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EXECUTIVE SUMMARY

July 20, 2013

Mr. Vakili was retained by Ms. Janet Barrett, Managing Partner, Gerald Enterprise, LP at P. O. Box 60825, Sacramento, California to conduct a Phase I Environmental Site Assessment Report, in conformance with the scope and limitation of ASTM Standards on Environmental Site Assessment for Commercial Real Estate E-2247-08. Any exceptions to, or deletion from, this practice are described in Section 1.3 of the Phase I Environmental Site Assessment Report of July 20, 2013 (Report).

Property Description

The Subject Property is approximately 127 acres of vacant land with a 2-story farm house which is located at the north side of the intersection of Don Julio Boulevard and Antelope Road.

Findings

Recognized Environmental Conditions are defined by the ASTM Standard Practice E-2247 as the presence or likely presence of any hazardous substances or petroleum products under conditions that indicate an existing release, a past release, or a material threat of a release into structures on the property or into the ground, groundwater, and surface water of the property. This assessment has revealed no Recognized Environmental Condition in connection with the Subject Property with the exception of lead-based paint and asbestos. Mr. Vakili highly recommends lead-based paint and asbestos inspection of the farm house prior to purchase. The building appeared not being remodeled in the past.

Historical Recognized Environmental Conditions

Historical Recognized Environmental Conditions are defined by the ASTM Standard Practice E2247 as an environmental condition which in the past would have been considered a recognized environmental condition but which may or may not be

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considered a recognized environmental condition currently. Mr. Vakili has found no historical recognized environmental at the Subject Property.

Environmental issues

Environmental issues include environmental concerns identified by Mr. Vakili that warrant discussion but do not qualify as recognized environmental conditions, as defined by the ASTM Standard Practice E-2247. No additional concerns were found.

Recommendations

We have performed the Report in conformance with the scope and limitations of ASTM Practice E2247 for the Subject Property. Any exceptions to, or deletions from, this practice are described in Section 1 of the Report. This assessment has revealed that no further action is required in connection with the Subject Property.



Farshad Vakili, P.E.
273 Canyon Falls Drive
Folsom, California 95630



**PHASE I ENVIRONMENTAL SITE
ASSESSMENT REPORT**

**VACANT LAND
NORTH SIDE OF DON JULIO BOULEVARD &
ANTELOPE ROAD
ANTELOPE, SACRAMENTO COUNTY,
CALIFORNIA**

JULY 20, 2013

**PREPARED BY:
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**PREPARED FOR:
MS. JANET BARRETT
GENERAL PARTNER
P. O. BOX 60825
SACRAMENTO, CALIFORNIA 95821**



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ATTACHMENTS

1. INTRODUCTION

This document presents the results of an environmental research performed by Farshad Vakili, P.E., on the an approximately 127 acres of vacant land at the north side of Don Julio Boulevard & Antelope Road in Sacramento County (Subject Property). Don Julio Boulevard runs through the Subject Property and dividing the property. This document is in compliance with a Phase I Environmental Site Assessment Report goals and objectives (Report).

This Report reveals the results from the review of regulatory agencies files, interview of Ms. Janet Barrett, and site inspection of the Subject Property on July 14, 2013.

1.1 Purpose

The objectives of this Report is to evaluate whether there is evidence of an environmental impact to any of the environmental receptors such as human and/or wild life; or any environmental impacts to any environmental pathways such as surface, water, air, groundwater, and subsurface gas generation. Any potential environmental impacts resulted from past or present activities at the Subject Property or surrounding businesses, have been considered in this Report. All the extensive regulatory agencies files search which provide information on all the past, present and to some extent future impacts to the Subject Property and the surrounding area are noted in the Report.

1.2 Scope of Application

This Report is submitted to Ms. Janet Barrett, at P. O. Box 60825, Sacramento, California for distribution. The scope of the application is to determine any Recognized Environmental Conditions at the Subject Property.

1.3 Limitation and Exception

This Report has been prepared in accordance with generally accepted environmental methodologies referred to in ASTM E2247-08, and contains all of the limitations inherent in these methodologies. No other warranties, expressed or implied, are made as to the professional services provided under the terms of our contract and included in this Report. The conclusions of this Report are based in part, on the information provided by others. The possibility remains that unexpected environmental conditions may be encountered at the site in locations not specifically investigated. Should such an event occur, Mr. Vakili must be notified in order that he may determine if modifications are necessary. The services performed and outlined in this Report were based, in part, upon visual observations of the site and attendant structures. Our opinion cannot be extended

to portions of the site that were unavailable for direct observation, reasonably beyond the control of Mr. Vakili. The objective of this report was to assess environmental conditions at the site, within the context of our contract and existing environmental regulations within the applicable jurisdiction. Evaluating compliance of past or future owners with applicable local, provincial and federal government laws and regulations was not included in our contract for services. Our observations relating to the condition of environmental media at the site are described in this Report. It should be noted that compounds or materials other than those described could be present in the site environment.

1.4 Qualification

Mr. Vakili is a registered professional engineer and a registered environmental assessor in the State of California. Mr. Vakili has twenty seven years of experience working for regulatory agencies and manufacturing facilities conducting complex environmental assessment, characterization and remediation projects. Mr. Vakili also conducted assessment projects for regulatory agencies preparing Resource Conservation and Recovery Act (RCRA) facility assessments reports for various industries throughout California in compliance with the California Department of Toxic Substances Control (DTSC) and United States Environmental Protection Agency laws and regulations. Mr. Vakili is currently the Team Leader of Treatment & Storage Team at DTSC. Mr. Vakili has also conducted phase I environmental site assessment projects for residential, commercial as well as industrial properties as an independent consultant throughout California.

2. SCOPE OF WORK

The scope of work for this Report is to provide information regarding the past and present activities at the Subject Property and the vicinity area. This Report has been performed in accordance with the Scope of Work pursuant to the requirements of the American Society for Testing and Materials (ASTM) Standards E-2247-08 for environmental site assessments, and the United States Environmental Protection Agency's (USEPA) Resource Conservation and Recovery Act (RCRA) Facility Assessment for corrective action. ASTM E2247 is intended for use on a voluntary basis by parties who wish to assess the environmental condition of forestland or rural property of 120 acres or greater taking into the account commonly known and reasonably ascertainable information. This work includes visual site inspection, interview of the responsible parties, review of the regulatory agencies' files and preparing this site assessment report. The regulatory agencies files include but not limited to:

- **Review of Sacramento County Environmental Management Department**
- **Review of the California Department of Toxic Substances Control's STARS List, Multi-Data Base Search, Site Mitigation and Brownfield Reuse Program Database for Unconfirmed Referral, Voluntary Clean-Up, School, No Further Action, Needing Further Evaluation, Cal Site and Envirostor.**
- **Review of California Regional Water Quality Control Board**
- **Review of California Department of Resource Conservation and Recycling (CalRecycle), List of Active and Inactive Landfills, and Used Oil Recycling Program**
- **Review of USEPA's RCRAinfo List for federal hazardous waste generators**

3. SITE DESCRIPTION

3.1 Location

The Subject Property is located in the unincorporated area of the County of Sacramento west of Highway 80 in the residential neighborhoods. The property is located at the north side of the intersection of Don Julio Boulevard and Antelope Road. Attachment 1, Figure 1 is the Site Assessor Map. Attachment 1, Figure 2 is the Topographic Map. Attachment 1, Figure 3 is the Historical Aerial Photographs of the Subject Property from 1937, 1947, 1952, 1961, 1971, 1981, 1993, 1998, 2005, 2006, 2009, 2010 and 2012.

3.2 Adjacent Properties Current Use

The Subject Property is located nearby residential neighborhoods, Antelope Aquatic Complex and Antelope Community Park. The Subject Property is surrounded by a residential neighborhood on Poker Lane, Antelope Run, Doe Hollow Place Drive, and Antelope Run Place to the east; a residential neighborhood at Sand City Drive and Elverta Road to the west; an electrical substation and a residential neighborhood at Clydebank Drive, Lorac Vista Drive to the north; and Intersection of Don Julio Boulevard and Antelope Road, Kohl's Department Store to the south.

3.3 Current Use of the Subject Property

The Subject Property currently includes an approximately 127 acres of a vacant land with an approximately 2,200 square feet of a residential building with a caretaker occupying the building at this time on part time basis.

