

Phase I Environmental Site Assessment

368 & 402 PETALUMA

BOULEVARD NORTH PROPERTY

Petaluma, California

WKA No. 10410.01

March 4, 2015

Prepared for:

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WKA No. 10410.01

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- D Preliminary Screen for Vapor Encroachment Conditions Matrix

Attached CD contains: EDR® Reports: (Radius Map Report, Aerial Photographic Decade Package, Historical Topographic Maps, Sanborn Map Search), Lien Search Report and Phase I ESA, 368 & 402 Petaluma Boulevard North Property (WKA No. 10410.01 dated March 4, 2015).



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EXECUTIVE SUMMARY

The purpose of this Phase I Environmental Site Assessment (ESA) was to assess the 368 & 402 Petaluma Boulevard North Property (herein referred to as Site) for evidence of Recognized Environmental Conditions (RECs) resulting from current and/or former Site activities. The Site is located at 368 and 402 Petaluma Boulevard North in Petaluma, California (Figures 1, 2, 3, and 4) and is comprised of 3.8 acres of land developed with a one-story office building, a vacant, one-story restaurant, railroad tracks, and an asphalt driveway having Sonoma County Assessor's Parcel Numbers (APNs) 006-163-040 and -041 (Figure 3). The following presents a list of observations and findings identified during the preparation of this report:

- The historical land use research dating back to the late 1800s revealed that the Site has been developed with structures and structure additions at least 34 times between 1885 and 2012. Figure 5 depicts all structures that have been located on the Site, notes addresses and dates structures were present, and provides a letter identifier for each structure.
- The Site is currently developed with a one-story office building on the northwestern portion of the Site (Structure A), which is occupied by Rebuilding Together and Village Network of Petaluma, and a vacant, one-story restaurant on the southwestern portion of the Site (Structure CC/DD). The central portion of the Site is used by Abel Roofing Company for the storage of materials and equipment. The western portion of the Site was developed with structures that were demolished in 2012 (Structures J, S, and AA/BB/FF/GG); however, concrete foundations remain from the structures. Railroad tracks transect the central portion of the Site from north to south. A gravel driveway transects the eastern portion of the Site from north to south.
- A 500-gallon gasoline underground storage tank (UST) was located to the east of Structure A. According to a Sonoma County UST Field Inspection Report, dated May 28, 1987, the UST was removed from the Site and one soil sample was collected. A laboratory analytical report for the soil sample indicated that concentrations of Total Petroleum Hydrocarbons as Gasoline (TPHg) were below laboratory reporting limits.
- Railroad tracks have transected the central portion of the Site since at least 1959.
- A building was noted to the east of Structure on the 1910 Sanborn Map and was labeled as "Oil Storage". The structure was no longer noted on the 1923 Sanborn Map.



- The Petaluma River channel was located on the southern portion of the Site. The river as realigned by 1923. Dredge materials are reported to have been used to fill in the former river channel; however, other materials may also have been used as fill.
- A Phase II ESA, dated March 31, 2009, was prepared by Environment, Community & Opportunity Network (ECON) for North River Landing, LP under a Brownfields grant (2009 Phase II ESA). ECON evaluated the former oil storage structure noted on the 1910 Sanborn Map, the former garages noted on Sanborn Maps, the former river channel, the railroad tracks and one location to the south of Structure A. Nineteen soil samples were collected from the Site at depths ranging from 1.5 to 12 feet below ground surface (bgs). Two grab groundwater samples were collected from borings at depths of 15.5 and 20.5 feet bgs. Laboratory analytical results of the soil samples indicated that Total Petroleum Hydrocarbons as gasoline (TPHg) was detected in one soil sample collected 1.5 bgs in the location of a former garage, but the concentration did not exceed the San Francisco Bay Regional Water Quality Control Board's (SFRWQCB) Environmental Screening Level (ESL). Concentrations of lead in soil samples collected ranged from 6.1 to 23 milligrams per kilogram, which is below the ESL (ESL). Laboratory analytical results of the grab groundwater sample collected to the south of Structure A indicated concentrations of volatile organic compounds (VOCs) MTBE, 1,2-dichloroethane, and t-Butyl alcohol; however, the concentrations were below their respective SFRWQCB ESLs. ECON concluded that the TPHg detected in the soil sample was "likely due to either spillage from a vehicle parked in the former garage at that approximate location or laboratory cross-contamination." ECON attributed the concentrations of VOCs in the grab groundwater sample to the releases at the Blunt's Garage and Raintree Car Wash facilities.
- According to an environmental lien search, no environmental liens are associated with the Site.
- The existing buildings, Structure A and Structure CC/DD, were constructed by 1906 and 1923, respectively. The Site has been developed with 34 structures, which includes additions to structures, between 1885 and the present. Given the age of the existing and historical development on the Site, it is likely that asbestos containing building materials and lead-based paints were used in construction and/or maintenance of the Site buildings. Building maintenance activities may have included the application of persistent pesticides termiticides around the foundations of the structures to prevent pest invasions, such as termites.
- The eastern portion of the Site is located within a 100-year regulatory floodplain, as designated by the Federal Emergency Management Agency (FEMA).



- Based on the completion of the VEC-screening matrix, a VEC is likely to exist due to the petroleum hydrocarbon groundwater plume originating from the Raintree Car Wash facility and the MTBE groundwater plume originating from the Blunt's Garage facility.

WKA has performed this ESA in conformance with the scope and limitations of ASTM Standard Practice E 1527-13 for the 368 & 402 Petaluma Boulevard North Property.

This assessment has revealed no RECs in connection with the Site except the following:

- On-site concerns are noted the potential for residues of historically applied persistent pesticides, and lead from lead-based paint.
- On-site concerns are noted from the limited laboratory analysis of the soil sample collected from the UST excavation that was located to the east of Structure A.
- Off-site concerns are noted from the petroleum-hydrocarbon impacted groundwater associated with The Raintree Car Wash facility located to the north of the Site.
- Off-site concerns are noted from the MTBE-impacted groundwater originating from The Blunt's Garage facility located to the northeast of the Site.



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1.0 INTRODUCTION

1.1 Purpose

The purpose of this Phase I Environmental Site Assessment (ESA) was to evaluate the 368 & 402 Petaluma Boulevard North Property (herein referred to as Site) for evidence of potential Recognized Environmental Conditions (RECs) resulting from current and/or former site activities as defined by the American Society of Testing and Materials (ASTM) Standard E 1527-13 (ASTM, 2013).

According to the ASTM, “this practice is intended to permit a *user* to satisfy one of the requirements to qualify for the *innocent landowner*, *contiguous property owner*, or *bona fide prospective purchaser* limitations on CERCLA [Comprehensive Environmental Response, Compensation and Liability Act] liability (hereinafter, the “*landowner liability protections*,” or “*LLPs*”): that is, the practice that constitutes “*all appropriate inquiry* into the previous ownership and uses of the *property* consistent with good commercial or customary practice” as defined at 42 U.S.C. §9601(35)(B).”

This ESA has been performed in general conformance with the ASTM Standard E 1527-13 and the scope and limitations defined in Wallace-Kuhl & Associates (WKA) proposal, 3PR15006, dated January 13, 2015.

1.2 Scope of Services

WKA has completed this ESA for the Site shown on Figures 1 through 3. Mr. Jeff Morgan with A.G. Spanos Companies authorized WKA to proceed with this assessment on January 14, 2014, through a signed WKA Environmental Services Agreement.

The scope of this assessment included the following:

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



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

1.3 Special Terms and Conditions

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

A.G. Spanos Companies authorized WKA to perform a search for recorded environmental liens and Activity and Use Limitations (AULs) for the Site. Discussion regarding the search is included in Section 4.3.3 of this report.



1.4 User Provided Information

WKA provided A.G. Spanos Companies a copy of the User Questionnaire and the Helpful Documents checklist. Mr. Jeff Morgan completed the documents and returned them to WKA. Discussion regarding his responses is provided in the following section. A copy of the completed questionnaire is included in Appendix B.

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

Mr. Morgan was aware of existing "Helpful Documents" as defined in Section 10.8.1 of the ASTM Standard as noted on the "Helpful Documents Checklist" included in Appendix B. This report is a Phase I ESA, dated July 9, 2014, prepared for the Site by Environment, Community & Opportunity Network (ECON). Mr. Morgan provided a copy of the report to WKA, with discussion regarding the reports presented in Section 4.2.10.



2.0 SITE DESCRIPTION

2.1 Site and Vicinity General Characteristics

The Site is located at 368 and 402 Petaluma Boulevard North in Petaluma, California (Figures 1 and 2). The Site is comprised of Sonoma County Assessor's Parcel Numbers (APNs) 006-163-040 and -041, totaling approximately 3.8 acres of land developed with a one-story, office building and a vacant, one-story restaurant (Figure 3). Surrounding land use consisted of a car wash, an animal feed factory, a pizza restaurant, an auto body shop, and a smog check facility.

The existing buildings, Structure A and Structure CC/DD, were constructed by 1906 and 1923, respectively. The Site has been developed with structures and structure additions at least 34 times between 1885 and the present. Given the age of the existing and historical development on the Site, it is likely that asbestos containing building materials and lead-based paints were used in construction and/or maintenance of the Site buildings. Building maintenance activities may have included the application of persistent pesticides termiticides around the foundations of the structures to prevent pest invasions, such as termites.

2.2 Site Reconnaissance

A visual site reconnaissance was conducted by WKA on January 27, and February 25, 2015. Figures 5a through 5f provides color photographs of the Site taken during the site reconnaissance.

On the day of field reconnaissance the Site was developed with a one-story office building, a vacant, one-story restaurant, railroad tracks, and asphalt driveway. WKA observed concrete foundations associated with structures that were formerly located on the Site on the western portion.

The northwestern portion of the Site is developed with a one-story office building (Structure A). The interior has been subdividing into two office spaces. The building is raised approximately four feet aboveground to sit at street level. The space under the building is accessible from the east via a wooden gate and it is used for storage of building materials.

WKA observed remnant concrete foundations to the south of Structure A. The remnant foundations were for Structures J and S that were demolished in 2012 and are approximately seven feet below street level. WKA observed three sets of stairs beneath the adjacent sidewalk that were likely used to access the basement of the former structures in the past.

The southwestern portion of the Site is developed with a vacant, one-story restaurant (Structure CC/DD). A wooden stairway is located off the back of the structure; however, a tree limb had



been cut from an adjacent tree and obstructed the bottom portion of the stairs. The building is raised approximately three feet on the eastern end to be level with the street. The western portion appeared to only be raised approximately one-foot to be level with the street. WKA did not access the area beneath the building, but observed the conditions from a gap around an access panel.

The concrete foundation of Structure AA/BB/FF/GG is located to the east of Structure CC/DD. An opening into the concrete foundation that measured seven feet by four feet was observed on the southern portion of the foundation. WKA observed debris and water in the bottom of the opening. No side access points were visible. A second opening that measured seven feet by six feet was observed on southeastern portion of the foundation. Access to the opening was provided from the east. WKA observed debris and water in the bottom of the opening. Dumped concrete footings were observed to the south of the remnant foundation.

A fenced area located to the east of Structure AA/BB/FF/GG is used to store roofing materials and equipment. WKA did not access Conex boxes located within the fenced area.

A concrete structure was observed to the north of the fenced area. The structure measured nine feet by seven feet and was approximately two feet tall. The use of the structure is not known.

WKA observed train tracks that transected the central portion of the Site from north to south. On January 27, 2015, several train cars were parked on the tracks. On February 25, 2015, no train cars were parked on the tracks.

The portion of the Site east of the railroad tracks was elevated three feet higher than the remainder of the Site. The majority of the Site east of the railroad tracks was vacant land covered by dense growth of low-lying vegetation. WKA observed a gravel driveway transecting the eastern portion of the Site from north to south.

2.2.1 Municipal Infrastructure and Utilities

Pacific Gas and Electric (PG&E) provides electricity and natural gas to the Site. The City of Petaluma provides potable water and sanitary sewer service.

2.3 Adjoining Properties

The Site is bounded to the north by Magic Wand Car Wash. The Hunt and Behren's facility, a livestock, poultry, and animal feed manufacturer, is located to the northeast of the Site. The Petaluma River is located to the east of the Site. A pizza restaurant is located to the south of the Site. Petaluma Boulevard North followed by Gulick's Auto Body Shop and A Smog Test Only facility are located to the west of the Site.



3.0 INTERVIEWS

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

3.1 Owner or Key Site Manager

WKA provided First Community Bank with a questionnaire regarding the Site. Mr. David Titus, First Community Bank and managing member of Iris Asset, LLC, completed the questionnaire and returned it to WKA. Mr. Titus stated that Iris Asset, LLC foreclosed on the property in November 2012. He said that the borrowing entity that was foreclosed on was the Melvin Silva Trust. Mr. Titus stated that at the time of foreclosure that Site was developed with four structures and two were subsequently demolished. Mr. Titus is not aware of any fill dirt that has been imported to the Site. He stated that, to the best of his knowledge, no aboveground or underground storage tanks, wells, or septic systems are located at the Site. Mr. Titus is not aware of any environmental liens that have been recorded for the Site.

3.2 Occupants (Multi-family or Major)

Given the commercial occupants of the Site, no interviews were conducted.

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

WKA contact Mr. Chris McCarthy, former project manager, regarding the Site. Mr. McCarthy stated that his wife's family had owned the property for several generations prior to the foreclosure by First Community Bank. Mr. McCarthy provided a copy of a Phase I ESA, dated May 9, 2008, prepared by MACTEC Engineering and Consulting, Inc. (See Section 4.2.10)

3.4 State and/or Local Government Officials

WKA contacted the Sonoma County Environmental Health Department (SCEHD) regarding files for the Silva Appliance UST and the North River Landing Brownsfield. A representative with SCEHD responded that files were available. Information reviewed during file review at SCEHD is summarized in section 4.3.1.



3.5 Abandoned Properties

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



4.0 RECORDS REVIEW

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

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

4.1 Physical Setting Source(s)

The Site is depicted on the 1981 United States Geological Survey (USGS) 7.5 Minute topographic map of the *Petaluma, California Quadrangle* as being located within an area of dense development. The Site is located within Section 33, Township 5 North, Range 7 West, Mount Diablo Base and Meridian, at an elevation between 15 and 25 feet relative to mean sea level (msl).

4.1.1 Regional and Local Geology

The site is located in the Santa Rosa-Petaluma Valley where the underlying geologic structure is characterized by sediments deposited by streams on floodplains, alluvial deposits, and basins.

The 1982 USGS *Geologic Map of the Santa Rosa Quadrangle, California*, shows the site to be underlain by the alluvium consisting of poorly sorted stream and basin deposits.

4.1.2 Soil Survey

The United States Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS) has created a web-based service for accessing soil information. According to the NRCS Web Soil Survey (WSS) the majority of the near-surface soils on the Site consist of Clear lake clay, sandy substratum, 0 to 2 percent slopes, MLRA 14; and, Yolo clay loam, 0 to 2 percent slopes (USDA, 2015). A copy of the soil report is included on the attached CD.



4.1.3 Regional and Local Groundwater

The Site is located within the California Department of Water Resources (DWR) defined Petaluma Valley Groundwater Basin of the San Francisco Bay Hydrologic Region. WKA searched data on the DWR website and found no DWR monitored groundwater wells within one-half mile of the Site (DWR, 2015).

WKA also searched the Regional Water Quality Control Board's (RWQCB) GeoTracker website for quarterly groundwater monitoring reports completed for facilities in the immediate vicinity of the Site. A cluster of groundwater monitoring wells are located at the Blunt's Garage facility located on the western adjoining property (RWQCB, 2015). According to the public records available, groundwater elevations at the Blunt's Garage facility range from 0.1 to 8 feet below ground surface (bgs), with groundwater flow to the east-northeast. The GeoTracker public information is further discussed in Section 4.3.

4.2 Historical Use Information

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

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

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

4.2.1 Sanborn® Maps

Sanborn® Maps with coverage of the Site were obtained through Environmental Data Resources, Inc. (EDR®). EDR® is a national commercial provider of environmental database



information. Sanborn® Maps are detailed drawings of site development, and were typically used by fire insurance companies to determine site fire insurability. Sanborn® Maps with coverage of the Site dated 1885, 1888, 1894, 1906, 1910, 1923, 1949, 1959, and 1965 were available for review (EDR®, 2015a). Copies of the Sanborn maps compiled by EDR® with coverage of the Site are included on the CD attached to the back cover of this report. A summary of each map is provided below. The maps do not depict the northeastern, eastern, and southeastern adjoining properties. Please refer to Figure 5 for structure identification letters.

1885 – The western portion of the Site along Main Street (Petaluma Boulevard North) is developed with two structures (Structures K and T). Structure K is labeled as a blacksmith shop with hay in the loft and Structure T is noted as blacksmith and wagon shop. A shed is noted to the east of the buildings. The northwestern portion of the Site is noted as part of a stockyard that extends onto the northern adjoining property. The property to north is noted as being developed with a meat packing building. No structures are noted adjacent to the south of the Site. A saloon and Petaluma Creek are noted to the south of the Site. Main Street is noted to the west of the Site followed by a building labeled “Revere Livery”, a corral, truck stable, truck shed, and wood shed.

