary sewer system?	<input checked="" type="radio"/> Yes	No	Unknown
Currently, are there any drains, walls, or flooring on any structure on the Property that are stained or are emitting foul odors by substances other than water?	Yes	<input checked="" type="radio"/> No	Unknown
In the past, did you ever observe or have prior knowledge of any drains, walls, or flooring on any structure on the Property that were stained or emitted foul odors by substances other than water?	Yes	<input checked="" type="radio"/> No	Unknown
Does the Property's water supply originate from a public water system or utility?	<input checked="" type="radio"/> Yes	No	Unknown
Does the Property's water supply originate from a private well (or other non-public water source)?	Yes	<input checked="" type="radio"/> No	Unknown
If the Property is served by a private well, is there any evidence of, or do you have prior knowledge, that contaminants were identified in the well or water supply or that it was designated as contaminated by any governmental agency?	Yes	<input checked="" type="radio"/> No	Unknown
Do you have any knowledge of any environmental liens on the title or governmental notifications relating to past or recurrent violations of environmental laws with respect to the Property or any facility located on the Property?	Yes	<input checked="" type="radio"/> No	Unknown

In the past, did you ever observe or have prior knowledge that this Property was used as a gasoline station, auto repair facility, dry cleaning facility, photo development lab, junkyard, landfill, or a waste handling facility?	Yes	<input checked="" type="radio"/> No	Unknown
In the past, did you ever observe or have prior knowledge that that any adjoining property was used as a gasoline station, auto repair facility, dry cleaning facility, photo development lab, junkyard, landfill, or a waste handling facility?	Yes	<input checked="" type="radio"/> No	Unknown
Currently, are any hazardous materials used or stored at this Property (such as automotive batteries, or containers of pesticides, paints, or chemicals greater than 5 gallons in size)?	Yes	<input checked="" type="radio"/> No	Unknown
In the past, did you ever observe or have prior knowledge that that any hazardous materials were used or stored at this Property?	Yes	<input checked="" type="radio"/> No	Unknown
Have you ever been informed of the past existence of hazardous substances or petroleum products on the Property or any facility located on the Property?	Yes	<input checked="" type="radio"/> No	Unknown
Did you observe evidence, or do you have any prior knowledge, that any hazardous substances, petroleum products, automotive tires or batteries, or other waste materials have been dumped, buried, or burned on the Property?	Yes	<input checked="" type="radio"/> No	Unknown
Currently, are any industrial drums (typically 55-gallon or 208-liter in size) or sacks of chemicals located on this Property?	Yes	<input checked="" type="radio"/> No	Unknown
In the past, did you ever observe or have prior knowledge that any industrial drums or sacks of chemicals were located on this Property?	Yes	<input checked="" type="radio"/> No	Unknown
Currently, are there any storage tanks (above ground or underground) located on the Property?	Yes	<input checked="" type="radio"/> No	Unknown
In the past, did you ever observe or have prior knowledge of storage tanks on the Property?	Yes	<input checked="" type="radio"/> No	Unknown
Currently, are there any vent pipes, fill pipes, or access ways connected to any structure located on the Property?	Yes	<input checked="" type="radio"/> No	Unknown
In the past, did you ever observe or have prior knowledge of any vent pipes, fill pipes, or access ways connected to any structure located on the Property?	Yes	<input checked="" type="radio"/> No	Unknown
Are there any electrical transformers, capacitors, or hydraulic equipment on the Property?	Yes	<input checked="" type="radio"/> No	Unknown
Did you observe evidence or do you have any prior knowledge of polychlorinated biphenyls (PCB)-containing equipment on the property?	Yes	<input checked="" type="radio"/> No	Unknown

Do you know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substance or petroleum products involving this Property?	Yes	<input checked="" type="radio"/> No	Unknown
Do you know of any previous environmental studies (such as Environmental Site Assessments or Site Investigations) that have involved this Property or were performed on this Property?	Yes	<input checked="" type="radio"/> No	Unknown

I, the undersigned respondent, state that to the best of my knowledge, the preceding answers, statements, and facts are true and correct, and that no material facts have been suppressed or misstated.

Your Signature  _____

Date: _____

Please mail, fax, or email the finished questionnaire to:

Cindy Arrington
Natural Investigations Company

Postal Address: 3104 O Street, #221, Sacramento, CA 95816
Email Address: Cindy@naturalinvestigations.com

If you have any questions, please call Cindy Arrington at (916) 765-9381. We can fully reimburse you for any postage costs or for the reproduction of any relevant supporting documents that you submit.