3.4 Site Description

The Subject Property consists of one residential home which is located at the intersection of Don Julio Boulevard and Poker Lane, just quarter-a-mile north of Antelope Road and Don Julio Boulevard. A traffic signal was installed when Sacramento County connected Poker Lane to the Subject Property's residential home's gate entrance, in anticipation that the Subject Property will eventually to connect to Titan Way to the west. The 2-story farm house in the Subject Property is the only house on west side of Poker Lane and has a large oak tree behind it. The Subject Property also includes approximately 127 acres of vacant land on east and west sides of Don Julio Boulevard. The property extends from Antelope Road to the south to Vista Sierra Drive and Beryl Place to the north. It also extends from Antelope Aquatic Complex and Elverta Road to the west, and Poker Lane and La Tour Drive to the east. There are residential neighborhoods immediately all around

the Subject Property.

The land referred to is situated in the unincorporated area of the County of Sacramento, State of California, and is described as follows:

Parcel One:

All that certain real property situated in Section 20, Township 10 North, Range 5 East, M.D.M., County of Sacramento, State of California, being a portion of the Lands of Gerald N. Barrett as shown and so designated on that certain Map of Barrett Ranch filed for record in Book 9 of Surveys, at Page 30 of the Official Records of Sacramento County. The Assessor Parcel Numbers are 203-0120-059, 203-0120-065 and 203-0120-067.

Parcel Two:

All that portion of the southeast quarter of Section 20, Township 10 North, Range 6 East, M.D.B.&M. The Assessor Parcel Number is 203-0120-018.

4. USER PROVIDED INFORMATION

4.1 Title Records/Environmental Liens

Mr. Vakili reviewed the Preliminary Title Report prepared by Steward Title of Sacramento located at 1425 River Park Drive, Suite 110, Sacramento, California dated April 22, 2013 and is not aware of any environmental cleanup liens against the Subject Property that are filed or recorded under federal, tribal, state or local law. Mr. Vakili is not 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.

4.2 Owner and Property Manager Information

The owner name is Gerald Enterprises, a California Limited Partnership. The managing partner is Janet Barrett.

5. RECORD REVIEW

5.1 Geologic Conditions

The Subject Property is located in Sacramento County, and within the Great Valley geomorphic province of California. The geology of the great valley is typified by thick sequences of sedimentary deposits of Jurassic through Holocene age. The California Division of Mines of Geology and the United States Geologic Survey have mapped a large portion of the area as being underlain by the lower member of the Quaternary-Aged Riverbank Formation. The Riverbank Formation represents dissected alluvial fans and is generally composed of alluvial gravel, sand and silt derived from the western slopes of the Sierra Nevada Range. The Klamath and Cascade Mountain ranges, on the east by the Sierra Nevada Mountains, and the California Coast Mountain Range bound the Great Valley on the north and to the west. Please see Attachment 2 for additional information.

5.2 General Hydrogeology

Based on the Closure Report for Quik Stop Market located at 5764 Antelope Road prepared by APEX EnviroTech, Inc. of 11244 Pyrites Way, Gold River dated January 26, 2012; the groundwater is approximately 135 feet below surface ground.

5.3 Radon, Asbestos, Lead-Based Paint and Naturally Occurring Asbestos (NOA)

Radon gas is a radioactive gas found throughout the United States that cannot be seen, tasted or smelled. It can move up through the ground and into a home through cracks and holes in the foundation and can build up to high levels. Radon also can get into indoor air when released from water. Radon entering the home through tap water, in most cases, is small source in indoor air compared to radon entering home from soil. USEPA has determined that radon is a known human carcinogen and breathing air-containing radon may cause increased risk of stomach cancer.

No evidence of radon gas detected at levels of concern (greater than 4.0 pCi/L) per any investigation at the Sacramento County. Most homes in Sacramento County do not have basements.

Geologic maps prepared by the California Geologic Survey show areas of higher probability for asbestos containing rocks within the broad zone of faults that follows the low foothills and lay in a south-east to north-west band. There are some isolated areas of higher probability for the presence of NOA within Tahoe National Forest and El Dorado Hills. No asbestos stone was observed at the property during

July 14, 2013 inspection. Additionally, there is possibility of the asbestos in the insulation and lead paint in the paint, because the building was approximately built in approximately 1978. | *

5.4 Regional Conditions

The Subject Property is located in a residential neighborhood of the County of Sacramento. Land use in the vicinity of the Subject Property is mainly used for residential use. Land in the vicinity area is not mined for natural resources. The Subject Property starts from the north side of Don Julio Boulevard and Antelope Road in Sacramento County. ?

5.5 Historical Use

Historical Photographs from 1937, 1947, 1952, 1961, and 1971 revealed the Subject Property was an agricultural land. In the 1981, 1993, 1998, 2005, 2006, 2009, 2010 and 2012 Photographs, it appeared that the neighboring areas were being developed by homes; and the residential structure was located at the Subject Property. Please see Attachment 1, Figure 3 for all the Historical Aerial Photographs.

According to the historical search of the use of the Subject Property, the Subject Property was an agricultural land up to early year 2000s and then has become a vacant land to the present time.

5.6 File Review

Environmental Data Resources, Inc., Radius Map Report of July 15, 2013 and regulatory agencies file review include in this Report for the Subject Property and the vicinity area (Attachment 4). This research included review of:

Department of Resource Conservation and Recycling (CalRecycle), Solid Waste Information System (SWIS) and Used Oil Recycling Program

According to the CalRecycle, no facility is located within 1.0 miles of the Subject Property.

Environmental Protection Agency, Department of Toxic Substances Control (DTSC), STARS List, Multi-Data List, HWTS List, Site Mitigation and Brownfields Reuse Program, Cal Site List, Properties Needing Further Action, School Property Evaluation List, Voluntary Cleanup Program and Envirostor

There is one site on the Envirostor within 1 mile of the Subject Property including Air Force Real Property Agency (3411 Olson Street, groundwater contamination) | *

under remediation, however, has not reached the Subject Property, no threat because of the known levels and ongoing remediation, on National Priority List by USEPA).

California Regional Water Quality Control Board (RWQCB), Leaking Underground Fuel Tank Report (LUFT), Underground Storage Tank and Geo Tracker

There is one facility on the Regional Water Quality Control Board list containing LUFT are within 0.5 miles of the Subject Property including SMUD (5026 Don Julio Boulevard, case closed on November 26, 2002, no threat).

The Facility Inventory Database contains active and inactive underground storage tank within 1.0 mile of the Subject Property including Sacramento County Fleet Service (5026 Don Julio Boulevard, secondary contained, no threat)

Sacramento County Environmental Management Department

This agency refers all the potential contaminated sites to the state agencies. This agency has identified no additional facility within 1.0 mile of the Subject Property.

Also, Sacramento County Master List has identified one additional facility that store hazardous materials or are hazardous waste generator within 0.25 miles of the Subject Property including Sacramento Area Sewer District (5026 Don Julio Boulevard). Regardless, generators of hazardous wastes pose no risk to the Subject Property because they are small quantity generators and the hazardous wastes are sent for recycling and treatment or disposal to different facilities.

6. SITE RECONNAISSANCE AND INTERVIEWS

6.1 Site Inspection and Interview

Mr. Vakili inspected the Subject Property on July 14, 2013. Mr. Vakili met with Ms. Janet Barrett, the Managing Partner at Gerald Enterprise LP. She indicated that each of her family including uncle, parents and grandparents used to have 127 acres of land next to each other in the neighborhood. Her parents and grandparents lands were sold with an exception of few acres while the Subject Property was owned by her uncle. He passed away few years ago, so she is in the process of selling the land to a developer. She indicated that Barrett brothers and Ms. Cirby owned most of the land from Antelope to Roseville at one time. She added that the residential home at the Subject Property is approximately 2,200 square feet of a two story building which was built in 1978. She mentioned that the building will be demolished in the future. The structure and the perimeter of the Subject Property were inspected by Mr. Vakili. No concern was noted.

Ms. Barrett also stated that the entire area was under the family farming for almost 100 years. There was fueling station not on the Subject Property but on her parent's parcel which was on the west of the Subject Property. She mentioned that there were no underground storage tanks at the Subject Property.