1888 – Structure K is labeled as a blacksmith – carriage making shop. Structure T labeled as blacksmith – vacant. The shed noted on the 1885 map is no longer noted. A hog pen and slaughter house are noted to the east of the structures. No significant changes are noted for the northern and southern adjoining properties. The structures to the west of the Site have been relabeled as feed stable and stockyard, wagon house, and wood shed and wagon shed.

1894 – The majority of the labels on the site structures have been removed, but the structures remain. No significant changes are noted for the northern adjoining property. The southern adjoining property is labeled as a grocer and residence. Stables are noted to the west of the Site.

1906 – Structure A is noted as a feed store and office are located on the northwestern portion of the Site. Structures E, L, U, V, W, X, and Y are noted without labels. The structure on the northern adjoining property is labeled as an office, flour and feed store, and furniture storage. No significant changes are noted for the southern or western adjoining properties.

1910 – Structure A is labeled as a hay and feed store. Structures E, L, U, V, W, X, and Y are no longer noted. Structures K and T are no longer noted and Structures J and S are noted in their vicinity. Structure J is noted as a hay and feed storage and Structure S is noted as feed storage. The structures previously located to the east of the original structures are no longer noted. A small structure (Structure C/D) labeled as oil storage is located to the east of the Structure A. Structures O, P, and Q are noted to the south of the oil storage building. The structure on the



northern adjoining property is noted as two stores. An additional structure labeled as a store is located to the south of the site. No significant changes are noted for the western adjoining properties.

1923 – No significant changes are noted for the buildings located on the western portion of the Site. Structure C/D is no longer noted. A new structure labeled as barley mill and grain cleaner (Structure AA) is noted adjacent to the southeast of the Structure S. A garage (Structure CC) is noted to the south of Structure S. The structure located on the northern adjoining property is labeled as mattress factory, poultry warehouse, and cigars. The structures located to the south of the Site noted on previous maps are no longer noted. Two new structures labeled as plumbing and supplies, and acetylene welding are noted to the south of the Site. A structure labeled as wholesale poultry and eggs is located to the southwest of the Site. The property to the northwest of the Site is noted as gas and oil.

1949 – Structure A is noted as a store and wool warehouse. Structure B is noted to the east of Structure A. Structure J is noted as a skating rink and Structure S is noted as grain storage and feed. A store (Structure CC/DD) is noted to the south of the grain storage and feed building. Hog scales (Structure E) are noted along the northern property boundary. Structure H/I is noted to the southeast of the hog scales. Structure R, a hay warehouse is noted to the southeast of Structure H/I. Structure HH, detached garage, is noted to the southeast of Structure AA. Structure AA has been expanded to include areas noted as BB, FF, and GG. The northern adjoining property is labeled as two stores and a motorcycle and bicycle shop. A structure labeled as a restaurant is located adjacent to the south of the Site and the eastern portion extends onto the Site (Structure EE). The structure previously labeled as wholesale poultry and eggs is no longer noted and the property is labeled as gas and oil.

1959 – Train tracks transects the central portion of the Site from north to south. Structure J is now labeled as a warehouse. No other significant changes are noted on the Site. No structures are noted on the northern portion of the Site. No significant changes are noted on southern adjoining properties. The street located to the west of the Site has been renamed Petaluma Boulevard. The gas and oil facility located to the southwest of the Site is no longer noted.

1965 – Structure A is labeled as a store. Structure F/G is no longer noted. No other significant changes were noted for the Site. Structure EE is no longer noted. A new structure on the northern adjoining property is labeled as a carwash. No significant changes are noted to the south of the Site. The property to the southwest of the Site has been developed with a new structure labeled as a bakery. The property to the northwest of the Site has been developed with a new structure; however, it is still labeled as gas and oil.



4.2.2 Topographic Maps

Historical USGS topographic maps with coverage of the Site and outlying land areas were reviewed. Topographic maps with coverage of the Site dated 1914, 1942, 1953, 1954, 1968, and 1981 were available for review (EDR[®], 2015b). Copies of the topographic maps compiled by EDR[®] with coverage of the Site are included on the CD attached to the back cover of this report. Table 1 notes the changes in the vicinity of the Site.

Table 1		
Year	Scale	Observations
1914	1: 62,500	The Petaluma River appears to transect the southern portion of the Site. The scale of the map does allow for the identification of individual features. A road is noted in the location of Petaluma Boulevard North.
1942	1:62,500	The Petaluma River appears to have been realigned and is located to the east of the Site. The scale of the map does allow for the identification of individual features.
1953	1:24,000	The Site is located within an area tinted as being dense development. Individual features are not depicted.
1954	1: 62,500	The Site is located within an area tinted as being dense development. Individual features are not depicted.
1968	1:24,000	The Site is located within an area tinted as being dense development. Individual features are not depicted.
1981	1:24,000	The Site is located within an area tinted as being dense development. Individual features are not depicted.

4.2.3 Oil and Gas Well Maps

Review of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR) website showed that the Site is not located in a designated natural gas field. No DOGGR wells are located on or within at least one mile of the Site (DOGGR, 2015).

4.2.4 Aerial Photographs

Historical aerial photographs of the Site and general vicinity were compiled by EDR[®]. Photographs covering the years 1942, 1952, 1965, 1968, 1973, 1982, 1993, 1998, 2005, 2006, 2009, 2010, and 2012 were available for review (EDR[®], 2015c). Table 2 notes the changes on the property and in the vicinity.



Table 2		
Year	Scale	Observations
1942	1" = 500'	Site: The western portion is developed with seven buildings (Structures A, F/G, J, S, R, AA, and CC). The eastern portion is vacant land. North: Vacant land. East: The Petaluma River followed by a commercial structure is visible. South: Vacant land. West: A commercial structure is visible to the southwest. A canopy associated with a gasoline station is visible to the northwest.
1952	1" = 500'	Site: The existing railroad tracks are visible transecting the central portion of the Site from north to south. Structures F/G and HH are visible. North: A commercial structure is visible. East: No significant changes noted. South: A commercial structure is visible. West: No significant changes noted.
1965	1" = 500'	Site: No significant changes noted. North: No significant changes noted. East: No significant changes noted. South: No significant changes noted. West: A new commercial structure is visible to the northwest.
1968	1" = 500'	Site: No significant changes noted. North: The previously noted structure is no longer visible and four new structures are visible. East: No significant changes noted. South: No significant changes noted. West: No significant changes noted.
1973	1" = 500'	Site: Structure HH has been removed. North: No significant changes noted. East: No significant changes noted. South: No significant changes noted. West: No significant changes noted.
1982	1" = 500'	No significant changes noted for the Site or the vicinity.
1993	1" = 500'	No significant changes noted for the Site or the vicinity.
1998	1" = 500'	No significant changes noted for the Site or the vicinity.
2005	1" = 500'	No significant changes noted for the Site or the vicinity.
2006	1" = 500'	No significant changes noted for the Site or the vicinity.



Table 2		
Year	Scale	Observations
2009	1" = 500'	Site: Structure F/G has been removed. North: No significant changes noted. East: No significant changes noted. South: No significant changes noted. West: No significant changes noted.
2010	1" = 500'	No significant changes noted for the Site or the vicinity.
2012	1" = 500'	Site: Only the Structure A is visible on the northwestern portion of the Site. The remaining structures have been removed. North: No significant changes noted. East: No significant changes noted. South: No significant changes noted. West: No significant changes noted.

4.2.5 Ownership Records

Ownership information was obtained through ParcelQuest®, an on-line distributor of “Assessor-Direct property information throughout the State of California.” The ownership entity for the Site was listed as “Iris Asset LLC” (ParcelQuest®, 2015).

4.2.6 Building Department Records

WKA contacted the City of Petaluma regarding building permits for the Site; however, our phone calls were not returned by the completion of this report.

4.2.7 Local Street Directories

Local street directories with coverage of the Site and adjoining properties were obtained from EDR® (EDR®, 2015d). These documents contain business listings based on street number identifiers. Prior to 1949 the street adjacent to the west of the Site was Main Street. Between 1949 and 1959 Main Street was renamed Petaluma Boulevard North. City Directory coverage of the Site only goes back to 1975. The Site address of 360 Petaluma Boulevard North was listed as residential in 1975, New York Subs from at least 1980 to at least 2008, and was not listed in 2013. The Site address of 368 Petaluma Boulevard North was listed as Gilardis Furniture from at least 1975 to at least 1992, unlisted in 1995, The Hot Rod Shop in 1999, Thunder Communications Division in 2003, Art Aquascape, Baby Discount, and Baby Warehouse in 2008 and unlisted in 2008. The Site address of 368 ½ was not listed in 1975, listed as Smiths Saw Shop from at least 1980 to at least 1985, and was not listed from at least 1992 to at least 2013.



The Site address of 402 Petaluma Boulevard North was listed as Silva's Appliance from at least 1975 to at least 2008, and was unlisted in 2013. A copy of the EDR[®] City Directory (EDR[®], 2015d) is provided on the CD attached to the back cover of this report.

4.2.8 Zoning and Land Use Records

The Site is zoned "0110" and "0112" retail sales (ParcelQuest, 2015).

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

4.2.9 Other Historical Sources

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

4.2.10 Prior Assessments

WKA reviewed a Phase I ESA, dated May 9, 2008, prepared by MACTEC Engineering and Consulting, Inc. (MACTEC) for the Site and the northern adjoining property. According to MACTEC, in 2008 the Site was developed with three one-story buildings, a two-story building, one barn/shed structure. The northern adjoining property was developed with a one-story structure, a carwash with six wash bays, a small storage shed, a covered vacuum area, and one uncovered vacuum station. MACTEC noted that the Site was first developed with structures in 1886 and that several structures were constructed on the Site between 1886 and 1965. The Site had been used for a residential, commercial, and retail between 1886 and 2008. MACTEC identified the Raintree Car Wash, Blunt's Garage, and Hunt and Behrens facilities and their associated groundwater contamination plumes as recognized environmental conditions (REC). MACTEC noted the following non-REC findings:

- Due to the age of the buildings at the Site, it is likely that asbestos-containing building materials and/or lead based paint were used in the construction and maintenance of the structures.
- An active domestic well was located on the northern adjoining property.
- An aboveground storage tank was noted on the 1910 Sanborn Map to the east of 402 Petaluma Boulevard North (Structure A).
- The regulatory radius report indicated a listing for an underground storage tank at 402 Petaluma Boulevard North (Structure A).



MACTEC recommended additional investigation to determine if a soil vapor condition exists due to the groundwater plume associated with the Raintree Carwash or Blunt's Garage facilities. MACTEC recommended that the domestic well on the northern adjoining property be properly abandoned and that asbestos-containing building material and lead-based paint surveys be completed prior to any renovations or demolition of buildings.

WKA was provided a copy of a Phase I ESA, dated July 9, 2014, prepared for the Site by Environment, Community & Opportunity Network (ECON). ECON noted that the Site was developed with one structure, which was occupied by Rebuilding Together and Village Network of Petaluma, and the Abel Roofing Company leases a fenced area on the central portion of the Site for material storage. According to ECON, the eastern portion of the Site was unused. ECON reported the presence of railroad tracks on the central portion that bisect the Site north to south. ECON noted that structures had recently been removed from the Site and that concrete pads, walls, and support structures were still located at the Site. According to the 2014 Phase I ESA, the Site was listed on the US Brownfields database. ECON discussed the Blunt's Garage and Raintree Car Wash facilities and their respective groundwater plumes (See Section 4.3.1). ECON noted that four previous environmental and geotechnical engineering reports had been prepared for the Site; however, neither summaries nor copies of the reports were provided. ECON provided a summary of a 2009 Phase II ESA for the Site (See Section 4.3.1). ECON noted off-site recognized environmental conditions from the Blunt's Garage and Raintree Car Wash facilities and noted that Vapor Encroachment Conditions are likely from each facility. ECON noted that based on the ages of the structures formerly located at the Site, lead-based paint may be present in shallow soils. ECON noted that a groundwater sample collected from the northwestern portion of the Site during the 2009 Phase II ESA contained volatile organic compounds, which likely originated from the releases at Raintree Car Wash and Blunt's Garage; however the concentrations were below San Francisco Bay Regional Water Quality Control Board's (SFBRWQCB) Environmental Screening Levels (ESL).

4.3 Environmental Record Sources

4.3.1 Regulatory Agency Databases

EDR[®] was contacted to provide a summary of facilities listed on regulatory agency databases (EDR[®], 2015e). Table 3 summarizes the researched ASTM required *Standard Environmental Record Sources*, as well as several *Additional Environmental Record Sources*, as defined in Sections 8.2.1 and 8.2.2 of the ASTM Standard. For additional reference, the Executive Summary of the EDR[®] report is included in Appendix C. A copy of the entire EDR[®] report is included on the CD attached to the back cover of this report.



Table 3			
	<i>EDR Listed Database</i>	<i>ASTM E 1527-13 Search Distance</i>	No. of Facilities Listed (within Search Radius)
Federal			
Federal NPL Site List	<i>NPL</i>	1-mile	0
Federal Delisted NPL Site List	<i>Delisted NPL</i>	1/2-mile	0
Federal CERCLIS List	<i>CERCLIS</i>	1/2-mile	0
Federal CERCLIS NFRAP Site List	<i>CERCLIS NFRAP</i>	1/2-mile	1
Federal RCRA CORRACTS Facilities List	<i>CORRACTS</i>	1-mile	0
Federal RCRA Generators List:			
Small Quantity and Large Quantity Generators	<i>RCRA SQG</i>	Site & adjoining	0
	<i>RCRA LQG</i>		0
Landfills and Solid Waste Management Units	<i>RCRA TSDf</i>	1/2-mile	0
Federal Institutional Control / Engineering Control Registries	<i>US ENG Controls</i>	Site only	0
	<i>US INST Controls</i>		0
Federal ERNS List	<i>ERNS</i>	Site only	0
State			
State-equivalent NPL (Hist. Cal-Sites)	<i>Hist. Cal-Sites</i>	1-mile	0
State-equivalent CERCLIS	<i>RESPONSE</i>	1/2-mile	1
State Landfill and/or Solid Waste Disposal Site	<i>SWF/LF (SWIS)</i>	1/2-mile	0
	<i>WMUDS/SWAT</i>		0
State Leaking Underground Storage Tanks	<i>LUST- Reg 5 Geotracker</i>	1/2-mile	75
Tribal Leaking Underground Storage Tanks	<i>Indian LUST</i>	1/2-mile	0
State Registered Underground Storage Tanks	<i>UST</i>	Site & adjoining	2
Tribal Registered Underground Storage Tanks	<i>Indian UST</i>	Site & adjoining	0
State Registered Aboveground Storage Tanks	<i>AST</i>	Site & adjoining	0
State Institutional Control Registries	<i>DEED</i>	Site only	0
State Voluntary Cleanup Sites	<i>VCP</i>	1/2-mile	0
Additional Environmental Record Sources			
Hazardous Waste & Substances Sites List	<i>CORTESE</i>	1/2-mile	0
DTSC EnviroStor (includes Cal-Sites)	<i>EnviroStor</i>	1-mile	5
SLIC	<i>SLIC - Reg 5</i>	1/2-mile	7
Cleaner Facilities	<i>Drycleaners</i>	1/4-mile	0
HAZNET	<i>HAZNET</i>	1/4-mile	0

Review of the EDR[®] report indicates the Site is listed on the US Brownfields database. Regulatory information reviewed concerning the Site, adjoining properties, and the nearest facility in each cardinal direction identified within its respective ASTM search distance is detailed below.



The Silva Appliance, Inc. facility, 402 Petaluma Boulevard North, was located on the Site. The facility is listed on the Historical Underground Storage Tank (UST) database provided by EDR. According to the EDR report, a 500-gallon unleaded gasoline storage tank was installed at the facility. WKA reviewed a file that had been archived at the Sonoma County Environmental Health Department (SCEHD). According to a Sonoma County UST Permit Application, dated April 21, 1987, a 500-gallon UST was installed at the facility for approximately 15 years. WKA located a UST Field Inspection Report, dated May 28, 1987, that stated the UST had been removed from the Site and a soil sample was collected for laboratory analysis. The laboratory analytical report for the soil sample was in the SCEHD file and indicated that concentrations of Total Petroleum Hydrocarbons as gasoline were below laboratory detection limits. On-site concerns are noted from the limited soil sampling conducted at the time the UST was excavated from the Site.

The North River Landing facility, 360, 368, 402, and 414 Petaluma Boulevard North, included the Site. The facility is listed on the United States Brownfields database. WKA contacted the City of Petaluma regarding the facility and received a copy of a Phase II ESA, dated March 31, 2009, prepared by Environment, Community & Opportunity Network (ECON) for North River Landing, LP under a Brownfields grant (2009 Phase II ESA). The 2009 Phase II ESA targeted the following historical Site features:

- Former automobile garages (Structure HH);
- Former aboveground oil storage tank (Structure C/D);
- Former blacksmith carriage shops (Structures K and T);
- Lead from former structures and dredge spoils used to fill the former Petaluma River Channel; and,
- Railroad tie preservatives from the railroad tracks that bisect the Site.