There is a possibility of asbestos and leaded paint because the current structure has been on the property since approximately 1978. No stain or distressed vegetation was noticed at the Subject Property. The property was vacant land located at the west and east side of the Don Julio Boulevard, north of the intersection of Don Julio Boulevard and Antelope Road.

Please see the enclosed photographs (Attachment 3). Mr. Vakili inspected all the areas and did not find any Recognized Environmental Conditions.

Roads

Don Julio Boulevard runs through the property for connecting the residential neighborhoods to Antelope Road. No concern was detected during July 14, 2013 inspection.

Potable Water Supply

Potable water on the property is supplied by the municipal water supply.

no well?

Sewage

There was a sewage system noticed during July 14, 2013 inspection.

*/**

Hazardous Substances and Petroleum Products in Connection with Identified Uses

No hazardous materials were observed to be stored or used on the property during the inspection of July 14, 2013. No concern was noted.

Storage Tanks

Determining the presence of Aboveground Storage Tanks (ASTs) and Underground Storage Tanks (USTs) is considered essential in assessing potential contamination sources. Visual inspection and the review of tank registration for are used to determine the possible existence of past and present storage tanks in the area of the subject property. It must be noted however, that the absence of certain site conditions or lack of records may restrict or prevent the determination of the number and contents of storage tanks on the Subject Property. No aboveground storage or underground tanks was observed on the Subject Property during the July 14, 2013 inspection.

Odors

No strong, pungent or noxious odors were observed during July 14, 2013 inspection.

Pools of Liquid

No vernal pools and seasonal wet lands were observed at the Subject Property during July 14, 2013 inspection.

Drums

No drums or containers of hazardous wastes were observed during July 14, 2013 inspection. No concern was noted.

Hazardous Substances and Petroleum Products Containers

No containers with hazardous materials or petroleum products that might represent a recognized environmental condition were observed on the property during July 14, 2013 inspection.

Unidentified Substance Containers

No open or damaged containers containing unidentified substances suspected of being hazardous substances or petroleum products were observed on the Subject Property during July 14, 2013 inspection.

Heating/Cooling

Heating or cooling was noticed at the residential home during July 14, 2013 inspection.

Stains or Corrosion

There were no stains or corrosion on the ground at the entire 127 acres of land during July 14, 2013 inspection.

Drains and Sumps

No floor drains or sumps were observed at the property during July 14, 2013 inspection.

Pits, Ponds, or Lagoons

No pits, ponds or lagoons were observed at the property and the neighboring properties during July 14, 2013 inspection.

Stained Soil or Pavement

No areas of stained soil were observed during July 14, 2013 inspection.

Stressed Vegetation

No areas of stressed vegetation were observed on the property during July 14, 2013 inspection.

Solid Waste

No areas, mounds, or depressions that may be filled or graded by non-natural causes or filled with fill of unknown origin suggesting trash or other solid waste disposal were observed on the property during July 14, 2013 inspection.

Waste Water

There was no wastewater or other liquids being discharged into a drain, ditch, underground injection system, or stream on or adjacent to the property during July 14, 2013 inspection.

Wells

No wells were observed on the property during July 14, 2013 inspection.

Septic Systems

There was no septic system or cesspool was observed on the property during July 14, 2013 inspection. | 7.

6.2 Site Vicinity

The Subject Property is located in the residential area of Sacramento County immediately northeast of former McClellan Air Force Base. The 3,452-acre McClellan Air Force Base (AFB) site was established in 1936 and operated as an Air Force Logistics Command Base with a primary mission of management, maintenance, and repair of aircraft, electronics, and communication equipment. The operation and maintenance of aircraft have involved the use, storage, and disposal of hazardous materials including industrial solvents, caustic cleansers, paints, metal plating wastes, low-level radioactive wastes, and a variety of fuel oils and lubricants. The Air Force has identified 326 waste areas of known and suspected contamination. Under BRAC IV, McClellan AFB closed as an active military base in July 2001. This site is being addressed primarily through federal actions directed by the Air Force Real Property Agency (formerly known as the Air Force Base Conversion Agency) and overseen by US EPA Region 9, California State Department of Toxic Substances Control (DTSC), and California Regional Water Quality Control Board (RWQCB). The Air Force, EPA, and State work together under the terms of a Federal Facilities Agreement (FFA) signed in 1990.

Two different approaches are currently being undertaken to address the contamination at McClellan AFB: the traditional CERCLA approach and the privatized cleanup approach. The traditional CERCLA approach at McClellan AFB involves the Air Force investigating the sites, determining the nature and extent of contamination in soil and groundwater, evaluating the risk, preparing a Record of Decision (ROD) to document the selected remedial action and then designing and conducting the remedial actions. Most sites are following this approach.

The privatized cleanup approach was undertaken for the first time in August 2007 at Parcel C-6, a 62-acre site contaminated with PCBs. The privatized cleanup approach involves deeding the land to a private party before cleanup of contamination is complete. The private party will use money provided by the Air Force to complete site investigation and cleanup under the direction of EPA and state regulators. Privatization combines redevelopment needs with environmental cleanup efforts and will help accelerate the reuse of the sites.

The initial strategy at McClellan AFB was to investigate and cleanup soil sites by geographic areas. The Air Force divided McClellan AFB into a number of operable units (OUs), OUs A through H and a groundwater OU to facilitate geographically organized cleanup but this process has been abandoned. Currently, site cleanup is organized according to similar cleanup approaches or type of contamination. A number of remedial actions have been taken at the facility. Early actions addressed some soil and landfill sites with removals and caps, while other early

actions addressed groundwater plumes with a gradually expanding groundwater extraction and treatment system enhanced by numerous soil vapor extraction (SVE) systems.

Immediate Actions: In 1984-1989, the Air Force removed contaminated soil and constructed an 11-acre cap (OU D1 cap) in the northwestern portion of the Base. In the central portion of the Base, a groundwater treatment plant was constructed to treat extracted groundwater and an alternative water supply was provided to local residences.

Interim Actions: In the mid-1990s, two interim actions were initiated to remove solvents from the subsurface and to minimize further migration of the solvents away from their source areas. These included a 1993 removal action to install a number of SVE systems and a 1995 Groundwater Interim ROD (IROD) to install extraction wells on and off-base to contain VOC-contaminated groundwater plumes. In 1993, the Air Force also conducted an interim action to address PCB contamination in soil in a former transformer storage area through the construction of a 5-acre cap (OU B1 cap).

CS 010 Removal Actions: In August 2000, a Non-Time Critical Removal Action was begun at CS010, a waste disposal pit. This removal action was initiated after the Air Force determined that radioactive contamination in the soil at this site exceeded "acceptable" risk criteria. In addition, buried 55-gallon drums at the site were to be removed because radioactive contents within the drums posed a risk if the drums leaked or were ruptured. The removal action included excavation of 109, 55-gallon drums, one (1) 20-gallon drum, excavation of 480 cubic yards of soil, and laboratory wastes. Contents of one drum were labeled as containing plutonium. As a result, excavation activities were stopped on September 6, 2000.

The Air Force subsequently initiated a Time-Critical Removal Action which was intended to remove all contamination at the site that posed excess risks to human health and the environment. A total of 533 drums and 27,409 cubic yards of soil were removed. However, due to mounting soil disposal costs, the remaining 23,409 cubic yards of soil still remain stored under a weatherized tent at CS 010.

In June 2003, the Air Force incorporated a special treatment system to remove hexavalent chromium from treated groundwater before it is discharged to a nearby creek. McClellan does not impact the Subject Property.

7. FINDINGS, OPINION AND RECOMMENDATION

At the request of Ms. Janet Barrett, the Managing Partner of Gerald Enterprises LP; I completed this Report on the Subject Property. The Subject Property consists of an approximately 2,200 square feet of two story residential building on approximately 127 acres of land on both sides of Don Julio Boulevard in Sacramento County, north of the intersection of Northrop Road and Don Julio Boulevard. The assessment of the Subject Property included review of the regulatory agencies files relevant to any releases to the environment, conducting visual site inspection on July 14, 2013, interview of Ms. Janet Barrett, the Managing Partner of Gerald Enterprises LP, surveillance of the surrounding area, and providing the findings in this Report.

No direct evidence was discovered to indicate that soil, groundwater or surface water contamination is present, or likely to be present beneath the Subject Property as result of operations at the Subject Property or other businesses in the neighborhood with the exception of former McClellan Air Force Base which has potentially impacted the groundwater but not in this neighborhood. The base is currently under remediation and the Air Force is the responsible agency in cleaning up the groundwater. Also, during the visual site inspection of July 14, 2013, no vegetation distress was observed (Please see Photographs of the Subject Property). The Subject Property is not on any regulatory list.

Historical Photographs from 1937, 1947, 1952, 1961, and 1971 revealed the Subject Property was an agricultural land. In the 1981, 1993, 1998, 2005, 2006, 2009, 2010 and 2012 Photographs, it appeared that the neighboring areas were being developed by building homes; and the residential structure was located at the Subject Property. According to the historical search of the use of the Subject Property, the Subject Property was an agricultural land up to early 2000s and then has become a vacant land to the present time.

The vicinity area includes generators of hazardous waste (no impact to the Subject Property) in the vicinity area, remediated leaking underground storage tanks (no impact to the Subject Property) and one National Priority List (NPL) Site (McClellan) (no impact to the Subject Property). There is a possibility of lead-based paint and asbestos due to the fact that the structure was built in approximately 1978 at the Subject Property. No PCB transformer was found at the property.

We inspected the Subject Property on July 14, 2013. Please see the Photographs in the Attachment 3. We did not observe any condition that raises concern. No Recognized Environmental Conditions were found at the Subject Property.

The following documents, maps, or other publications may have been used in the preparation of this Report.

- American Society for Testing and Materials Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM E1527-05).
- American Society for Testing and Materials Guide for Environmental Site Assessments: Transaction Screen Process (ASTM E1528).
- Comprehensive Environmental Response, Compensation, and Liability Act of 1980 ("CERCLA" or "Superfund"), as amended by Superfund Amendments and Reauthorization Act of 1986 ("SARA") and Small Business Liability Relief and Brownfields Revitalization Act of 2002 ("Brownfield Amendments"), 42 U.S.C. §§9601, et. seq. • Resource Conservation and Recovery Act, as amended ("RCRA"), 42 U.S.C. §6901, et. seq.
- Federal Emergency Management Agency, National Flood Insurance Program, Flood Insurance Maps.
- United States Department of Agriculture, Soil Conservation Service, Soil Surveys.
- United States Geological Survey, Topographic Maps.
- United States Department of the Interior, Fish and Wildlife Service, National Wetlands Inventory Map
- Closure Report for Quik Stop Market located at 5764 Antelope Road prepared by APEX EnviroTech, Inc. of 11244 Pyrites Way, Gold River dated January 26, 2012
- RWQCB Geotracker
- DTSC Envirostor
- EDR Report, dated July 15, 2013

8. CONCLUSION AND CERTIFICATION

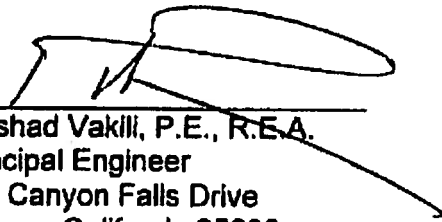
We have performed this Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E2247 for the Subject Property. Any exceptions to, or deletions from, this practice are described in Section 1 of this Report. This assessment has revealed no evidence of Recognized Environmental Conditions in connection with the Subject Property.

Except for the limitations and exceptions discussed in Section 1.3, this Report complies with the ASTM Standard E2247-08. No additional services beyond the scope of the ASTM Standard E2247-08 were conducted as part of this Report.

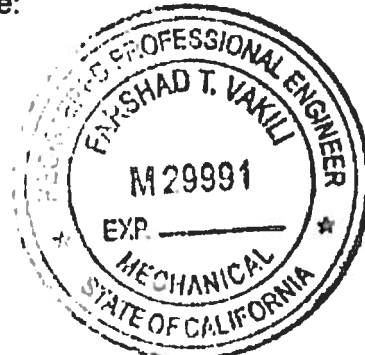
This is to certify that based on the assessment of the Subject Property, review of all regulatory agencies files, interview of the appropriate people and a visual site inspection; we hereby recommend no further action at the Subject Property. This means that no additional assessment or investigation is necessary at this time.

The recommendation is based on the review of the regulatory agencies files, the inspection of the area around the Subject Property, the understanding of the status of nearby known or potentially contaminated sites, the distance from the known or potentially contaminated sites to the Subject Property, and the hydrogeological conditions of the subsurface soil and groundwater. Although there is no evidence of soil or groundwater contamination at the Subject Property at this time, it should be noted that there is always a potential of contamination from sources unknown to the regulatory agencies and Mr. Vakili at the time of this Report.

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


Farshad Vakili, P.E., R.E.A.
Principal Engineer
273 Canyon Falls Drive
Folsom, California 95630

7/20/2013
Date:



ATTACHMENT 1
FIGURES

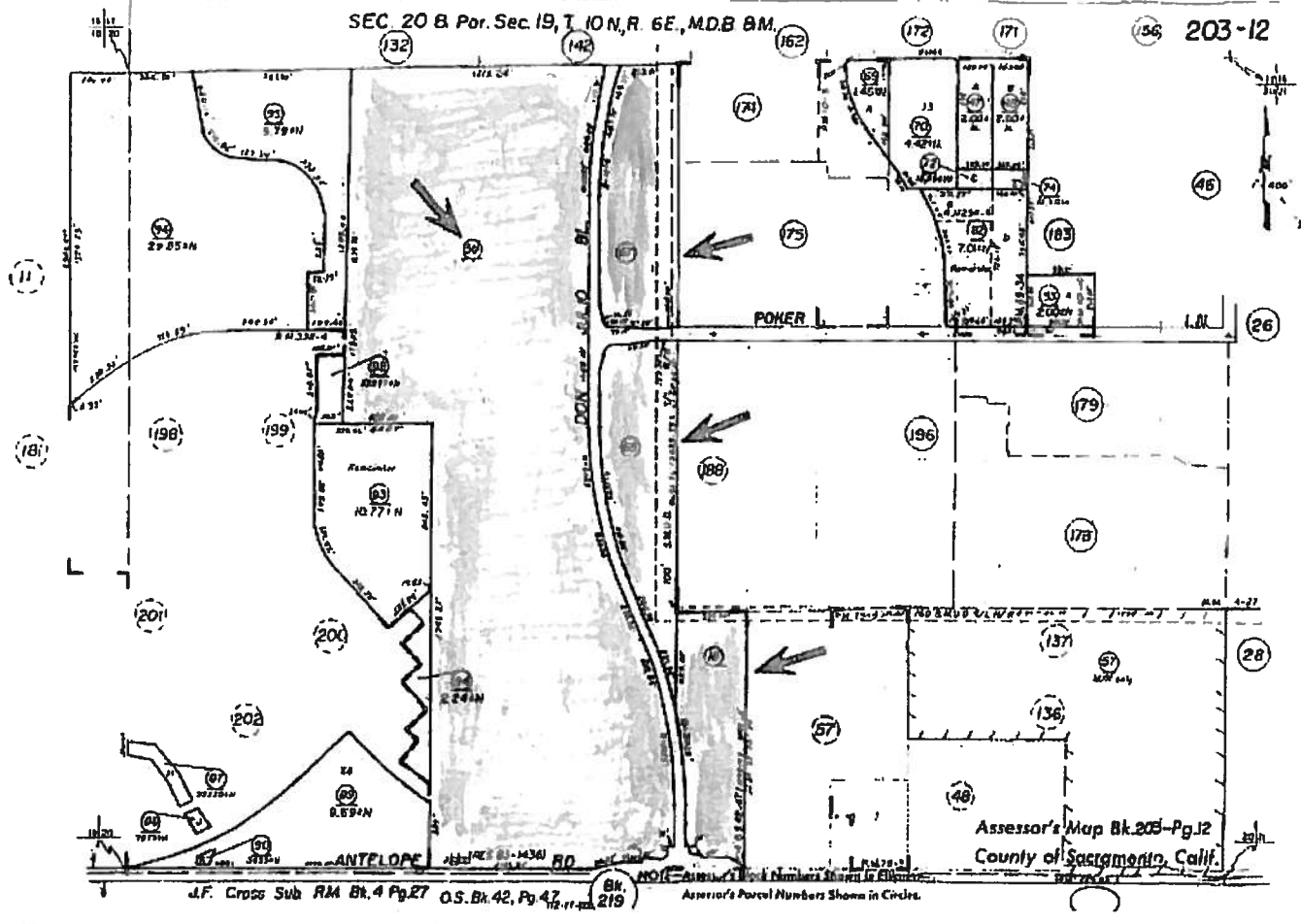
Phase I Environmental Site Assessment Report
Vacant Land North Side of Don Julio Boulevard & Antelope Road, Sacramento County
July 20, 2013