According to ECON, the Petaluma River formerly transected the southern portion of the Site from east to west. ECON stated that dredge materials and possible unknown materials were likely used to fill the former river channel on the southern portion of the Site. ECON noted that a Sampling and Analysis Plan, dated January 20, 2009, and revised February 4, 2009, was approved by the US Environmental Protection Agency (EPA). ECON observed the drilling of seven borings at the Site in February 2009. Five borings were drilled to maximum depths between five and seven feet below ground surface (bgs). Two borings were drilled to depths between 15.5 and 20.5 feet bgs in order to collect soil and groundwater samples. Nineteen soil samples and two grab groundwater samples were collected from the Site. Soil sample collection depths ranged from 1.5 to 12 feet bgs. One soil sample was collected from a soil mound, which was located along the northern Site boundary, at a depth of one-foot. Laboratory analytical results of the soil samples indicated that Total Petroleum Hydrocarbons as gasoline



(TPHg) was detected in one soil sample collected 1.5 bgs at the location of a former garage, but the concentration did not exceed the SFBRWQCB ESL. Concentrations of lead in soil samples collected ranged from 6.1 to 23 milligrams per kilogram, which is below the ESL. Laboratory analytical results of the grab groundwater sample collected to the south of Structure A indicated concentrations of volatile organic compounds (VOCs) MTBE, 1,2-dichloroethane, and t-Butyl alcohol; however, the concentrations were below their respective SFRWQCB ESLs. ECON concluded that the TPHg detected in the soil sample was “likely due to either spillage from a vehicle parked in the former garage at that approximate location or laboratory cross-contamination.” ECON attributed the concentrations of VOCs in the grab groundwater sample to the releases at the Blunt’s Garage and Raintree Car Wash facilities (See discussions below).

The Raintree Car Wash facility, 420 Petaluma Boulevard North, is located 0.04 miles north of the Site. The facility is listed on the Regional Water Quality Control Board’s (RWQCB) RWQCB Leaking Underground Storage Tank (LUST) database. According to a May 2014 Groundwater Monitoring Report, dated July 8, 2014, the direction of groundwater flow at the facility is to the east, away from the Site. Laboratory analytical results of groundwater samples collected from the facility indicated that petroleum impacted groundwater is located in the area of the existing underground storage tanks at the facility. Laboratory analytical results of groundwater samples collected from monitoring wells located between the facility the Site indicate that concentrations of petroleum hydrocarbons are below the San Francisco Bay Area RWQCB’s Environmental Screening Levels. The May 2014 Groundwater Monitoring Report indicates that a plume of methyl-tert-butyl ether (MTBE) originating from the Blunt’s Garage facility to the west (See discussion below) extends beneath the facility. A copy of the May 2014 Groundwater Monitoring Report is included on the CD attached to the back cover of this report. Based on the information reviewed during this investigation, off-site concerns are noted from the petroleum-hydrocarbon impacted groundwater associated with this facility.

The Blunt’s Garage facility, 415 Petaluma Boulevard North, was located on the northwestern adjoining property. The facility is listed on the RWQCB LUST database. According to a September 2014 Groundwater Monitoring and Remediation System Operation & Maintenance Report (2014 Report), dated December 15, 2014, prepared by Edd Clark & Associates, Inc. the direction of groundwater flow at the facility is to the east. The 2014 Report indicates that MTBE impacted groundwater originates from the facility and extends to the east-northeast of the Site. No groundwater monitoring wells are located on the northwestern portion of the Site to determine if the MTBE plume is located beneath the Site; however, extrapolation of groundwater data from the Blunt’s Garage and Raintree Car Wash groundwater analytical results indicates that concentrations ranging from 0.5 to 5.0 micrograms per liter may be present beneath the northwestern portion of the Site. A copy of the 2014 Report is included on the CD attached to the back cover of this report. Based on the information reviewed during this



investigation, off-site concerns are noted from the MTBE-impacted groundwater originating from this facility.

The Former Lombardi's Bakery facility, 389 Petaluma Boulevard North, was located on the southwestern adjoining property. The facility was identified on the RWQCB GeoTracker website. According to a Results of Due Diligence Environmental Investigation, dated March 20, 2009, prepared by SCS Engineers, a gasoline station was located on the southern portion of the property between 1923 and 1939 and a second gasoline station was located on the northeastern portion between 1939 and 1956. The property was developed with a bakery in 1963, which operated until 2008. According a RWQCB letter, dated September 23, 2009, the facility received a no further action status. Based on the information reviewed during this investigation, this facility is not suspected of negatively impacting the Site at this time.

The Hunt and Behrens facility, 30 Lakeville Street, was located on the eastern adjoining property. The facility listed on the RWQCB LUST database. According to an April 2009 Groundwater Monitoring Report and Request for Case Closure, dated July 2, 2009, prepared by Baseline Environmental Consulting, the groundwater contamination plume was delineated to the facility and the direction of groundwater flow was to the northwest, away from the Site. According to a Sonoma County Department of Health Services letter, dated July 20, 2010, the facility received a no further action status. Based on the information reviewed during this investigation, this facility is not suspected of negatively impacting the Site at this time.

4.3.2 Preliminary Screen for Vapor Encroachment Conditions

WKA conducted a preliminary screening for vapor encroachment conditions (VEC) beneath the Site using the Tier 1 vapor encroachment screening evaluation¹. The Tier I screening included performing a *Search Distance Test* to identify if there are any known or suspect contaminated properties surrounding or upgradient of the Site within specific search radii, and a *Chemicals of Concern (COC) Test* (for those known or suspect contaminated properties identified within the *Search Distance Test*) to evaluate whether or not COC are likely to be present. The Vapor Encroachment Screening Matrix is included in Appendix D.

Based on the completion of the VEC-screening matrix, a VEC is likely to exist due to the petroleum hydrocarbon groundwater plume originating from the Rain Tree Car Wash facility and the MTBE groundwater plume originating from the Blunt's Garage facility.

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



4.3.3 Environmental Lien Search

According to a January 16, 2015, Environmental Lien Search Report prepared by JSR Vetting Services, LLC, no environmental liens or activity or use limitations (AULs) were recorded for the Site. A copy of the Environmental Lien Search Report is included on the CD attached to the back cover of this report.



5.0 CONCLUSIONS AND RECOMMENDATIONS

5.1 Data Gaps

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

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

5.2 Conclusions

- The historical land use research dating back to the late 1800s revealed that the Site has been developed with 34 structures, which includes additions to structures, between 1885 and 2012. Figure 5 depicts all structures that have been located on the Site, notes addresses and dates structures were present, and provides a letter identifier for each structure.
- The Site is currently developed with a one-story office building on the northwestern portion of the Site (Structure A), which is occupied by Rebuilding Together and Village Network of Petaluma, and a vacant, one-story restaurant on the southwestern portion of the Site (Structure CC/DD). The central portion of the Site is used by Abel Roofing Company for the storage of materials and equipment. The western portion of the Site was developed with structures that were demolished in 2012 (Structures J, S, and AA/BB/FF/GG); however, concrete foundations remain from the structures. Railroad tracks transect the central portion of the Site from north to south. A gravel driveway transects the eastern portion of the Site from north to south.
- A 500-gallon gasoline underground storage tank (UST) was located to the east of Structure A. According to a Sonoma County UST Field Inspection Report, dated May 28, 1987, the UST was removed from the Site and one soil sample was collected. A laboratory analytical report for the soil sample indicated that concentrations of Total Petroleum Hydrocarbons as Gasoline (TPHg) were below laboratory reporting limits.
- Railroad tracks have transected the central portion of the Site since at least 1959.
- A building was noted to the east of Structure on the 1910 Sanborn Map and was labeled as “Oil Storage”. The structure was no longer noted on the 1923 Sanborn Map.



- The Petaluma River channel was located on the southern portion of the Site. The river as realigned by 1923. Dredge materials are reported to have been used to fill in the former river channel; however, other materials may also have been used as fill.
- A Phase II ESA, dated March 31, 2009, was prepared by Environment, Community & Opportunity Network (ECON) for North River Landing, LP under a Brownfields grant (2009 Phase II ESA). ECON evaluated the former oil storage structure noted on the 1910 Sanborn Map, the former garages noted on Sanborn Maps, the former river channel, the railroad tracks and one location to the south of Structure A. Nineteen soil samples were collected from the Site at depths ranging from 1.5 to 12 feet below ground surface (bgs). Two grab groundwater samples were collected from borings at depths of 15.5 and 20.5 feet bgs. Laboratory analytical results of the soil samples indicated that Total Petroleum Hydrocarbons as gasoline (TPHg) was detected in one soil sample collected 1.5 bgs in the location of a former garage, but the concentration did not exceed the San Francisco Bay Regional Water Quality Control Board's (SFRWQCB) Environmental Screening Level (ESL). Concentrations of lead in soil samples collected ranged from 6.1 to 23 milligrams per kilogram, which is below the ESL (ESL). Laboratory analytical results of the grab groundwater sample collected to the south of Structure A indicated concentrations of volatile organic compounds (VOCs), MTBE, 1,2-dichloroethane, and t-Butyl alcohol; however, the concentrations were below their respective SFRWQCB ESLs. ECON concluded that the TPHg detected in the soil sample was "likely due to either spillage from a vehicle parked in the former garage at that approximate location or laboratory cross-contamination." ECON attributed the concentrations of VOCs in the grab groundwater sample to the releases at the Blunt's Garage and Raintree Car Wash facilities.
- According to an environmental lien search, no environmental liens are associated with the Site.
- The existing buildings, Structure A and Structure CC/DD, were constructed by 1906 and 1923, respectively. The Site has been developed with structures and structure additions at least 34 times between 1885 and the present. Given the age of the existing and historical development on the Site, it is likely that asbestos containing building materials and lead-based paints were used in construction and/or maintenance of the Site buildings. Building maintenance activities may have included the application of persistent pesticides termiticides around the foundations of the structures to prevent pest invasions, such as termites.
- The eastern portion of the Site is located within a 100-year regulatory floodplain, as designated by the Federal Emergency Management Agency (FEMA).



- Based on the completion of the VEC-screening matrix, a VEC is likely to exist due to the petroleum hydrocarbon groundwater plume originating from the Raintree Car Wash facility and the MTBE groundwater plume originating from the Blunt's Garage facility.

We have performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527-13 for the 368 & 402 Petaluma Boulevard North Property. Any exceptions to, or deletions from, this practice are described in Section 5.4 of this report. This assessment has revealed no evidence of RECs in connection with the Site except the following:

- On-site concerns are noted the potential for residues of historically applied persistent pesticides, and lead from lead-based paint.
- On-site concerns are noted from the limited laboratory analysis of the soil sample collected from the UST excavation that was located to the east of Structure A.
- Off-site concerns are noted from the petroleum-hydrocarbon impacted groundwater associated with The Raintree Car Wash facility located to the north of the Site.
- Off-site concerns are noted from the MTBE-impacted groundwater originating from The Blunt's Garage facility located to the northeast of the Site.

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

5.3 Recommendations

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

- An annual file review be conducted for the Blunt's Garage and Raintree Car Wash facilities to evaluate future groundwater monitoring activities.
- Collecting soil samples from the former UST excavation to evaluate for potential impacts of lead and methyl tertiary butyl ether.
- Collecting surface soil samples from the vicinity of the structures to evaluate the potential presence of termiticides and lead from lead-based paint.
- Collecting samples of sediments dredged from the Petaluma River and placed as fill within the site for analysis of OCPs, lead, and arsenic.
- Collecting surface soil samples from the train tracks to evaluate for potential impacts from the application of herbicides along the tracks, leeching of chemicals used to treat railroad ties, and spills of chemicals transported in railcars.
- Any wells or septic systems that are uncovered during development activities they should be abandoned in accordance with local, state, and federal regulations.
- All debris should be properly disposed.



5.4 Exceptions and/or Deletions

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

5.5 Additional Services

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



6.0 LIMITATIONS

The statements and conclusions in this report are based upon the scope of work described above and on observations made only on the date of the field reconnaissance, January 27 and February 25, 2015. Work was performed using a degree of skill consistent with that of competent environmental consulting firms performing similar work in the area. Information regarding the Site that is *publicly available* and *practically reviewable*, as described in the ASTM standard, was obtained. Additional research or receipt of information regarding the Site that was not disclosed or available to WKA during this assessment may result in revision of the conclusions. The conclusions in this report should be reevaluated if site conditions change. No recommendation is made as to the suitability of the Site for any purpose. The results of this assessment do not preclude the possibility that materials currently or in the future defined as hazardous are present on the Site, nor do the results of this work guarantee the potability of groundwater beneath the Site. This report is applicable only to the investigated Site and should not be used for any other property. No warranty is expressed or implied.

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

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

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



7.0 REFERENCES

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State of California, Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR), *DOGGR On-line Mapping System (DOMS), District 6, Northern California* <<http://maps.conservation.ca.gov/doms/index.html>> (January 2015).

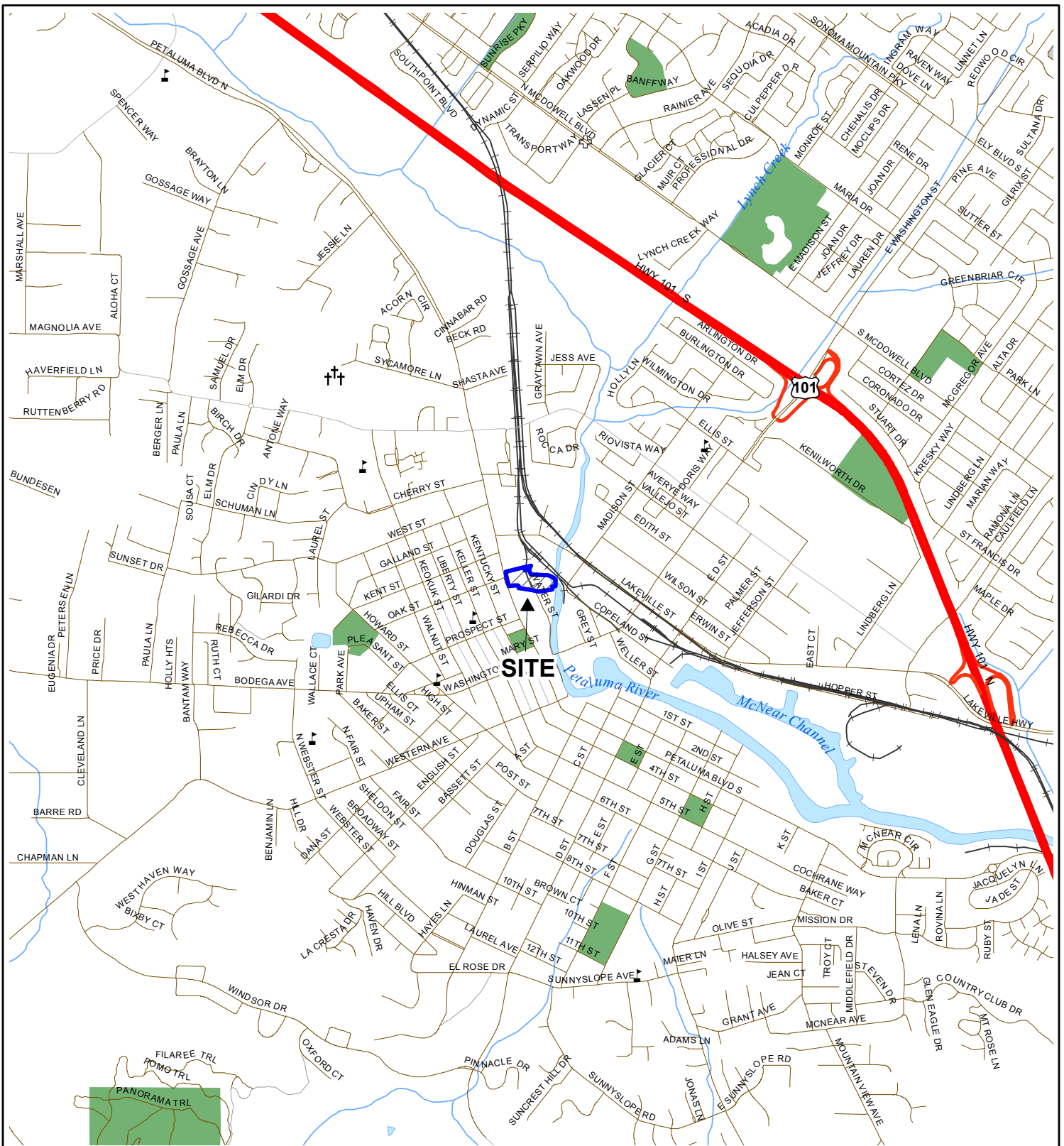
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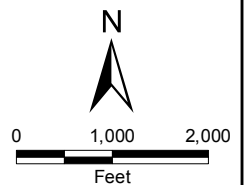