FIGURE 1
ASSESSOR'S PARCEL MAP



Assessor's Map No. 203-12
 Description: Sacramento, CA Assessor Map 203-12 Page:
 Order: 25-013722 Comments:

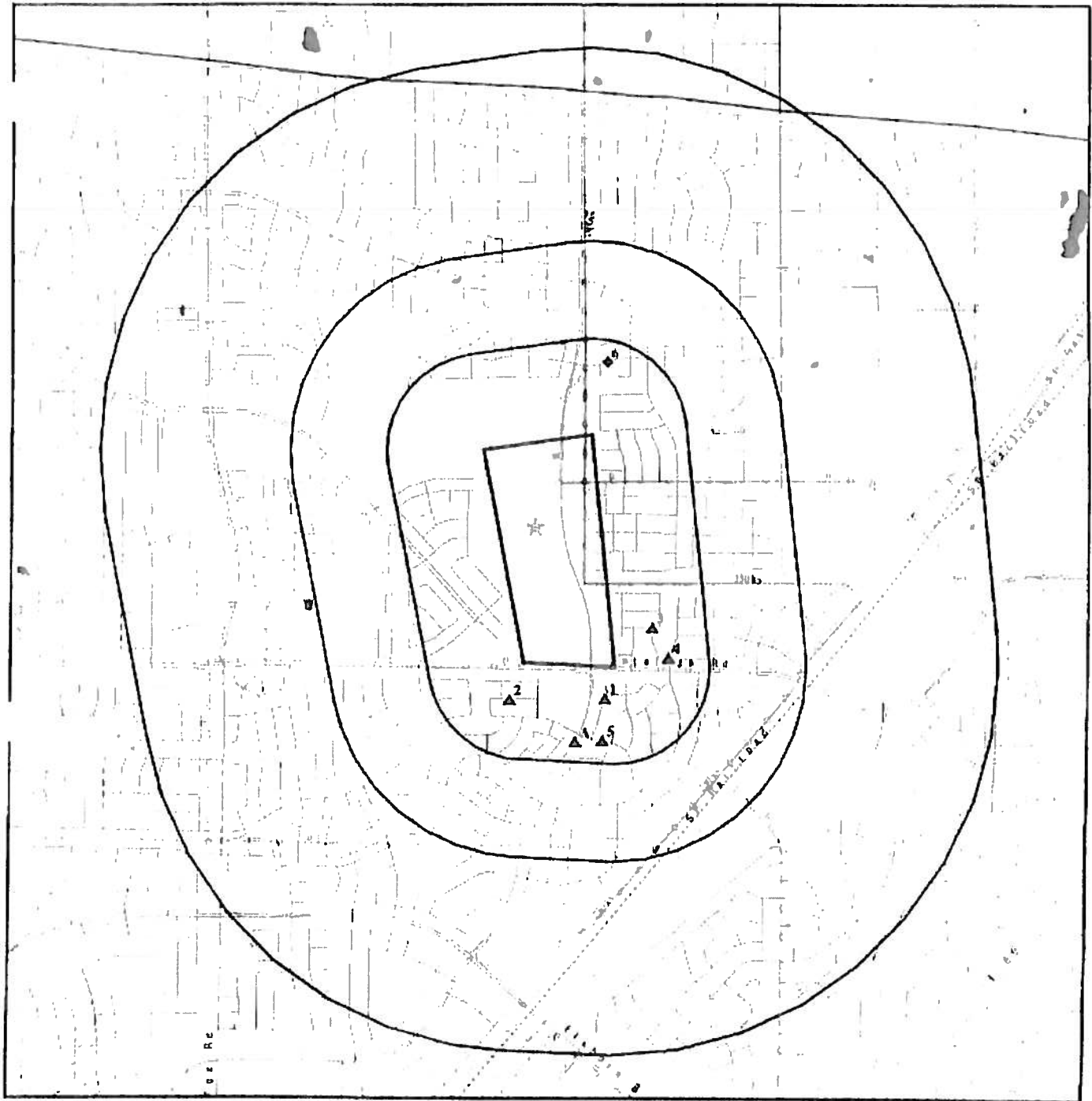
Woodreen Crossing Unit No. 1 R. 14 B1
 Fox Barren Ranch Unit 1A, R. 14, Bk. 331



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

FIGURE 2
TOPOGRAPHIC MAP

OVERVIEW MAP - 3664692.2s



- ∇ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- ▲ Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites



- Indian Reservations BIA
- ∇ County Boundary
- Power transmission lines
- Oil & Gas pipelines from USGS
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- ▨ Area of Concern

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

SITE NAME: Vacant Parcels
 ADDRESS: Don Julio Blvd and Poker Lane
 Antelope CA 95843
 LAT/LONG: 38.709 / 121.3487

CLIENT: Farshad Vakil, P.E., Phase 1 Assessment
 CONTACT: Farshad Vakil, P.E.
 INQUIRY #: 3664692.2s
 DATE: July 15, 2013 1:26 pm

Phase I Environmental Site Assessment Report
Vacant Land North Side of Don Julio Boulevard & Antelope Road, Sacramento County
July 20, 2013