FIGURES



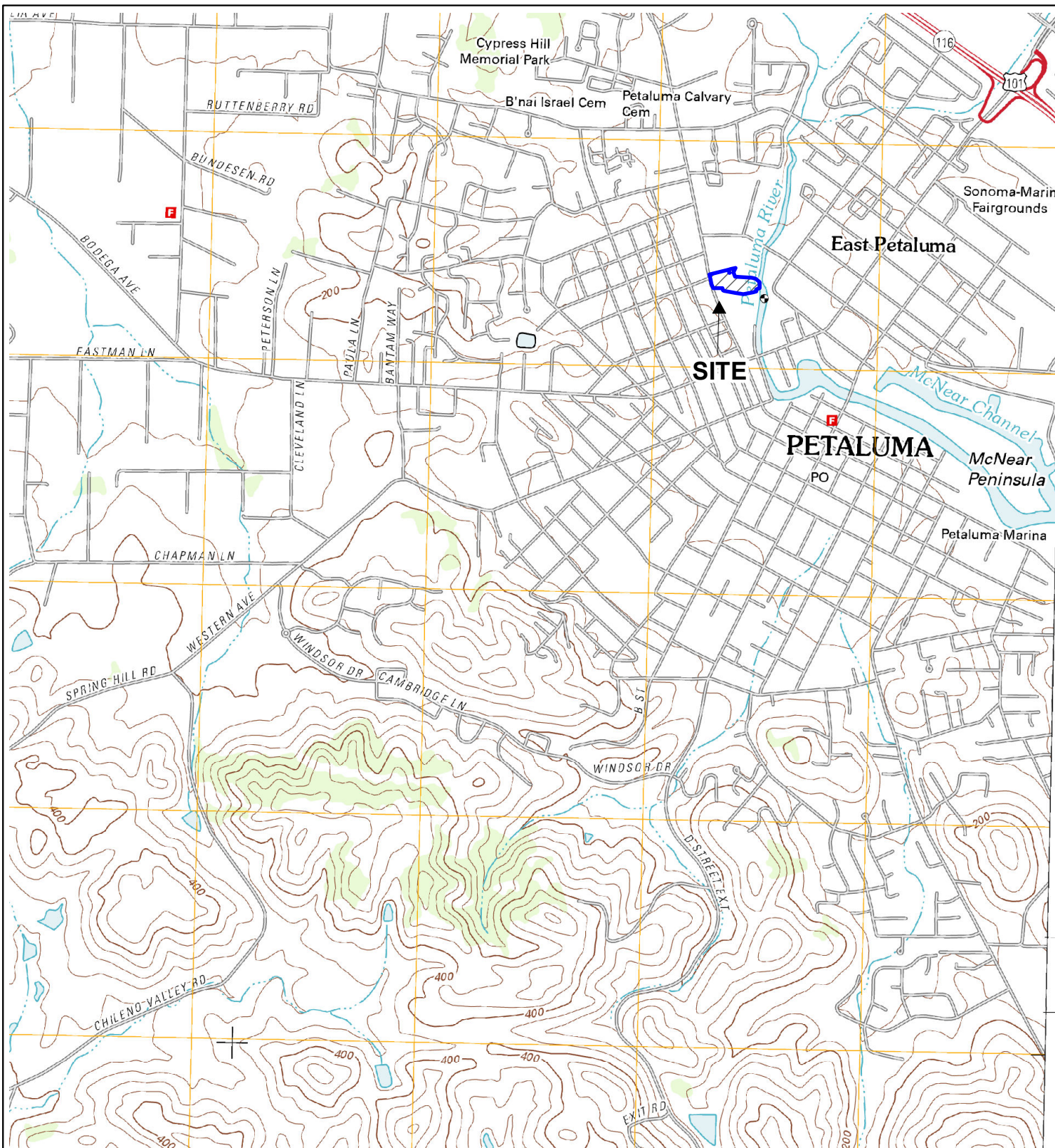


Street data courtesy of Sonoma County.
 Hydrography courtesy of the U.S. Geological Survey
 acquired from the GIS Data Depot, December, 2007.
 Projection: NAD 83, California State Plane, Zone II

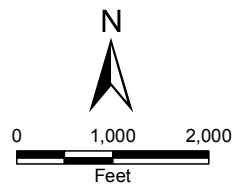


VICINITY MAP
368 & 402 PETALUMA BOULEVARD NORTH
 Petaluma, California

FIGURE 1	
DRAWN BY	KLP
CHECKED BY	NMM
PROJECT MGR	DBN
DATE	01/15
WKA NO. 10410.01	

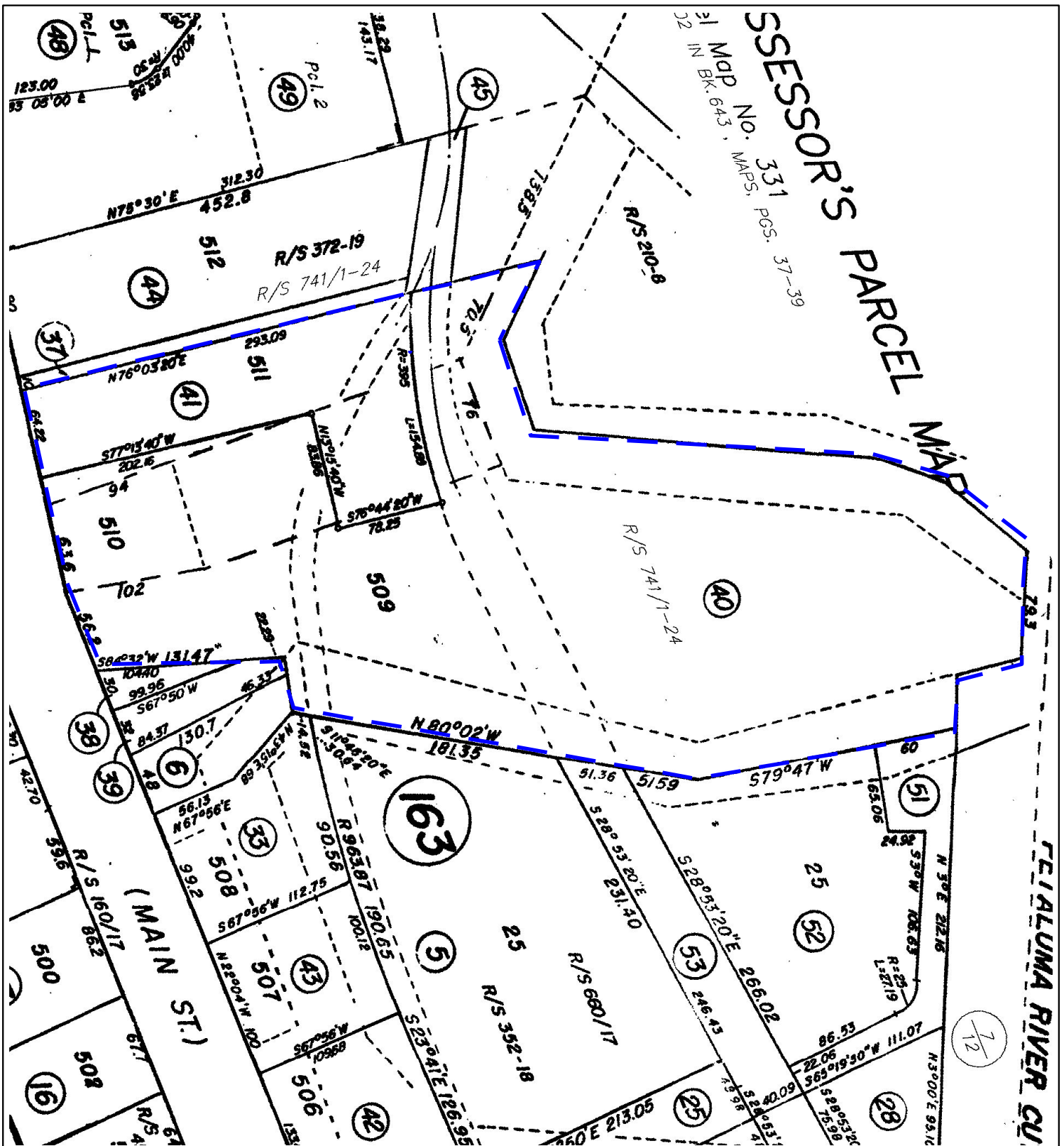


Topographic map courtesy of USGS, Petaluma Quad, 2012.
 Projection: NAD 83, California State Plane, Zone II



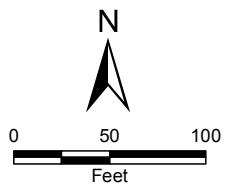
TOPOGRAPHIC MAP
 368 & 402 PETALUMA BOULEVARD NORTH
 Petaluma, California

FIGURE 2	
DRAWN BY	KLP
CHECKED BY	NMM
PROJECT MGR	DBN
DATE	01/15
WKA NO. 10410.01	



Adapted from a Parcel Map provided by the Sonoma County Assessor's Map Book 6, Page 16. Projection: NAD 83, California State Plane, Zone II

Legend
 Site Boundary



PARCEL MAP
 368 & 402 PETALUMA BOULEVARD NORTH
 Petaluma, California

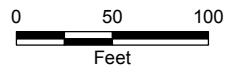
FIGURE 3	
DRAWN BY	KLP
CHECKED BY	NMM
PROJECT MGR	DBN
DATE	01/15
WKA NO. 10410.01	



Aerial imagery courtesy of ESRI.
 Projection: NAD 83, California State Plane, Zone II

Legend

 Site Boundary



AERIAL SITE MAP

368 & 402 PETALUMA BOULEVARD NORTH

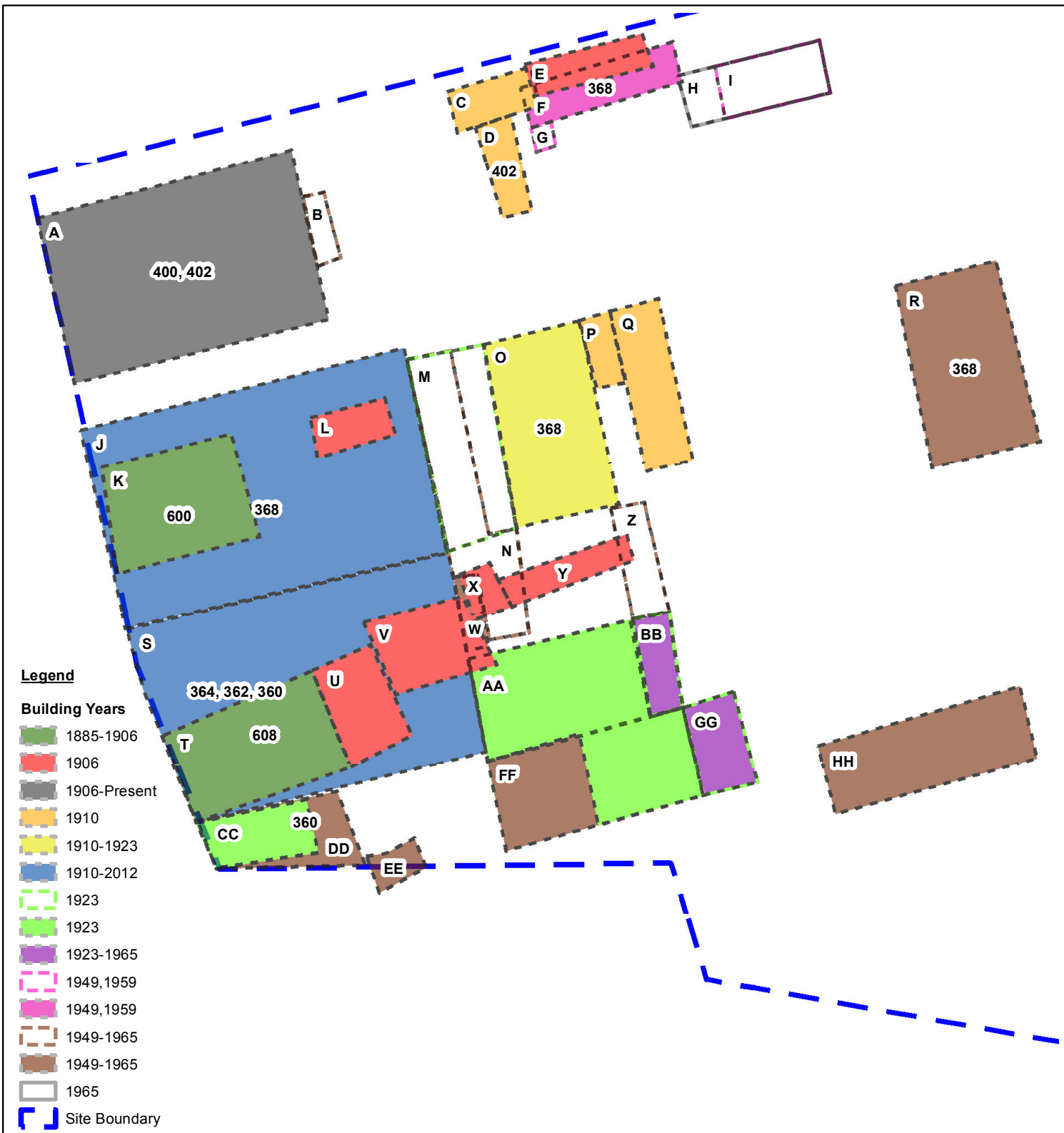
Petaluma, California

FIGURE 4

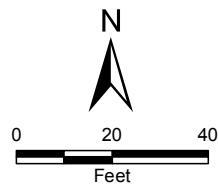
DRAWN BY	KLP
CHECKED BY	NMM
PROJECT MGR	DBN
DATE	01/15

WKA NO. 10410.01





Adapted from Sanborn Map Reports provided by
 The Sanborn Map Library January 14, 2015.
 Projection: NAD 83, California State Plane, Zone II



HISTORICAL BUILDING LOCATION MAP
 368 & 402 PETALUMA BOULEVARD NORTH
 Petaluma, California

FIGURE 5	
DRAWN BY	KLP
CHECKED BY	NMM
PROJECT MGR	DBN
DATE	01/15
WKA NO. 10410.01	



Looking southeast at Structure A located on the northwestern portion of the Site.



Looking west at Structure A located on the northwestern portion of the Site.



Looking west along the southern wall of Structure A.



Looking at the building material storage area beneath Structure A.



COLOR PHOTOGRAPHS
 368 & 402 PETALUMA BOULEVARD NORTH
 Petaluma, California

FIGURE 6a	
DRAWN BY	NMM
CHECKED BY	DBN
PROJECT MGR	DBN
DATE	2/15
WKA NO. 10410.01	



Looking south at the remnant concrete foundations of the former Structures J and S.



Looking west across the remnant concrete foundations.



Looking at one of the sets of stairs beneath the adjacent sidewalk.



Looking north across the remnant concrete foundations and at Structure A.



Looking southeast at Structure CC/DD.



Looking at the interior of Structure CC/DD.



Looking north at the area to the east of Structure CC/DD.



Looking at the tree limb obstructing the bottom portion of the stairs located to the east of Structure CC/DD.



COLOR PHOTOGRAPHS
 368 & 402 PETALUMA BOULEVARD NORTH
 Petaluma, California

FIGURE 6c	
DRAWN BY	NMM
CHECKED BY	DBN
PROJECT MGR	DBN
DATE	2/15
WKA NO. 10410.01	



Looking southwest at the remnant concrete foundation of Structure AA/BB/FF/GG.



Looking at an opening in the remnant concrete foundation.



Looking at a second opening in the concrete foundation.



Looking at the access from the east to an opening in the concrete foundation.

COLOR PHOTOGRAPHS

368 & 402 PETALUMA BOULEVARD NORTH
 Petaluma, California



FIGURE 6d	
DRAWN BY	NMM
CHECKED BY	DBN
PROJECT MGR	DBN
DATE	2/15
WKA NO. 10410.01	



Looking at dumped concrete footing to the south of the concrete foundation.



Looking southeast at the fenced area used for storing roofing materials and equipment.



Looking at the storage of roofing materials and equipment.



Looking at a concrete structure to the north of the fenced area.

FIGURE 6e	
DRAWN BY	NMM
CHECKED BY	DBN
PROJECT MGR	DBN
DATE	2/15
WKA NO. 10410.01	



Looking south along the railroad tracks located on the central portion of the Site.



Looking southeast at the portion of the Site east of the railroad tracks.



Looking south along the gravel driveway on the eastern portion of the Site.



Looking southeast at the portion of the Site located east of the gravel driveway.

COLOR PHOTOGRAPHS

368 & 402 PETALUMA BOULEVARD NORTH
 Petaluma, California



FIGURE 6f

DRAWN BY	NMM
CHECKED BY	DBN
PROJECT MGR	DBN
DATE	2/15
WKA NO. 10410.01	

APPENDIX A
RESUMES



NANCY M. MALARET

PROJECT ENVIRONMENTAL SCIENTIST

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

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

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

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

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

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

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

HIGHER EDUCATION:

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

DENNIS B. NAKAMOTO

SENIOR HYDROGEOLOGIST

Mr. Nakamoto manages Wallace-Kuhl & Associates' Environmental Department. He has over 35 years of experience in completing chemical contaminant and groundwater studies. Mr. Nakamoto's experience began with underground mapping, open pit mining and milling operations at sites in California, Nevada and Idaho. Mr. Nakamoto monitored the third environmental boring in connection with investigating soil, soil vapor and groundwater contamination at the Aerojet General Corporation rocket facility in Rancho Cordova, California (Aerojet). Mr. Nakamoto, over an eight-year period at Aerojet, was responsible for interpreting geologic samples and geophysical data in support of designing over 1,000 wells, comprised of extraction, recharge and monitoring wells, including nested, multiple completion monitoring wells.