FIGURE 3

HISTORICAL PHOTOGRAPHS

1937, 1947, 1952, 1961, 1971, 1981, 1993, 1998, 2005, 2006, 2009, 2010, 2012

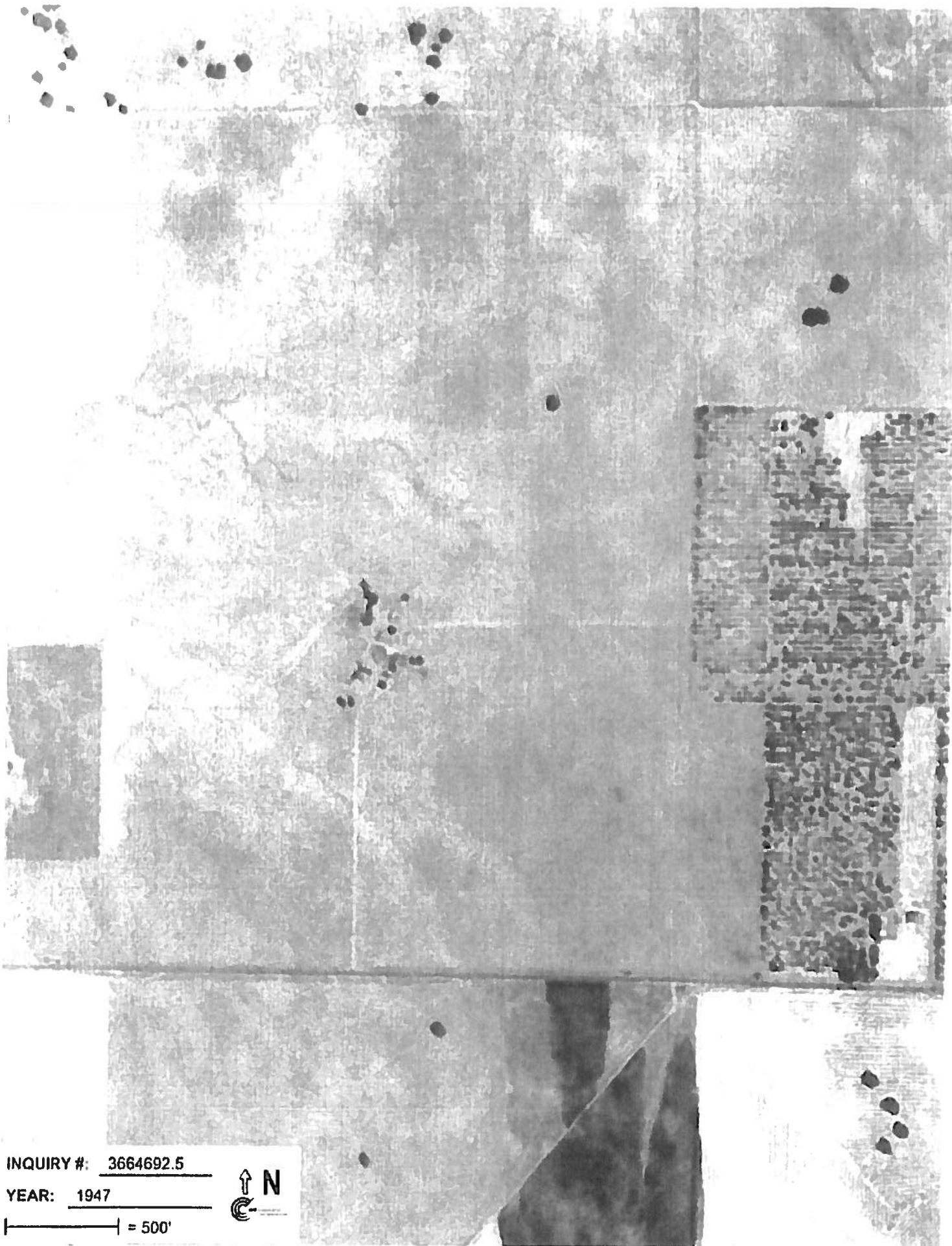


INQUIRY #: 3664692.5

YEAR: 1937

| = 500'





INQUIRY #: 3664692.5
YEAR: 1947
|-----| = 500'





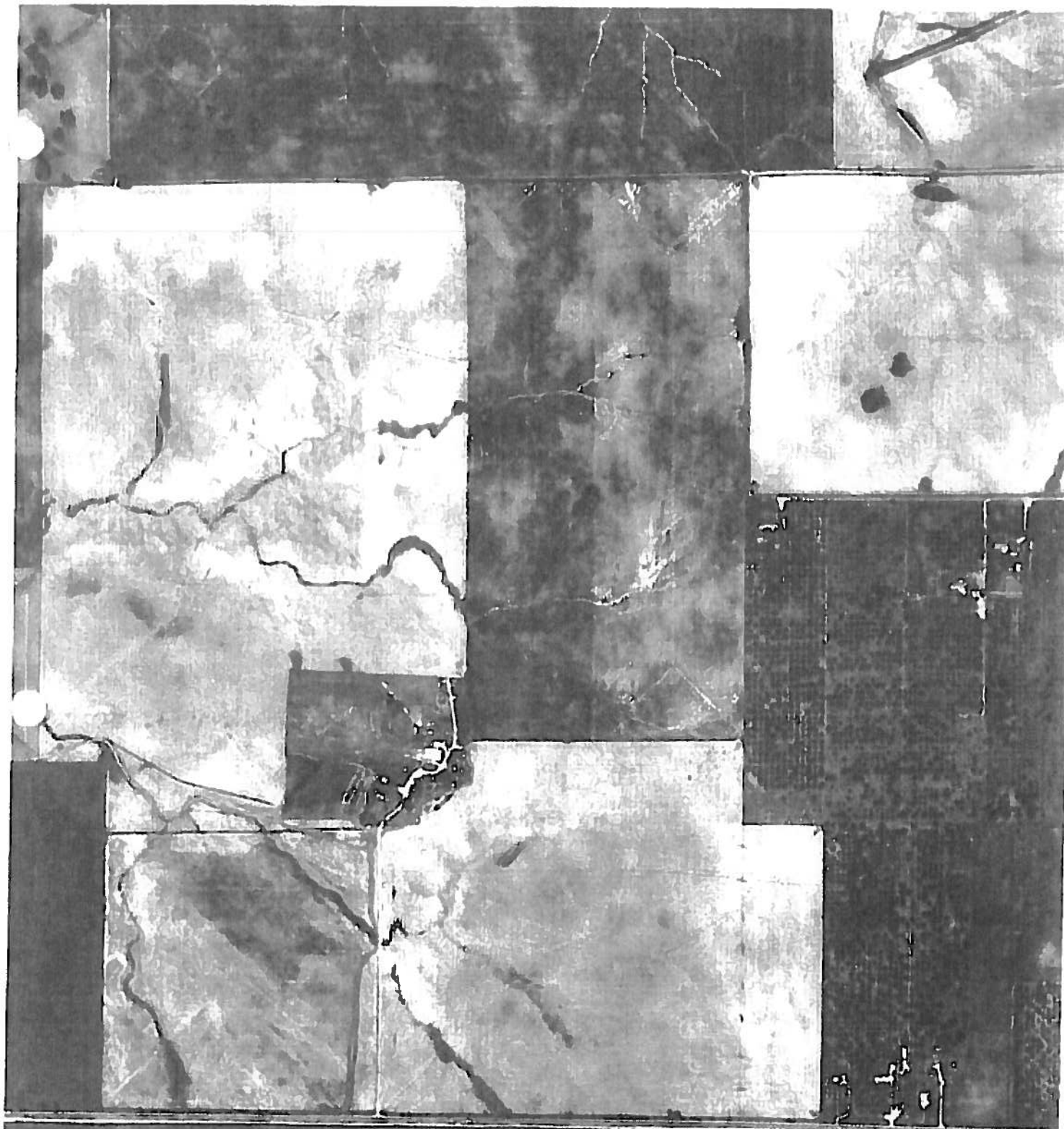
INQUIRY #: 3664692.5
YEAR: 1952
| = 500'





INQUIRY #: 3664692.5
YEAR: 1961
| = 500'





INQUIRY #: 3664692.5
YEAR: 1971
|-----| = 500'



1:12000

81081 3-177

INQUIRY #: 3664692.5

YEAR: 1981

 = 500'





INQUIRY #: 3664692.5

YEAR: 1993

| = 500'