Mr. Nakamoto was responsible for environmental studies at railyards operated by the former Southern Pacific Transportation Company and the Union Pacific Railroad. Mr. Nakamoto's was the Environmental Oversight Authority (EOA) during construction of the Robert Matsui Federal Courthouse and the 7th Street Extension, both projects on land formerly designated as part of the Union Pacific Sacramento Locomotive Works Superfund site, Sacramento, California. The EOA had authority to act on behalf of the Department of Toxic Substances Control, Central Valley Regional Water Quality Control Board, Sacramento County Environmental Health Department and the City of Sacramento on chemical discoveries during construction.

Mr. Nakamoto's experience with groundwater exploration began in 1978 with a successful mapping and interpreting of hydrogeologic conditions that resulting in finding of viable groundwater resources in the Spanish Springs area north of Reno, Nevada. His more recent experience includes the hydrogeologic study at the Elk Grove Unified School District's Cosumnes River Elementary School. He has lead studies to verify that aquifer resources were sufficient to support proposed developments; to interpret hydrogeologic interactions between surface water bodies, chemicals arising from sources such as discharges to the environment and septic disposal facilities; and, impacts of land development on groundwater resources. He has completed hydrogeologic studies in support of permitting surface mining activities, designing new production wells, modeling proposed contaminant capture systems, and developing groundwater resources.

Mr. Nakamoto studies volatile and semi-volatile organic chemicals, polynuclear aromatic hydrocarbons, metals (including hexavalent chromium and arsenic), asbestos, pH, agricultural chemicals and petroleum hydrocarbons in soil, soil vapor or groundwater arising from activities at facilities ranging from railyards, military, dry cleaning, wood treating, agricultural, and manufacturing. He interprets geophysical data from electrical resistivity, spontaneous potential, background radiation, source radiation (when approved for use), ground penetrating radar, magnetic and gravity surveys, using downhole and surface arrays. His studies are completed under oversight by either the United States Environmental Protection Agency, Department of Toxic Substances Control, one of the nine Regional Water Quality Control Boards, County Agencies or one of the several local oversight program agencies. He has investigated facilities such as: surface impoundments, former and active landfills, grit blasting, solvent cleaning, asbestos application and removal, lead acid battery maintenance, smelting activities, and petroleum hydrocarbon fuel refining, storage and dispensing, and agriculture operations throughout California.

Mr. Nakamoto prepares Human Health Risk Assessments based on statistical evaluations of data to advocate for the most efficient strategy for mitigating chemical concentrations at a site. Mr. Nakamoto has successfully defended Human Health Risk Assessments, including Trespasser Scenarios to Department of Toxic Substances Control Office of Human and Ecological Risk Division (HERD) and Human Health Risk (HERO) staff and Local Oversight Agencies. He has completed studies and prepared Asbestos Dust Mitigation Plans at numerous sites impacted by Naturally Occurring Asbestos. He is responsible for Phase I Environmental Site Assessment Reports.

DENNIS B. NAKAMOTO
SENIOR HYDROGEOLOGIST

SELECTED PROJECT EXPERIENCE:

- Lead and Petroleum Hydrocarbon Fuels, Former Crystal Cream and Butter Facility, Risk to Residential land use, Sacramento, California
- Arsenic Trespasser Risk Scenario, Fox Hill Lane Estates, Risk to Residential land use, Newcastle, California
- Hydrogeologic Study, Cosumnes River Elementary School, Surface Water to Groundwater impacts, Rancho Murrieta, California
- Dieldrin, Chlordane and Lead, Risk-Based Cleanup Determination, Sacred Heart Elementary School, Sacramento, California
- Environmental Oversight Authority, 7th Street Extension and Federal Courthouse, Development following Certified RAP, Sacramento, CA

Preliminary Endangerment Assessments

- Eureka School, Granite Bay
- Thermalito Union School District, Oroville
- Shubin Property, Vacaville
- Pan Pacific Property, Woodland

Railroad Transportation Facilities

- Oroville Railyard
- Stockton Railyard
- Sacramento Locomotive Works
- Imlay Locomotive Refueling Yard
- Portola Railyard
- Curtis Park Railyard

HIGHER EDUCATION:

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

PROFESSIONAL REGISTRATIONS:

California

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

Oregon

Professional Geologist and an Engineering Geologist No. E 1535

Wyoming

Professional Geologist No. PG 2157

Louisiana

Professional Geoscientist No. To be assigned.

APPENDIX B
ASTM E 1527-13 User Questionnaire
and Helpful Documents Checklist



E 1527-13 USER QUESTIONNAIRE
368 & 402 PETALUMA BOULEVARD NORTH PROPERTIES

In order to qualify for one of the *Landowner Liability Protections (LLPs)* offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "*Brownfields Amendments*"), the *user*² must provide the following information (if available) to the *environmental professional*. Failure to provide this information could result in a determination that "*all appropriate inquiry*" is not complete.

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

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

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


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

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

(6.) Are you aware of commonly known or reasonably ascertainable information about the *property* that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as user,

(a.) Do you know the past uses of the *property*? **NO** If so, what were they?

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


² User, as defined in the AS1 M Standard, is "the party seeking to use Practice E 1527 to complete an environmental site assessment of the property. A user may include, without limitation, a potential purchaser of property, a potential tenant of property, an owner of property, a lender, or a property manager. The user has specific obligations for completing a successful application of this practice as outlined in Section 6 of the AS1 M Standard."



E 1527-13 USER QUESTIONNAIRE (cont.)
368 & 402 PETALUMA BOULEVARD NORTH PROPERTIES

Questions 6 continued:

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

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

(7.) As the user of this ESA, based on your knowledge and experience related to the *property* are there any obvious indicators that point to the presence or likely presence of contamination at the *property*? **NA**

COMPLETION:

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

Completed by: JEFF MORGAN

Date: 1/14/15

Title: DIVISION MANAGER

Signature: J.M.

Phone Number: 209-955-2503

Relationship to the Site (i.e., owner, lender, property manager): OWNER / DEVELOPER
UNDER CONTRACT



HELPFUL DOCUMENTS
368 & 402 PETALUMA BOULEVARD NORTH PROPERTIES

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

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

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

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

Yes _____ No

Completed by JEFF MORROW

Date: 1/14/15

Title: DIVISION MANAGER

Signature: [Handwritten Signature]



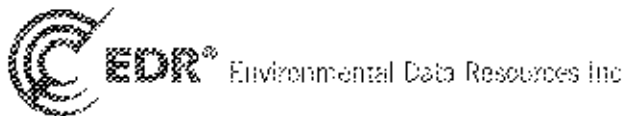
APPENDIX C
EDR® Radius Map Report Executive Summary



368 & 402 Petaluma Boulevard North
402 Petaluma Boulevard North
Petaluma, CA 94952

Inquiry Number: 4182278.2s
January 14, 2015

The EDR Radius Map™ Report with GeoCheck®



6 Amstrong Road, 4th floor
Shelton, CT 06454
Tel/Fax: 800 952-6200
www.edrinc.com

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

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EXECUTIVE SUMMARY

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

TARGET PROPERTY INFORMATION

ADDRESS

402 PETALUMA BOULEVARD NORTH
SONOMA County, CA 94952

COORDINATES

Latitude (North): 38.2367000 - 38° 14' 19.32"
Longitude (West): 122.6417000 - 122° 38' 30.12"
Universal Transverse Mercator: Zone 10
UTM X (Meters): 531356.4
UTM Y (Meters): 4232154.5
Elevation: 31 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 30° 22-B6 PETALUMA, CA
Most Recent Revision: 1981

North Map: 38122-C6 COTATI, CA
Most Recent Revision: 1980

East Map: 38122-B5 PETALUMA RIVER, CA
Most Recent Revision: 1980

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 20120523
Source: USDA

TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following records. For more information on this property see page 8 of the attached EDR Radix Map report:

<u>Site</u>	<u>Database(s)</u>	<u>EPA ID</u>
NORTH RIVER LANDING 380, 388, 402, AND 414 PETALUMA BLVD. NORTH PETALUMA, CA 94954	US BROWNFIELDS	N/A

EXECUTIVE SUMMARY

DATABASES WITH NO MAPPED SITES

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

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

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

Federal Delisted NPL site list

Delisted NPL National Priority List: Deletions

Federal CERCLIS list

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

Federal RCRA CORRACTS facilities list

CORRACTS Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF RCRA - Treatment, Storage and Disposal

Federal RCRA generators list

RCRA-CESQG RCRA - Conditionally Exempt Small Quantity Generator

Federal Institutional controls / engineering controls registries

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

Federal ERNS list

ERNS Emergency Response Notification System

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

SWF/LF Solid Waste Information System

State and tribal leaking storage tank lists

INDIAN LUST Leaking Underground Storage Tanks on Indian Land

State and tribal registered storage tank lists

INDIAN UST Underground Storage Tanks on Indian Land

EXECUTIVE SUMMARY

FEMA UST..... Underground Storage Tank Listing

State and tribal voluntary cleanup sites

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

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Landfill / Solid Waste Disposal Sites

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

Local Lists of Hazardous waste / Contaminated Sites

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

Local Land Records

LIENS 2..... CERCLA Lien Information
LIENS..... Environmental Liens Listing

Records of Emergency Release Reports

HIMIRS..... Hazardous Materials Information Reporting System
CHMIRS..... California Hazardous Material Incident Report System
LDS..... Land Disposal Sites Listing
MCS..... Military Cleanup Sites Listing
SPILLS 90..... SPILLS 90 data from FirstSearch

Other Ascertainable Records

DO1 OPS..... Incident and Accident Data
DOD..... Department of Defense Sites
FUDS..... Formerly Used Defense Sites
CONSENT..... Superfund (CERCLA) Consent Decrees
ROD..... Records Of Decision
UMTRA..... Uranium Mill Tailings Sites
US MINES..... Mines Master Index File
TRIS..... Toxic Chemical Release Inventory System
TSCA..... Toxic Substances Control Act
FTTS..... FIFRA/TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
HIST FTTS..... FIFRA/TSCA Tracking System Administrative Case Listing
SSTS..... Section 7 Tracking Systems

EXECUTIVE SUMMARY

IGIS.....	Integrated Compliance Information System
PADS.....	PCB Activity Database System
MLTS.....	Material Licensing Tracking System
RADINFO.....	Radiation Information Database
RAAIS.....	RCRA Administrative Action Tracking System
RMP.....	Risk Management Plans
GA BOND EXP. PLAN.....	Bond Expenditure Plan
UIC.....	UIC Listing
NPDES.....	NPDES Permits Listing
Cortese.....	"Cortese" Hazardous Waste & Substances Sites List
DRYCLEANERS.....	Cleaner Facilities
WIP.....	Well Investigation Program Case List
ENF.....	Enforcement Action Listing
HAZNET.....	Facility and Manifest Data
EMI.....	Emissions Inventory Data
INDIAN RESERV.....	Indian Reservations
SCRD DRYCLEANERS.....	State Coalition for Remediation of Drycleaners Listing
COAL ASH EPA.....	Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER.....	PCB Transformer Registration Database
US FIN ASSUR.....	Financial Assurance Information
EPA WATCH LIST.....	EPA WATCH LIST
LEAD SMELTERS.....	Lead Smelter Sites
PRP.....	Potentially Responsible Parties
2020 COR ACTION.....	2020 Corrective Action Program List
COAL ASH DOE.....	Steam-Electric Plant Operation Data
US AIRS.....	Acrometric Information Retrieval System Facility Subsystem
WDS.....	Waste Discharge System
IWP.....	EnviroStar Permitted Facilities Listing
IWT.....	Registered Hazardous Waste Transporter Database
PROC.....	Certified Processors Database
Financial Assurance.....	Financial Assurance Information Listing
MWMP.....	Medical Waste Management Program Listing

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

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

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

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

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

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

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

EXECUTIVE SUMMARY

STANDARD ENVIRONMENTAL RECORDS

Federal CERCLIS NFRAP site List

CERCLIS-NFRAP: Archived sites are sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

A review of the CERCLIS-NFRAP list, as provided by EDR, and dated 10/25/2013 has revealed that there is 1 CERCLIS-NFRAP site within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
PG&F GAS PLANT PETALUMA	FIRST ST BET C & D STS	SE 1/4 - 1/2 (0.339 mi.)	W104	179

Federal RCRA generators list

RCRA-LQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

A review of the RCRA-LQG list, as provided by EDR, and dated 06/10/2014 has revealed that there are 2 RCRA-LQG 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>
LUNGS DRUG STORE NO 480 STATION C - PETALUMA	365 E WASHINGTON ST 144 WILSON STREET	ESE 1/8 - 1/4 (0.191 mi.) ENE 1/8 - 1/4 (0.218 mi.)	M65 75	97 110

RCRA-SQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

A review of the RCRA-SQG list, as provided by EDR, and dated 06/10/2014 has revealed that there are 3 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>
R E TRANSMISSIONS	426 PETALUMA BLVD N	NW 0 - 1/8 (0.058 mi.)	C18	32
AL STACK AUTO CTR	301 PETALUMA BLVD N	SSW 0 - 1/8 (0.080 mi.)	B24	35
SHADE TREE AUTOMOTIVE	600 PETALUMA BLVD NO	NW 0 - 1/8 (0.105 mi.)	C40	65

EXECUTIVE SUMMARY

State- and tribal - equivalent NPL

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

A review of the RESPONSE list, as provided by EDR, and dated 11/03/2014 has revealed that there are 1 RESPONSE site within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
PG&E - PETALUMA #1	FIRST STREET AND D STREET	SE 1/4 - 1/2 (0.339 mi.)	W105	180

State- and tribal - equivalent CERCLIS

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

A review of the ENVIROSTOR list, as provided by EDR, and dated 11/03/2014 has revealed that there are 5 ENVIROSTOR sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SECOND GENERATION ROOFING Status: Refer: RWQCR	92 LAKEVILLE ST	NE 0 - 1/8 (0.083 mi.)	D26	37
PG&E - PETALUMA #1 Status: Refer: RWQCR	FIRST STREET AND D STREET	SE 1/4 - 1/2 (0.339 mi.)	W105	180
UNION OIL Status: Refer: RWQCR	105 BROADWAY	SSW 1/2 - 1 (0.783 mi.)	182	337
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SONOMA-MARIN FAIRGROUNDS Status: Refer: RWQCR	100 GROSS CONCOURSE	ENE 1/2 - 1 (0.677 mi.)	181	335
G & C AUTOBODY Status: Refer: RWQCR	898 LAKEVILLE STREET	ESE 1/2 - 1 (0.837 mi.)	183	338

State and tribal leaking storage tank lists

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

A review of the LUST list, as provided by EDR, and dated 12/12/2014 has revealed that there are 75

EXECUTIVE SUMMARY

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>
BLUNT'S GARAGE Status: Open - Remediation	415 PETALUMA BLVD N	WNW 0 - 1/8 (0.009 mi.)	A7	15
RAINTREE CAR WASH & GAS Status: Open - Remediation	420 PETALUMA BLVD N	NW 0 - 1/8 (0.044 mi.)	A13	23
RAINTREE CAR WASH	420 PETALUMA BLVD	NW 0 - 1/8 (0.044 mi.)	A15	30
CLOVER STORMETTA Status: Completed - Case Closed	91 LAKEVILLE ST	NE 0 - 1/8 (0.085 mi.)	D27	38
CALIFORNIA GOLD DAIRY PROPERTY	51 LAKEVILLE ST	N 0 - 1/8 (0.086 mi.)	E29	45
CALIFORNIA GOLD DAIRY PROPERTY Status: Completed - Case Closed	51 LAKEVILLE ST	N 0 - 1/8 (0.086 mi.)	E31	46
Not reported Status: Completed - Case Closed	30 LAKEVILLE ST	NNW 0 - 1/8 (0.090 mi.)	F33	53
RICCI BROS. TRUCKING Status: Completed - Case Closed	1 CEDAR GROVE PARK	N 0 - 1/8 (0.100 mi.)	E35	60
SHOTWELL'S AUTO BODY Status: Completed - Case Closed	600 PETALUMA BLVD N	NW 0 - 1/8 (0.105 mi.)	C39	63
LARRY'S AUTO BODY SHOP Status: Completed - Case Closed	412 MADISON ST	ENE 0 - 1/8 (0.105 mi.)	H42	68
MADDALENA DAIRY SUPPLY	139 LAKEVILLE STREET	FNE 1/8 - 1/4 (0.129 mi.)	H50	77
MADDALENA'S, INC. Status: Open - Remediation	139 LAKEVILLE	ENE 1/8 - 1/4 (0.129 mi.)	H51	77
JERRY & DON'S PUMP & WELL Status: Completed - Case Closed	151 LAKEVILLE HWY	E 1/8 - 1/4 (0.140 mi.)	I55	85
SCHRAM PROPERTY Status: Completed - Case Closed	300 WATER ST	SSE 1/8 - 1/4 (0.178 mi.)	J60	92
BP	701 PETALUMA	NNW 1/8 - 1/4 (0.209 mi.)	L71	102
BURKHART MOBILE SERVICE Status: Completed - Case Closed	701 PETALUMA BLVD N	NNW 1/8 - 1/4 (0.209 mi.)	L73	105
ASH BAG COMPANY Status: Completed - Case Closed	224 WELLER ST	SE 1/8 - 1/4 (0.238 mi.)	N78	113
ALLIANCE Status: Completed - Case Closed	215 WASHINGTON ST	SSW 1/8 - 1/4 (0.244 mi.)	O81	129
UNOCAL	440 WASHINGTON	E 1/4 - 1/2 (0.261 mi.)	P85	134
UNOCAL #6214 (FORMER) Status: Open - Eligible for Closure	440 WASHINGTON ST E	E 1/4 - 1/2 (0.261 mi.)	P87	135
UNOCAL Status: Completed - Case Closed	300 WASHINGTON ST	SSW 1/4 - 1/2 (0.271 mi.)	Q88	143
DAIRYMAN'S FEED & SUPPLY Status: Completed - Case Closed	323 WASHINGTON ST E	SSW 1/4 - 1/2 (0.278 mi.)	Q89	145
PETALUMA CAR WASH	483 WASHINGTON ST E	E 1/4 - 1/2 (0.281 mi.)	P90	147
TRAVERSI PROPERTY	509 WALNUT ST	W 1/4 - 1/2 (0.287 mi.)	R91	148
HIDEAWAY Status: Completed - Case Closed	128 KENTUCKY ST	S 1/4 - 1/2 (0.288 mi.)	S93	149
AUTO WORLD	115 PETALUMA BLVD S	SSE 1/4 - 1/2 (0.290 mi.)	T94	150
AUTO WORLD Status: Completed - Case Closed	115 PETALUMA BLVD S	SSE 1/4 - 1/2 (0.290 mi.)	T95	151
HERITAGE BUICK Status: Completed - Case Closed	822 PETALUMA BLVD NO	NNW 1/4 - 1/2 (0.296 mi.)	96	153

EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
HAKON RESIDENCE Status: Completed - Case Closed	705 KLOKUK	WNW 1/4 - 1/2 (0.304 mi.)	97	155
UNOCAL #6185 Status: Completed - Case Closed	400 WASHINGTON ST	SSW 1/4 - 1/2 (0.304 mi.)	Q98	158
VINTAGE BANK ANTIQUE Status: Completed - Case Closed	101 PETALUMA BLVD N	SSE 1/4 - 1/2 (0.305 mi.)	T99	161
SHELL SERVICE STATION Status: Open - Remediation	421 WASHINGTON ST	SSW 1/4 - 1/2 (0.315 mi.)	V101	166
PRIVATE RESIDENCE Status: Completed - Case Closed	PRIVATE RESIDENCE	W 1/4 - 1/2 (0.318 mi.)	R102	173
TRIPLE S TIRES Status: Completed - Case Closed	527 WASHINGTON ST E	E 1/4 - 1/2 (0.323 mi.)	U103	178
LACE HOUSE LAUNDRY/LINEN Status: Completed - Case Closed	128 LIBERTY ST	SSW 1/4 - 1/2 (0.341 mi.)	X107	183
ST. VINCENT DE PAUL ELEMENTARY Status: Completed - Case Closed	248 HOWARD ST	SW 1/4 - 1/2 (0.312 mi.)	108	185
PETALUMA CAR WASH Status: Open - Remediation	463 WASHINGTON E	SW 1/4 - 1/2 (0.342 mi.)	V109	187
PACIFIC BELL Status: Completed - Case Closed	125 LIBERTY STREET	SSW 1/4 - 1/2 (0.346 mi.)	X110	194
PACIFIC BELL TELEPHONE SILVA PARTNERSHIP (FORMER) Status: Open - Site Assessment	125 LIBERTY STREET 601 WASHINGTON ST E	SSW 1/4 - 1/2 (0.346 mi.) ENE 1/4 - 1/2 (0.349 mi.)	X111 Y112	201 202
EXXON 7-0240 (FORMER) EXXON 7-0240 (FORMER) Status: Open - Eligible for Closure	532 WASHINGTON ST E 532 WASHINGTON ST E	E 1/4 - 1/2 (0.349 mi.) E 1/4 - 1/2 (0.349 mi.)	U113 U114	211 212
SILVA PARTNERSHIP BAR ALE, INC. Status: Completed - Case Closed	601 WASHINGTON 17 COPELAND ST	ENE 1/4 - 1/2 (0.350 mi.) ESE 1/4 - 1/2 (0.350 mi.)	Y115 Z116	216 218
BAR ALE, INC. CITY OF PETALUMA RIGHT-OF-WAY SMALL'S SCALES Status: Completed - Case Closed	17 COPELAND 111 C ST 111 C ST	ESE 1/4 - 1/2 (0.350 mi.) SE 1/4 - 1/2 (0.356 mi.) SE 1/4 - 1/2 (0.356 mi.)	Z117 W118 W119	223 231 231
CITY OF PETALUMA RIGHT-OF-WAY Status: Completed - Case Closed	111 C ST	SE 1/4 - 1/2 (0.356 mi.)	W120	236
PETALUMA DEVELOPMENT Status: Open - Site Assessment	827 WASHINGTON ST E	ENF 1/4 - 1/2 (0.365 mi.)	Y121	237
WELLS FARGO TRUST DEPT. Status: Completed - Case Closed	25 KENTUCKY ST	S 1/4 - 1/2 (0.367 mi.)	AA122	246
CHEVRON #90152 Status: Open - Remediation	2 PETALUMA BLVD S	SSE 1/4 - 1/2 (0.370 mi.)	AB124	248
HANSEL FORD (FORMER) Status: Completed - Case Closed	13 PETALUMA BLVD S	SSE 1/4 - 1/2 (0.374 mi.)	AB126	252
HANSEL FORD FORMER THEATER DISTRICT REDEVELOPMENT Status: Completed - Case Closed	13 PETALUMA 15 PETALUMA BLVD S	SSE 1/4 - 1/2 (0.374 mi.) SSE 1/4 - 1/2 (0.375 mi.)	AB127 AB128	257 257
ALCAZAR PROPERTY Status: Open - Site Assessment	330 WESTERN AVENUE	SSW 1/4 - 1/2 (0.382 mi.)	X130	260

EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
GOIN AMUSEMENT (FORMER) Status: Completed - Case Closed	416 D ST E	ESE 1/4 - 1/2 (0.385 mi.)	AD132	269
PETALUMA, CITY OF Status: Completed - Case Closed	1 A ST	S 1/4 - 1/2 (0.394 mi.)	AA134	272
COMPLETE AUTO SERVICE Status: Completed - Case Closed	296 WILSON ST	E 1/4 - 1/2 (0.399 mi.)	AD136	275
WEST PAYRAN SHELL	900 PETALUMA BOULEVARD	NNW 1/4 - 1/2 (0.406 mi.)	AF137	279
LLOYD ROBERTS SHELL SERVICE Status: Open - Remediation	900 PETALUMA BLVD N	NNW 1/4 - 1/2 (0.406 mi.)	AF138	281
R.O. SHELLING Status: Completed - Case Closed	909 PETALUMA BLVD N	NNW 1/4 - 1/2 (0.411 mi.)	AF140	285
R.O. SHELLING	909 PETALUMA BLVD N	NNW 1/4 - 1/2 (0.411 mi.)	AF141	287
RAMATICI & BAKER Status: Completed - Case Closed	102 D ST	SE 1/4 - 1/2 (0.412 mi.)	AE143	288
101 MOTORS Status: Open - Site Assessment	101 PETALUMA BLVD S	SSE 1/4 - 1/2 (0.415 mi.)	AC145	290
TEXACO STATION (FORMER) Status: Open - Eligible for Closure	112 PETALUMA BLVD. S	SSL 1/4 - 1/2 (0.422 mi.)	AC140	294
PETALUMA FIRE DEPT. HQ Status: Completed - Case Closed	198 D ST	SE 1/4 - 1/2 (0.436 mi.)	AG147	297
PETALUMA SCHOOL DISTRICT Status: Completed - Case Closed	11 5TH ST	S 1/4 - 1/2 (0.446 mi.)	148	299
BAR-ALF, INC.	225 2ND ST	SE 1/4 - 1/2 (0.452 mi.)	AG150	304
BAR ALE, INC. Status: Open - Site Assessment	225 2ND	SE 1/4 - 1/2 (0.452 mi.)	AG151	305
WESTERN CHARTER TOURS Status: Completed - Case Closed	67 MAGNOLIA AVE	NW 1/4 - 1/2 (0.461 mi.)	152	315
U.S. POSTAL SERVICE Status: Completed - Case Closed	120 4TH ST	SSL 1/4 - 1/2 (0.463 mi.)	153	318
UNOCAL #6152 Status: Open - Remediation	201 PETALUMA BLVD S	SSE 1/4 - 1/2 (0.469 mi.)	AG155	320
UNOCAL #6152	201 PETALUMA BLVD S	SSE 1/4 - 1/2 (0.469 mi.)	AG158	324
SHELL SERVICE STATION Status: Open - Site Assessment	801 WASHINGTON ST E	ENE 1/4 - 1/2 (0.484 mi.)	157	325
LES'S TRUCK & AUTO REPAIR Status: Completed - Case Closed	301 2ND ST	SE 1/4 - 1/2 (0.498 mi.)	158	331

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

A review of the SLIC list, as provided by EDR, and dated 12/12/2014 has revealed that there are 7 SLIC 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>
FORMER LORARD'S BAKERY Facility Status: Completed - Case Closed	389 PETALUMA BLVD., NCR	W 0 - 1/9 (3.008 mi.)	A3	13
CALIFORNIA GOLD DAIRY PRODUCTS	51 LAKEVILLE ST	N 0 - 1/8 (0.386 mi.)	E30	45
CALIFORNIA GOLD DAIRY PROPERTY Facility Status: Completed - Case Closed	51 LAKEVILLE ST	N 0 - 1/8 (0.386 mi.)	E31	46

EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
BASIN STREET PROPERTIES Facility Status: Open - Site Assessment	SECOND ST AND C STREET	SSE 1/4 - 1/2 (0.381 mi.)	AC129	259
TOWN CENTER THEATER SITE Facility Status: Completed - Case Closed	15 & 19 PETALUMA BLVD.	SSF 1/4 - 1/2 (0.388 mi.)	AB133	272
PG&E SUBSTATION A Facility Status: Completed - Case Closed	175 FIRST STREET	SE 1/4 - 1/2 (0.395 mi.)	AE135	274
BAR ALE (BASIN LANDING PROJECT) Facility Status: Completed - Case Closed	1ST AND D STREETS	SE 1/4 - 1/2 (0.411 mi.)	AE142	288

State and tribal registered storage tank lists

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the State Water Resources Control Board's Hazardous Substance Storage Container Database.

A review of the UST list, as provided by EDR, and dated 09/17/2014 has revealed that there are 4 UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
BLUNT'S GARAGE	415 PETALUMA BOULEVARD	WNW 0 - 1/8 (0.009 mi.)	A5	14
RAINTREE CAR WASH	420 PETALUMA BOULEVARD	NW 0 - 1/8 (0.044 mi.)	A14	29
HUNT & BUIRENS	30 LAKEVILLE STREET	NNW 0 - 1/8 (0.090 mi.)	F32	53
BURKIART'S DP AUTO SERVICE	701 PETALUMA BOULEVARD	NNW 1/8 - 1/4 (0.209 mi.)	L74	109

AST: A listing of aboveground storage tank petroleum storage tank locations.

A review of the AST list, as provided by EDR, and dated 08/01/2009 has revealed that there are 2 AST 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>Not reported</i>	30 LAKEVILLE ST	NNW 0 - 1/8 (0.090 mi.)	F33	53
Not reported	323 EAST WASHINGTON ST	ESE 1/8 - 1/4 (0.227 mi.)	M77	113

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield Lists

US BROWNFIELDS: The EPA's listing of Brownfields properties from the Cleanups in My Community program, which provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

A review of the US BROWNFIELDS list, as provided by EDR, and dated 09/22/2014 has revealed that there are 2 US BROWNFIELDS sites within approximately 0.5 miles of the target property.

EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
FORMER COYUJA RESTAURANT	330 WESTERN AVENUE	SSW 1/4 - 1/2 (0.352 mi.)	X131	264
PETALUMA POLICE DEPARTMENT	989 PETALUMA BOULEVARD	NNW 1/4 - 1/2 (0.447 mi.)	AF149	301

Local Lists of Landfill / Solid Waste Disposal Sites

SWRCY: A listing of recycling facilities in California.

A review of the SWRCY list, as provided by EDR, and dated 09/16/2014 has revealed that there is 1 SWRCY site within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
NECYCLE	1000 PETALUMA BLVD N	NNW 1/4 - 1/2 (0.165 mi.)	154	320

Local Lists of Registered Storage Tanks

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

A review of the CA FID UST list, as provided by EDR, and dated 10/31/1994 has revealed that there are 14 CA FID UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
JAN'S GAS	415 PETALUMA N	WNW 0 - 1/8 (0.009 mi.)	A6	14
RAINTREE CAR WASH	420 PETALUMA N BLVD	NW 0 - 1/8 (0.039 mi.)	A11	21
CLOVER STORNETTA	91 LAKEVILLE ST	NE 0 - 1/8 (0.085 mi.)	D27	38
Not reported	30 LAKEVILLE ST	NNW 0 - 1/8 (0.090 mi.)	F33	53
PETALUMA, CITY OF	600 PETALUMA N	NW 0 - 1/8 (0.105 mi.)	C38	62
LARRY'S AUTO BODY SHOP	418 MADISON	ENE 0 - 1/8 (0.108 mi.)	H43	71
MADDALENA'S, INC.	139 LAKEVILLE	ENE 1/8 - 1/4 (0.128 mi.)	H51	77
WEST BAY BAVARIAN	151 LAKEVILLE	E 1/8 - 1/4 (0.148 mi.)	I53	84
SCHRAM, FREDERICK K.	100 POULTRY	SSE 1/8 - 1/4 (0.174 mi.)	J56	89
PETALUMA AUTO BODY SHOP	704 PETALUMA N	NNW 1/8 - 1/4 (0.201 mi.)	L67	100
BURKHART SERVICES INC	701 PETALUMA N BLVD	NNW 1/8 - 1/4 (0.209 mi.)	L72	103
DAIRYMEN'S FEED SUPPLY CO-OPER	323 E WASHINGTON ST	ESE 1/8 - 1/4 (0.227 mi.)	M76	112
BAR ALE, INC.	224 WELLER	SE 1/8 - 1/4 (0.258 mi.)	N79	121
SONOMA AUTOMOTIVE	215 WASHINGTON ST	SSW 1/8 - 1/4 (0.244 mi.)	O83	131

HIST UST: Historical UST Registered Database.

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

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
BLUNT'S GARAGE	415 PETALUMA BLVD N	WNW 0 - 1/8 (0.009 mi.)	A7	15
SILVA'S APPLIANCE, INC.	402 PET BLVD NC.	WSW 0 - 1/8 (0.012 mi.)	A8	19
RAINTREE CAR WASH & GAS	420 PETALUMA BLVD N	NW 0 - 1/8 (0.044 mi.)	A13	23
DAYCO 103	501 PETALUMA BLVD N	NW 0 - 1/8 (0.058 mi.)	C19	33
EASTSIDE GARAGE INC.	438 PETALUMA BLVD N	NW 0 - 1/8 (0.081 mi.)	G21	34

EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
BLUNIA GARAGE	415 PETALUMA BLVD. NO	WNW 0 - 1/8 (0.073 mi.)	D3	36
CLOVER STORNETTA	91 LAKEVILLE ST	NE 0 - 1/8 (0.085 mi.)	D27	38
<i>Not reported</i>	30 LAKEVILLE ST	NNW 0 - 1/8 (0.090 mi.)	F33	53
LARRY'S AUTO BODY SHOP	416 MADISON STREET	FNE 0 - 1/8 (0.108 mi.)	H44	72
DAIRYMEN'S FEED SUPPLY COOP	256 PET. BLVD NORTH	S 0 - 1/8 (0.109 mi.)	G47	75
PETALUMA MJITTLER SHOP	246 PETALUMA BLVD NO.	SSE 0 - 1/8 (0.113 mi.)	G48	76
RICCI BROS. TRUCKING	CEDAR GROVE PARK	NNL 1/8 - 1/4 (0.147 mi.)	52	93
SANY & BOB'S TRUCKING	151 LAKEVILLE ST	E 1/8 - 1/4 (0.148 mi.)	54	94
DIAMOND LUMBER, INC.	101 E WASHINGTON ST	SE 1/8 - 1/4 (0.176 mi.)	K58	92
PETALUMA AUTO BODY SHOP, INC	704 PETALUMA BLVD N	NNW 1/8 - 1/4 (0.201 mi.)	58	101
BURKHART MOBILE SERVICE	701 PETALUMA BLVD N	NNW 1/8 - 1/4 (0.209 mi.)	L73	105
BAR ALE, INC.	226 WELLER ST	SE 1/8 - 1/4 (0.241 mi.)	N80	127
FIVE CORNERS SERVICE	215 WASHINGTON ST	SSW 1/8 - 1/4 (0.244 mi.)	O82	131

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

A review of the SWEEPS UST list, as provided by EDR, and dated 06/01/1994 has revealed that there are 13 SWEEPS UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
BELNIE BROS.	415 PETALUMA N BLVD	WNW 0 - 1/8 (0.027 mi.)	A10	20
RAINTREE CAR WASH	420 PETALUMA N BLVD	NW 0 - 1/8 (0.038 mi.)	A11	21
CLOVER STORNETTA	91 LAKEVILLE ST	NE 0 - 1/8 (0.085 mi.)	D27	38
<i>Not reported</i>	30 LAKEVILLE ST	NNW 0 - 1/8 (0.090 mi.)	F33	53
PETALUMA, CITY OF	600 PETALUMA N	NW 0 - 1/8 (0.105 mi.)	C38	62
LARRY'S AUTO BODY SHOP	416 MADISON	FNE 0 - 1/8 (0.108 mi.)	H43	71
MADDALENA'S, INC.	139 LAKEVILLE	FNE 1/8 - 1/4 (0.129 mi.)	H51	77
WEST BAY BAVARIAN	151 LAKEVILLE	E 1/8 - 1/4 (0.148 mi.)	I53	84
SCHRAM, FREDERICK K.	100 POULTRY	SSE 1/8 - 1/4 (0.174 mi.)	J56	89
PETALUMA AUTO BODY SHOP	704 PETALUMA N	NNW 1/8 - 1/4 (0.201 mi.)	L67	100
BURKHART SERVICES INC	701 PETALUMA N BLVD	NNW 1/8 - 1/4 (0.209 mi.)	L72	103
DAIRYMEN'S FEED SUPPLY CO-OPER	323 E WASHINGTON ST	ESE 1/8 - 1/4 (0.227 mi.)	M78	112
SONOMA AUTOMOTIVE	215 WASHINGTON ST	SSW 1/8 - 1/4 (0.244 mi.)	O83	131

Local Land Records

DEED: The use of recorded land use restrictions is one of the methods the DTSC uses to protect the public from unsafe exposures to hazardous substances and wastes.