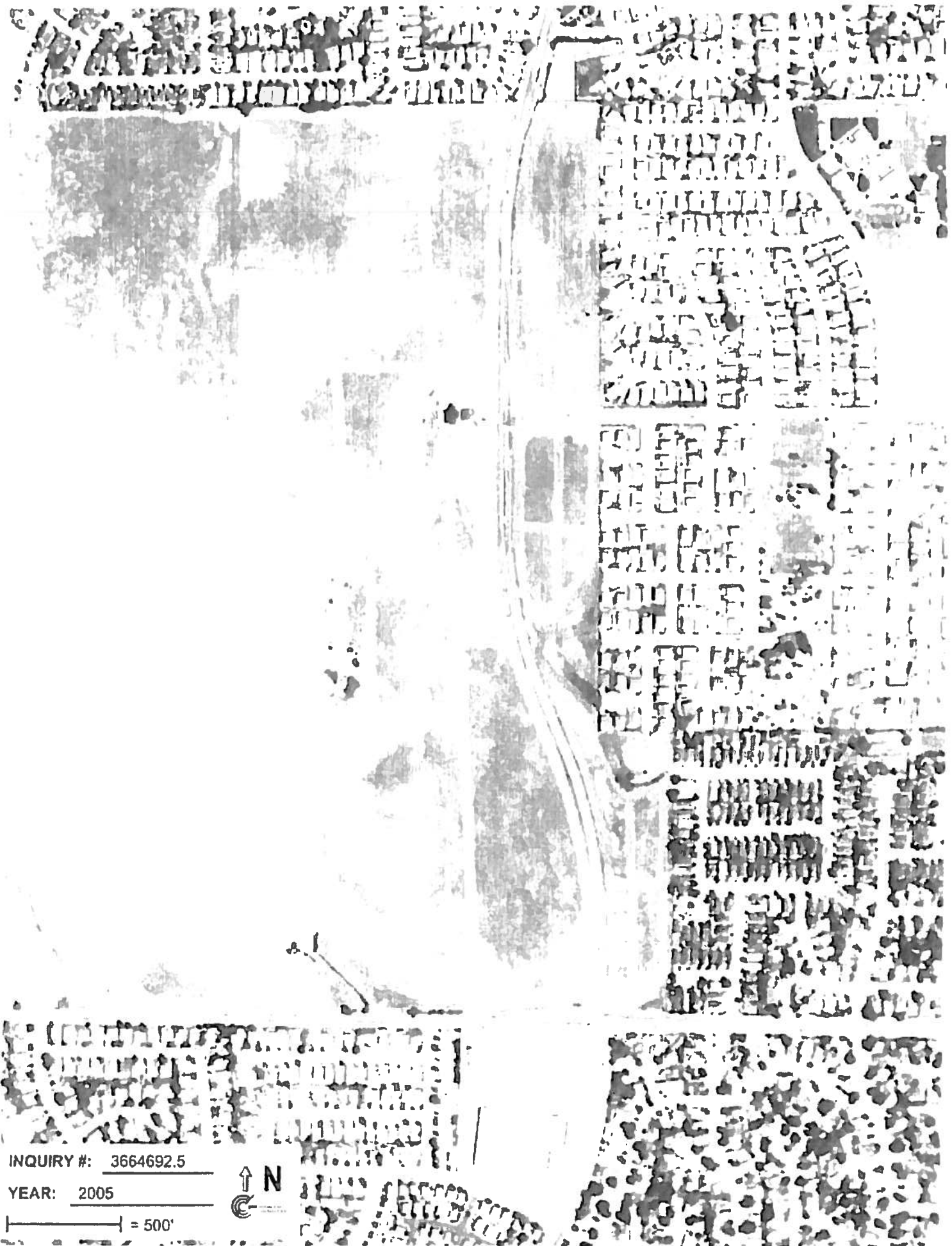


INQUIRY #: 3664692.5

YEAR: 1998

— = 500'





INQUIRY #: 3664692.5

YEAR: 2005

— = 500'





INQUIRY #: 3664692.5

YEAR: 2006

| = 500'





INQUIRY #: 3664692.5
YEAR: 2009
= 500'





INQUIRY #: 3664692.5

YEAR: 2010

 = 500'





INQUIRY #: 3684892.5
YEAR: 2012
= 500
N

Phase I Environmental Site Assessment Report
Vacant Land North Side of Don Julio Boulevard & Antelope Road, Sacramento County
July 20, 2013

ATTACHMENT 2
SOIL, GROUNDWATER AND RADON GAS REPORT

GEOCHECK[®] - PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

VACANT PARCELS
DON JULIO BLVD AND POKER LANE
ANTELOPE, CA 95843

TARGET PROPERTY COORDINATES

Latitude (North):	38.709 - 38° 42' 32.40"
Longitude (West):	121.3487 - 121° 20' 55.32"
Universal Transverse Mercator:	Zone 10
UTM X (Meters):	643580.8
UTM Y (Meters):	4285571.5
Elevation:	145 ft. above sea level

USGS TOPOGRAPHIC MAP

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

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

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

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

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

GEOCHECK[®] - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

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

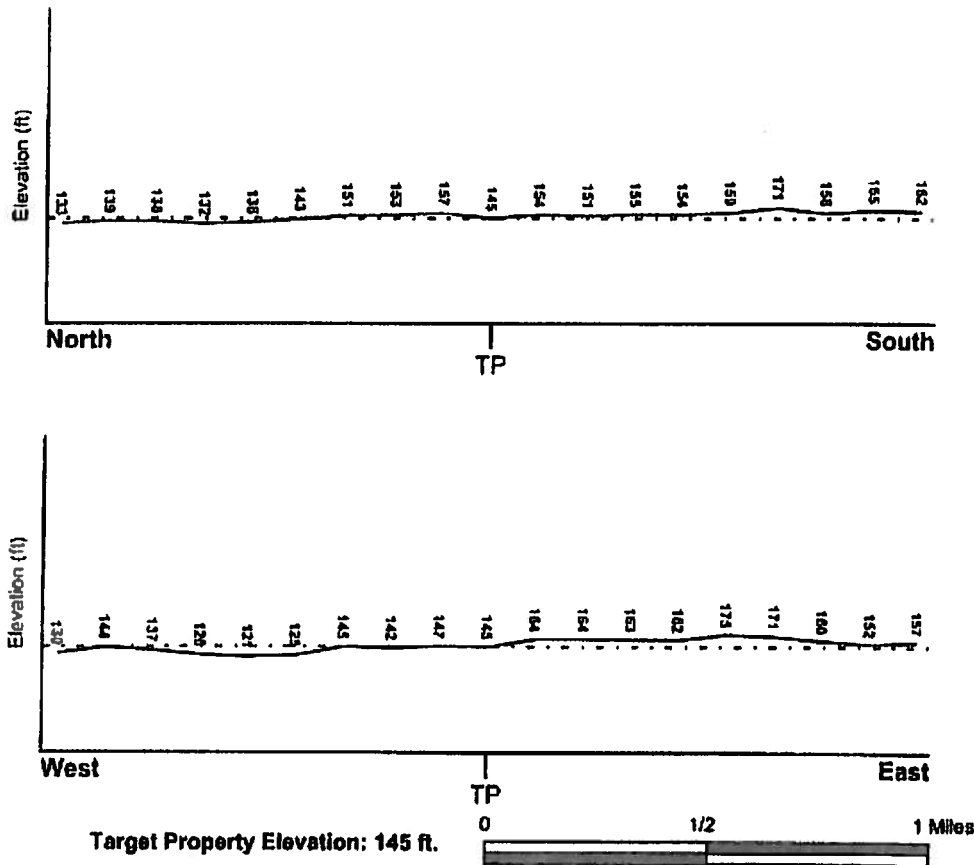
TOPOGRAPHIC INFORMATION

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

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General WSW

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



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

GEOCHECK[®] - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

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

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

FEMA FLOOD ZONE

Target Property County
SACRAMENTO, CA

FEMA Flood
Electronic Data
YES - refer to the Overview Map and Detail Map

Flood Plain Panel at Target Property: 0602620080C - FEMA Q3 Flood data

Additional Panels in search area: Not Reported

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property
CITRUS HEIGHTS

NWI Electronic
Data Coverage
YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

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

Site-Specific Hydrogeological Data:*

Search Radius: 1.25 miles
Status: Not found

AQUIFLOW[®]

Search Radius: 1.000 Mile.

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

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

* ©1998 Site-specific hydrogeological data gathered by CERCLUS Alerts, Inc., Bennington Island, VA. All rights reserved. All of the information and opinions presented are those of the cited EPA report(s) which were consulted under a Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) investigation.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