A review of the DEED list, as provided by EDR, and dated 09/08/2014 has revealed that there are 3 DEED 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>
BASIN STREET PROPERTIES	SECOND ST AND C STREET	SSE 1/4 - 1/2 (0.381 mi.)	AC129	259
TOWN CENTER THEATER SITE	15 & 19 PETALUMA BLVD.	SSE 1/4 - 1/2 (0.388 mi.)	AB133	272
PG&E SUBSTATION A	175 FIRST STREET	SE 1/4 - 1/2 (0.395 mi.)	AE135	274

EXECUTIVE SUMMARY

Other Ascertainable Records

RCRA NonGen / NLR: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 06/10/2014 has revealed that there is 1 RCRA NonGen / NLR 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>
PACIFIC BELL	32 E WASHINGTON	SE 1/8 - 1/4 (0.174 mi.)	K57	90

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

A review of the HIST CORTESE list, as provided by EDR, and dated 04/01/2001 has revealed that there are 48 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>
RAINTREE CAR WASH	420 PETALUMA BLVD	NW 0 - 1/8 (0.044 mi.)	A15	30
CLOVER STORNETTA	91 LAKEVILLE ST	NE 0 - 1/8 (0.065 mi.)	D27	38
CALIFORNIA GOLD DAIRY PROPERTY	51 LAKEVILLE ST	N 0 - 1/8 (0.086 mi.)	E31	46
Not reported	30 LAKEVILLE ST	NNW 0 - 1/8 (0.090 mi.)	F33	53
RICCI BROS. TRUCKING	1 CEDAR GROVE PARK	N 0 - 1/8 (0.100 mi.)	E35	60
SHOTWELL'S AUTO BODY	600 PETALUMA BLVD N	NW 0 - 1/8 (0.105 mi.)	C39	63
LARRY'S AUTO BODY SHOP	418 MADISON	ENE 0 - 1/8 (0.108 mi.)	L145	74
MADDALENA'S, INC.	139 LAKEVILLE	ENE 1/8 - 1/4 (0.129 mi.)	H51	77
JERRY & DON'S PUMP & WELL	151 LAKEVILLE HWY	E 1/8 - 1/4 (0.149 mi.)	I55	85
SCHRAM PROPERTY	300 WATER ST	SSE 1/8 - 1/4 (0.178 mi.)	J60	92
BP	701 PETALUMA	NNW 1/8 - 1/4 (0.209 mi.)	L71	102
ASH BAG COMPANY	224 WELER ST	SE 1/8 - 1/4 (0.238 mi.)	N78	113
ALLIANCE	215 WASHINGTON ST	SSW 1/8 - 1/4 (0.244 mi.)	Q81	129
UNOCAL	440 WASHINGTON	E 1/4 - 1/2 (0.261 mi.)	P85	134
UNOCAL	300 WASHINGTON ST	SSW 1/4 - 1/2 (0.271 mi.)	Q88	143
DAIRYMAN'S FEED & SUPPLY	323 WASHINGTON ST E	SSW 1/4 - 1/2 (0.278 mi.)	Q89	145
PETALUMA CAR WASH	483 WASHINGTON ST E	E 1/4 - 1/2 (0.281 mi.)	P90	147
HIDEWAY	128 KENTUCKY	S 1/4 - 1/2 (0.288 mi.)	S92	148
AUTO WORLD	115 PETALUMA BLVD S	SSE 1/4 - 1/2 (0.290 mi.)	T94	150
HERITAGE BUICK	822 PETALUMA BLVD NO	NNW 1/4 - 1/2 (0.296 mi.)	96	153
HAKON RESIDENCE	708 KEOKUK	WNW 1/4 - 1/2 (0.304 mi.)	97	155
UNOCAL #6185	400 WASHINGTON ST	SSW 1/4 - 1/2 (0.304 mi.)	Q98	158
TRIPLE S TIRES	527 WASHINGTON	E 1/4 - 1/2 (0.306 mi.)	U100	165
SHELL SERVICE STATION	421 WASHINGTON ST	SSW 1/4 - 1/2 (0.315 mi.)	V101	166
LACE HOUSE LAUNDRY/LINEN	128 LIBERTY ST	SSW 1/4 - 1/2 (0.341 mi.)	X107	183
PACIFIC BELL	125 LIBERTY STREET	SSW 1/4 - 1/2 (0.346 mi.)	X110	194
EXXON 7-0240 (FORMER)	532 WASHINGTON ST E	E 1/4 - 1/2 (0.349 mi.)	U113	211
SILVA PARTNERSHIP	601 WASHINGTON	ENE 1/4 - 1/2 (0.350 mi.)	Y115	216
BAR ALE, INC.	17 COPELAND	ESE 1/4 - 1/2 (0.350 mi.)	Z117	223
SMALL'S SCALES	111 C ST	SE 1/4 - 1/2 (0.356 mi.)	W119	231
WELLS FARGO TRUST DEPT.	26 KENTUCKY ST	S 1/4 - 1/2 (0.367 mi.)	AA122	246
CHEVRON	2 PETALUMA	SSE 1/4 - 1/2 (0.370 mi.)	AB125	252
HANSEL FORD FORMER	13 PETALUMA	SSE 1/4 - 1/2 (0.374 mi.)	AB127	257

EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
COIN AMUSEMENT (FORMER)	416 D ST E	ESE 1/4 - 1/2 (0.385 mi.)	AD132	269
PETALUMA, CITY OF	1 A ST	S 1/4 - 1/2 (0.394 mi.)	AA134	272
COMPLETE AUTO SERVICE	296 WILSON ST	E 1/4 - 1/2 (0.399 mi.)	AD136	275
WEST PAYRAN SHELL	900 PETALUMA BOULEVARD	NNW 1/4 - 1/2 (0.406 mi.)	AF137	279
RO SHELLING	909 PETALUMA	NNW 1/4 - 1/2 (0.410 mi.)	AF139	285
HAMATICI & BAKER	102 D ST	SE 1/4 - 1/2 (0.412 mi.)	AE143	288
ROSL PROPERTY	101 PETALUMA	SSE 1/4 - 1/2 (0.415 mi.)	AG144	290
PETALUMA FIRE DEPT. HQ	198 D ST	SE 1/4 - 1/2 (0.436 mi.)	AG147	297
PETALUMA SCHOOL DISTRICT	11 5TH ST	S 1/4 - 1/2 (0.446 mi.)	148	299
BAR ALE, INC.	225 2ND	SE 1/4 - 1/2 (0.452 mi.)	AG151	305
WESTERN CHARTER TOURS	67 MAGNOLIA AVE	NW 1/4 - 1/2 (0.461 mi.)	152	315
U.S. POSTAL SERVICE	120 4TH ST	SSE 1/4 - 1/2 (0.463 mi.)	153	318
UNOCAL #6152	201 PETALUMA BLVD S	SSE 1/4 - 1/2 (0.469 mi.)	AG158	324
SHELL SERVICE STATION	801 WASHINGTON ST E	ENE 1/4 - 1/2 (0.484 mi.)	157	325
LES'S TRUCK & AUTO REPAIR	301 2ND ST	SE 1/4 - 1/2 (0.498 mi.)	158	331

CUPA Listings: A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

A review of the CUPA Listings list, as provided by EDR, has revealed that there is 1 CUPA Listings 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>
SECOND GENERATION ROOFING	92 LAKEVILLE ST	NE 0 - 1/8 (0.083 mi.)	D26	37

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

A review of the Notify 65 list, as provided by EDR, and dated 10/21/1993 has revealed that there are 6 Notify 65 sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
UNOCAL SERVICE STATION #6214	440 EAST WASHINGTON	E 1/4 - 1/2 (0.267 mi.)	986	135
AUTO WORLD	115 PETALUMA BLVD S	SSE 1/4 - 1/2 (0.290 mi.)	T94	150
HILKSON'S PAINT & HARDWARE	25 KENTUCKY STREET	S 1/4 - 1/2 (0.387 mi.)	AA123	247
D & M AUTOMOTIVE	210 F ST	SE 1/2 - 1 (0.564 mi.)	AH159	333
PETALUMA BP	421 PETALUMA BOULEVARD	SE 1/2 - 1 (0.588 mi.)	AH180	335

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants

EXECUTIVE SUMMARY

(manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used waste oil, resin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

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

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
PC AND L GAS PLANT PE TALUMA	FIRST ST BETWEEN C AND	SE 1/4 - 1/2 (0.339 mi.)	W108	183

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

A review of the EDR US Hist Auto Stat list, as provided by EDR, has revealed that there are 22 EDR US Hist Auto Stat 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>
Not reported	419 PETALUMA BLVD N	WNW 0 - 1/8 (0.008 mi.)	A2	13
Not reported	415 PETALUMA BLVD N	WSW 0 - 1/8 (0.009 mi.)	A2	14
Not reported	417 PETALUMA BLVD N	WNW 0 - 1/8 (0.026 mi.)	A8	19
Not reported	343 PETALUMA BLVD N	SW 0 - 1/8 (0.040 mi.)	B12	22
Not reported	331 PETALUMA BLVD N	SW 0 - 1/8 (0.050 mi.)	B18	31
Not reported	428 PETALUMA BLVD N	NW 0 - 1/8 (0.058 mi.)	C17	31
Not reported	320 PETALUMA BLVD N	SSW 0 - 1/8 (0.058 mi.)	B20	34
Not reported	436 PETALUMA BLVD N	NW 0 - 1/8 (0.081 mi.)	C22	36
Not reported	301 PETALUMA BLVD N	SSW 0 - 1/8 (0.080 mi.)	B25	37
Not reported	51 LAKEVILLE ST	N 0 - 1/8 (0.086 mi.)	E28	41
Not reported	29 LAKEVILLE ST	NNW 0 - 1/8 (0.081 mi.)	F34	58
Not reported	271 PETALUMA BLVD N	S 0 - 1/8 (0.100 mi.)	G36	62
Not reported	121 LAKEVILLE ST	ENE 0 - 1/8 (0.102 mi.)	H37	62
Not reported	412 MADISON ST	ENE 0 - 1/8 (0.105 mi.)	H41	67
Not reported	418 MADISON ST	ENE 0 - 1/8 (0.108 mi.)	H48	75
Not reported	611 PETALUMA BLVD N	NW 0 - 1/8 (0.114 mi.)	49	77
Not reported	693 PETALUMA BLVD N	NNW 1/8 - 1/4 (0.188 mi.)	L03	95
Not reported	361 F WASHINGTON ST	LSE 1/8 - 1/4 (0.191 mi.)	M04	96
Not reported	701 PETALUMA BLVD N	NNW 1/8 - 1/4 (0.196 mi.)	L66	89
Not reported	704 PETALUMA BLVD N	NNW 1/8 - 1/4 (0.201 mi.)	L69	101
Not reported	716 PETALUMA BLVD N	NNW 1/8 - 1/4 (0.205 mi.)	L70	102
Not reported	215 WASHINGTON ST	SSW 1/8 - 1/4 (0.244 mi.)	O84	133

EXECUTIVE SUMMARY

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

A review of the EDR US Hist Cleaners list, as provided by EDR, has revealed that there are 3 EDR US Hist Cleaners sites within approximately 0.25 miles of the target property.

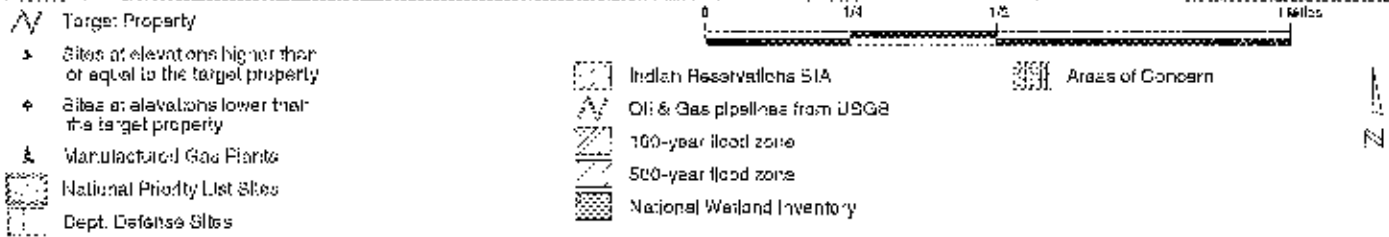
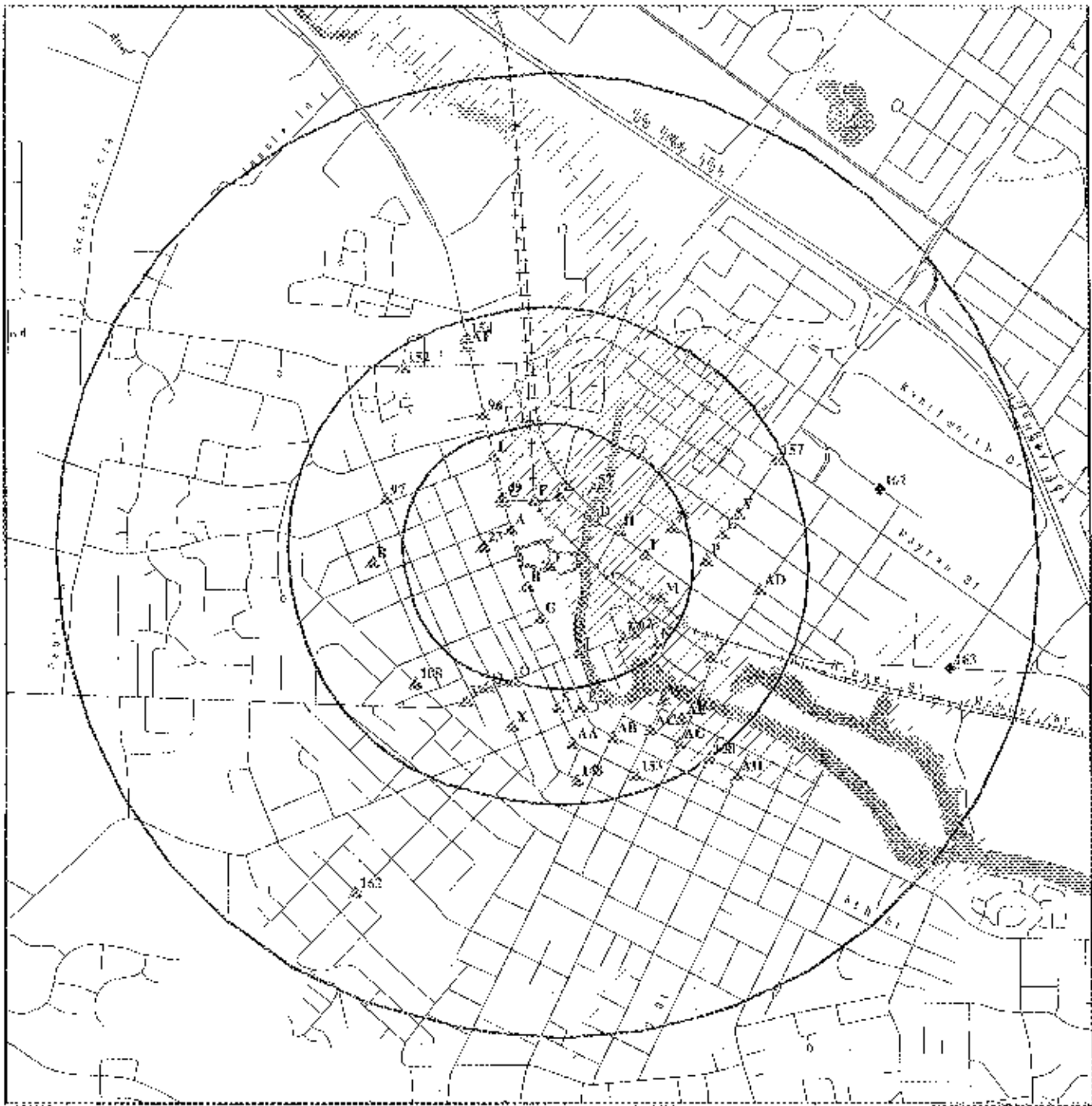
Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
Not reported	62 E WASHINGTON ST	SE 1/8 - 1/4 (0.178 mi.)	K68	92
Not reported	58 E WASHINGTON ST	SF 1/8 - 1/4 (0.178 mi.)	K61	95
Not reported	72 E WASHINGTON ST	SF 1/8 - 1/4 (0.168 mi.)	62	95

EXECUTIVE SUMMARY

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

Site Name	Database(s)
SOUTHERN LAKEVILLE AREA AKA SYNAGR PETALUMA, CITY OF UNION OIL	SWF/L- LUST ENV/ROSTOR

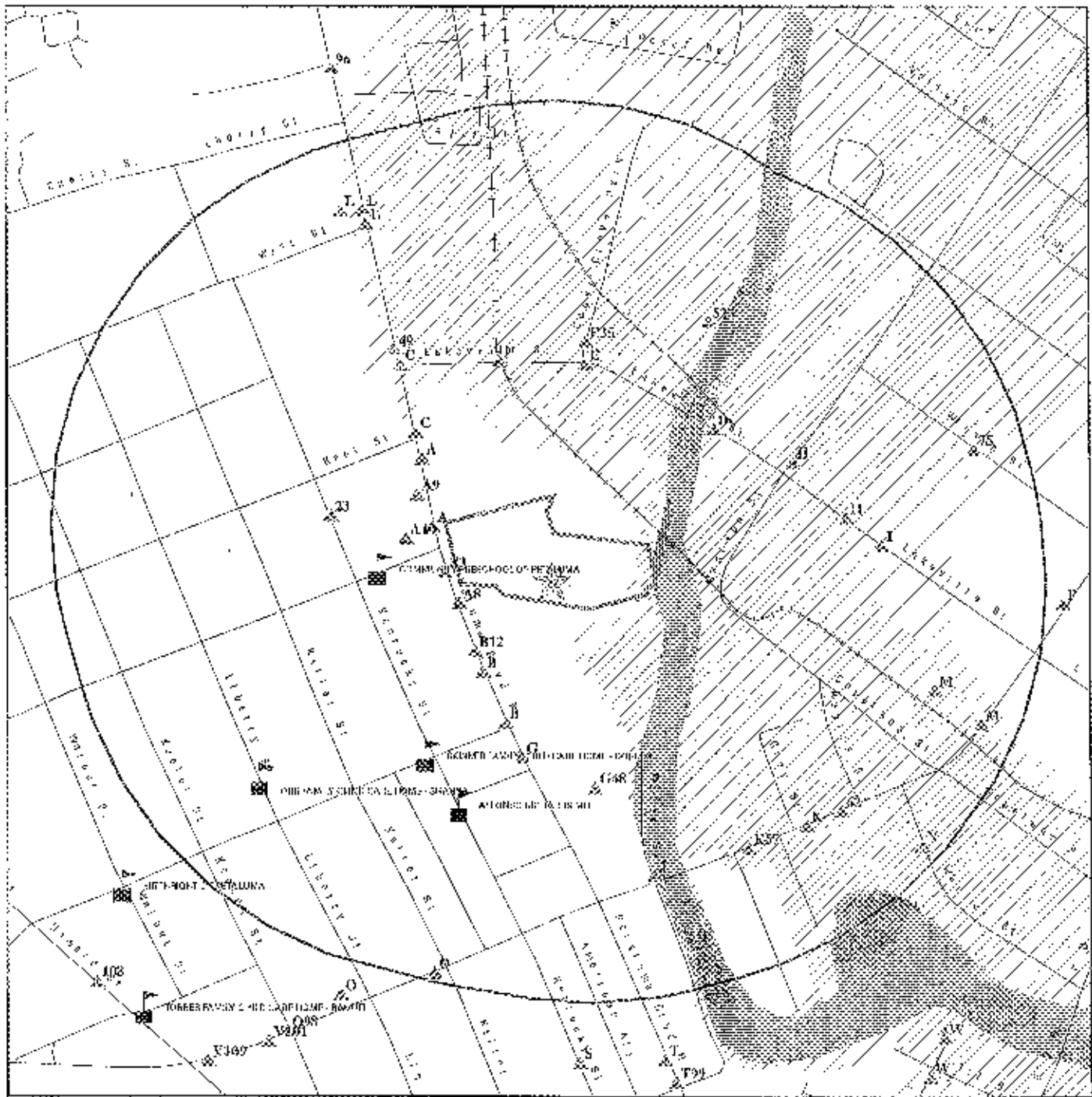
OVERVIEW MAP - 4182278.2S



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: 368 & 402 Petaluma Boulevard North ADDRESS: 402 Petaluma Boulevard North Petaluma CA 94952 LAT/LONG: 38.2887 / 122.8417</p>	<p>CLIENT: Wallace - Kuhl & Associates CONTACT: Nancy Malaret INQUIRY #: 4182278.2s DATE: January 04, 2015 7:45 pm</p>
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DETAIL MAP - 4182278.2S



- 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 SIA
- Oil & Gas pipelines from USGS
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- Areas of Concern

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

SITE NAME: 368 & 402 Petaluma Boulevard North ADDRESS: 402 Petaluma Boulevard North Petaluma CA 94957 LAT/LONG: 38.2387 / 122.6417	CLIENT: Wallace - Kuhl & Associates CONTACT: Nancy Malaret INQUIRY #: 4182278.2s DATE: January 14, 2015 7:46 pm
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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
<i>Federal NPL site list</i>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LICENS	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>								
CERCLIS	0.500		0	0	0	NR	NR	0
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
<i>Federal CERCLIS NFRAP site List</i>								
CERC-NFRAP	0.500		0	0	1	NR	NR	1
<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	2	NR	NR	NR	2
RCRA-SQG	0.250		3	0	NR	NR	NR	3
RCRA-CESQG	0.250		0	0	NR	NR	NR	0
<i>Federal Institutional controls / engineering controls registries</i>								
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
LUCIS	0.500		0	0	0	NR	NR	0
<i>Federal ERNS list</i>								
ERNS	0.001		0	NR	NR	NR	NR	0
<i>State- and tribal - equivalent NPL</i>								
RESPONSE	1.000		0	0	1	0	NR	1
<i>State- and tribal - equivalent CERCLIS</i>								
ENVIROSTOR	1.000		1	0	1	3	NR	5
<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		10	8	57	NR	NR	75

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
SI IC	0.500		3	0	4	NR	NR	7
INDIAN LUST	0.500		0	0	0	NR	NR	0
<i>State and tribal registered storage tank lists</i>								
UST	0.250		3	1	NR	NR	NR	4
AST	0.250		1	1	NR	NR	NR	2
INDIAN UST	0.250		0	0	NR	NR	NR	0
FEMA UST	0.250		0	0	NR	NR	NR	0
<i>State and tribal voluntary cleanup sites</i>								
INDIAN VCI ¹	0.600		0	0	0	NR	NR	0
VCI ¹	0.600		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
<i>Local Brownfield lists</i>								
US BROWNFIELDS	0.500	1	0	0	2	NR	NR	3
<i>Local Lists of Landfill / Solid Waste Disposal Sites</i>								
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	1	NR	NR	1
HAULERS	0.001		0	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
WMUDS/SWAT	0.500		0	0	0	NR	NR	0
<i>Local Lists of Hazardous waste / Contaminated Sites</i>								
US CDL	0.001		0	NR	NR	NR	NR	0
HIST Cal-Sites	1.000		0	0	0	0	NR	0
SOH	0.250		0	0	NR	NR	NR	0
Toxic Pits	1.000		0	0	0	0	NR	0
CDL	0.001		0	NR	NR	NR	NR	0
US HIST CDL	0.001		0	NR	NR	NR	NR	0
<i>Local Lists of Registered Storage Tanks</i>								
CA FID UST	0.250		6	8	NR	NR	NR	14
HIST UST	0.250		11	7	NR	NR	NR	18
SWEEPS UST	0.250		6	7	NR	NR	NR	13
<i>Local Land Records</i>								
LIENS 2	0.001		0	NR	NR	NR	NR	0
LIENS	0.001		0	NR	NR	NR	NR	0
DEED	0.500		0	0	3	NR	NR	3
<i>Records of Emergency Release Reports</i>								
IIMIRS	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

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plottec
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	1	NR	NR	NR	1
DOI OPS	0.001		0	NR	NR	NR	NR	0
DD	1.000		0	0	0	0	NR	0
FUDS	1.000		0	0	0	0	NR	0
CONSENT	1.000		0	0	0	0	NR	0
ROD	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
TRIS	0.001		0	NR	NR	NR	NR	0
TSCA	0.001		0	NR	NR	NR	NR	0
FCTS	0.001		0	NR	NR	NR	NR	0
HIST FCTS	0.001		0	NR	NR	NR	NR	0
SSIS	0.001		0	NR	NR	NR	NR	0
ICIS	0.001		0	NR	NR	NR	NR	0
PADS	0.001		0	NR	NR	NR	NR	0
MLTS	0.001		0	NR	NR	NR	NR	0
RADINFO	0.001		0	NR	NR	NR	NR	0
FINDS	0.001	1	0	NR	NR	NR	NR	1
RAATS	0.001		0	NR	NR	NR	NR	0
RMP	0.001		0	NR	NR	NR	NR	0
CA BOND EXP. PLAN	1.000		0	0	0	0	NR	0
UIC	0.001		0	NR	NR	NR	NR	0
NPDES	0.001		0	NR	NR	NR	NR	0
Cortese	0.500		0	0	0	NR	NR	0
HIST CORTESE	0.500		7	0	35	NR	NR	40
CUPA Listings	0.250		1	0	NR	NR	NR	1
Notify 65	1.000		0	0	3	2	NR	5
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
WIP	0.250		0	0	NR	NR	NR	0
ENF	0.001		0	NR	NR	NR	NR	0
HAZNET	0.001		0	NR	NR	NR	NR	0
FMI	0.001		0	NR	NR	NR	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	0.001		0	NR	NR	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
LEAD SMELTERS	0.001		0	NR	NR	NR	NR	0
PRP	0.001		0	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
COAL ASH DOE	0.001		0	NR	NR	NR	NR	0
US AIRS	0.001		0	NR	NR	NR	NR	0
WDS	0.001		0	NR	NR	NR	NR	0
HWP	1.000		0	0	0	0	NR	0
HWT	0.250		0	0	NR	NR	NR	0
PRCC	0.500		0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

<u>Database</u>	<u>Search Distance (Miles)</u>	<u>Target Property</u>	<u>< 1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>> 1</u>	<u>Total Plotted</u>
Financial Assurance	0.001		0	NR	NR	NR	NR	0
MWMT	0.250		0	0	NR	NR	NR	0

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP	1.000		0	0	1	0	NR	1
EDR US Hist Auto Sta:	0.250		18	6	NR	NR	NR	22
EDR US Hist Cleaners	0.250		0	3	NR	NR	NR	3

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF	0.001		0	NR	NR	NR	NR	0
RGA LUST	0.001		0	NR	NR	NR	NR	0

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

APPENDIX D

Preliminary Screen for Vapor Encroachment Conditions Matrix



Screen for Vapor Encroachment Conditions Matrix
368 & 402 PETALUMA BOULEVARD NORTH PROPERTY
WKA No. 10410.01

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

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

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

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

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

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

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

(3a) Is information related to the contaminated(s) plume available (i.e. Isoconcentration maps, site drawings, etc.)?

Yes No

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

(3c) Is the site less than 100 feet to the nearest edge of a contaminated [non-petroleum hydrocarbon] plume(s)?

Yes No

(3d) Is the site less than 30 feet to the nearest edge of a dissolved petroleum hydrocarbon plume(s)?

Yes No

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

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

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

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

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

Table A
Preliminary Screen for Potential Vapor Intrusion Conditions Search Distance Test

	Non Petroleum Hydrocarbon Chemicals of Concern		Petroleum Hydrocarbon Chemicals of Concern		No. of Facilities Listed (within Search Radius)
	Surrounding the Site	Upgradient of the Site	Surrounding the Site	Upgradient of the Site	
Federal					
Federal NPL Site List	1/3	1	1/10	1/10	0
Federal CERCLIS List	1/3	1/2	1/10	1/10	0
Federal RCRA CORRACTS facilities	1/3	1	1/10	1/10	0
Federal RCRA non CORRACTS TSD facilities	1/3	1/2	1/10	1/10	0
Federal Institutional Control / Engineering Control Registries	site only	-	site only	-	0
Federal ERNS List	site only	-	site only	-	0
State					
State-equivalent NPL (11st. Cal-Sites)	1/3	1	1/10	1	0
State-equivalent CERCLIS (RESPONSE)	1/3	1/2	1/10	1/2	0
State Landfill and/or Solid Waste Disposal Site Lists	1/3	1/2	1/10	1/2	0
Leaking Underground Storage Tanks (LUST)	1/3	1/2	1/10	1/2	2
Registered Storage Tanks (ASTs and USTs)	site only	-	site only	-	0
Institutional Control Registries [No State-equivalent; for Eng. Controls]	site only	-	site only	-	0
Voluntary Cleanup Sites	1/3	1/2	1/10	1/2	0
Brownfield Sites	1/3	1/2	1/10	1/2	0
Additional Environmental Record Sources					
DTSC EnviroSite	1/3	1/2	1/10	1/2	0
SLIC	1/3	1/2	1/10	1/2	0
Cleaner Facilities	1/3	1/2	1/10	1/2	0

1/3 mile - 1,760 feet
1/2 mile - 2,640 feet
1/10 mile - 528 feet

Table B
Preliminary Screen for Potential Vapor Intrusion Conditions
Typical Chemicals of Concern for the Vapor Intrusion Pathway
Check All That Apply

Acenaphthene	Dibromo-3-chloropropane-1,2	Methylethylketone (2-butanone)
Acetaldehyde	1,2-Dibromoethane (ethylene dibromide)	Methylisobutylketone
Acetone	Dichlorobenzene-1,3	Methylmethacrylate
Acetonitrile	Dichlorobenzene-1,2	Methylnaphthalene-2
Acetophenone	Dichlorobenzene-1,4	MTBE ✓
Acrolein	Dichlorodifluoromethane	n-Xylene
Acrylonitrile	Dichloroethane-1,1	Naphthalene
Aldrin	Dichloroethane-1,2	n-Butylbenzene
alpha-HCH (alpha-BCH)	Dichloroethylene-1,1	Nitrobenzene
Benzaldehyde	Dichloropropane-1,2	Nitropropane-2
Benzene	Dichloropropene-1,3	N-Nitroso-di-n-butylamine
Benzo(b)fluoranthene	Dieldrin	n-Propylbenzene
Benzylchloride	Endosulfan	o-Nitrotoluene
beta-Chloronaphthalene	Epichlorohydrin	o-Xylene
Biphenyl	Ethyl ether	vp-Xylene
Bis(2-chloroethyl)ether	Ethylacetate	Polychlorinated biphenyls (PCBs)
Bis(2-chloroisopropyl)ether	Ethylbenzene	Pyrene
Bis(chloromethyl)ether	Ethylene oxide	sec-Butylbenzene
Bromodichloromethane	Ethylmethacrylate	Styrene
Bromoform	Fluorene	tert-Butylbenzene
Butadiene-1,3	Furan	Tetrachloroethane-1,1,1,2
Carbon disulfide	gamma-HCH (Lindane)	Tetrachloroethane-1,1,2,2
Carbon tetrachloride	Heptachlor	Tetrachloroethylene (PCE)
Chlordane	Hexachloro-1,3-butadiene	Toluene
Chloro-1,3-butadiene-2 (chloroprene)	Hexachlorobenzene	trans-1,2-Dichloroethylene
Chlorobenzene	Hexachlorocyclopentadiene	Trichloro-1,2,2-trifluoroethane-1,1,2
Chlorobutane-1	Hexachloroethane	Trichlorobenzene-1,2,4
Chlorodibromomethane	Hexane	Trichloroethane-1,1,2
Chlorodifluoromethane	Hydrogen cyanide	Trichloroethane-1,1,1
Chloroethane (ethyl chloride)	Isobutanol	Trichloroethylene
Chloroform	Mercury (elemental)	Trichlorofluoromethane
Chlorophenol-2	Methylacrylonitrile	Trichloropropane-1,2,3
Chloropropane-2	Methoxychlor	Trimethylbenzene-1,2,4
Chrysenes	Methyl acetate	Trimethylbenzene-1,3,5
cis-1,2-Dichloroethylene	Methyl acrylate	Vinyl acetate
Crotonaldehyde (2-butenal)	Methyl bromide	Vinyl chloride (chloroethene)
Cumene	Methyl chloride (chloromethane)	
DDE	Methylcyclohexane	Petroleum Hydrocarbons:
Dibenzofuran	Methylene bromide	Gasoline/BTLX/MGL ✓
	Methylene chloride	Diesel