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

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

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

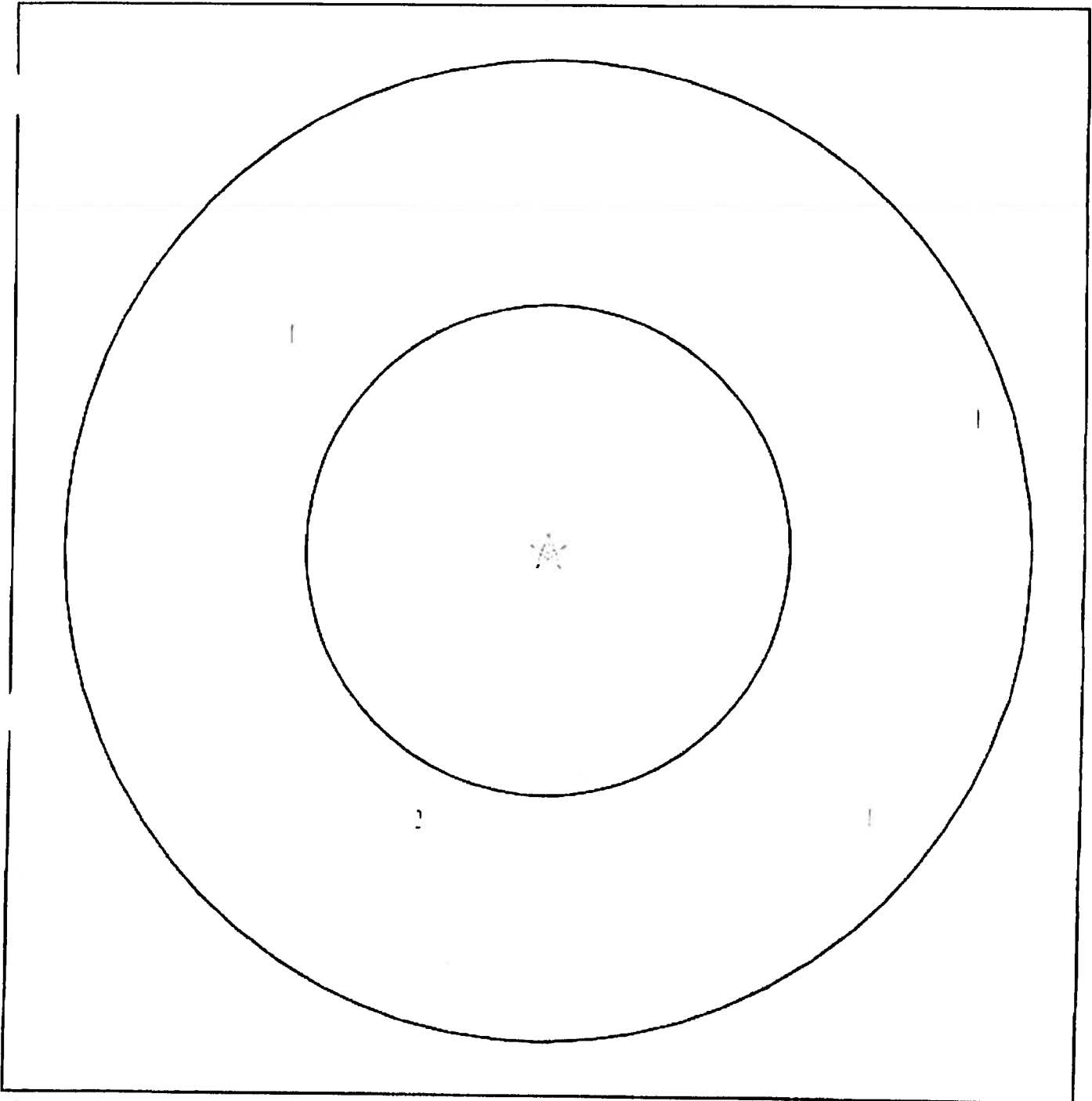
ROCK STRATIGRAPHIC UNIT

GEOLOGIC AGE IDENTIFICATION

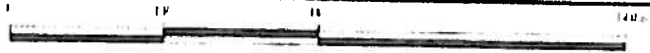
Era:	Cenozoic	Category:	Stratified Sequence
System:	Quaternary		
Series:	Quaternary		
Code:	Q		<i>(decoded above as Era, System & Series)</i>

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, *Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1984).*

SSURGO SOIL MAP - 3664692.2s



* Target Property
SSURGO Soil
Water



SITE NAME: Vacant Parcels
ADDRESS: Don Julio Blvd and Poker Lane
Antelope CA 95843
LAT/LONG: 38.709 / 121.3487

CLIENT: Farshad Vakili, P.E., Phase 1 Assessment
CONTACT: Farshad Vakili, P.E.
INQUIRY #: 3664692.2s
DATE: July 15, 2013 1:30 pm

GEOCHECK[®] - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

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

Soil Map ID: 1

Soil Component Name: **FIDDYMENT**

Soil Surface Texture: **loam**

Hydrologic Group: **Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.**

Soil Drainage Class: **Well drained**

Hydric Status: **Not hydric**

Corrosion Potential - Uncoated Steel: **High**

Depth to Bedrock Min: **> 0 inches**

Depth to Watertable Min: **> 0 inches**

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	14 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: 4 Min: 1.4	Max: Min:
2	14 inches	27 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: 4 Min: 1.4	Max: Min:
3	27 inches	33 inches	indurated	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: 4 Min: 1.4	Max: Min:
4	33 inches	38 inches	weathered bedrock	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: 4 Min: 1.4	Max: Min:

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Map ID: 2

Soil Component Name: FIDDYMENT

Soil Surface Texture: fine sandy loam

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	7 inches	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: 4 Min: 1.4	Max: Min:
2	7 inches	14 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: 4 Min: 1.4	Max: Min:
3	14 inches	27 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: 4 Min: 1.4	Max: Min:
4	27 inches	40 inches	indurated	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: 4 Min: 1.4	Max: Min:
5	40 inches	44 inches	weathered bedrock	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: 4 Min: 1.4	Max: Min:

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

LOCAL / REGIONAL WATER AGENCY RECORDS

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

WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
A2	USGS40000189918	1/2 - 1 Mile SSE
9	USGS40000189990	1/2 - 1 Mile NW
B10	USGS40000189936	1/2 - 1 Mile WSW
20	USGS40000189959	1/2 - 1 Mile West
21	USGS40000190013	1/2 - 1 Mile North

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

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

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

STATE DATABASE WELL INFORMATION

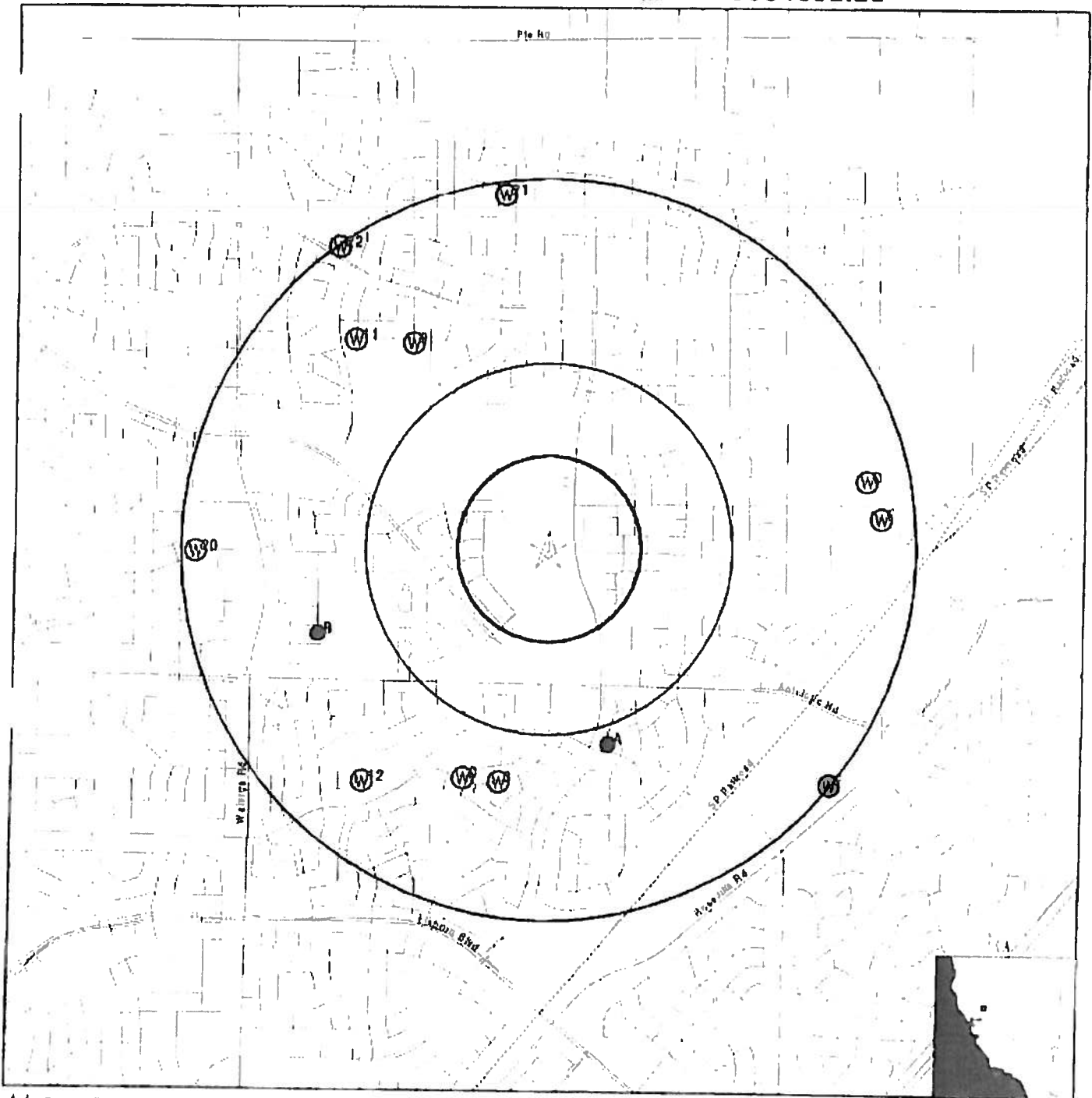
<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
A1	9895	1/2 - 1 Mile SSE
3	9914	1/2 - 1 Mile SSW
B4	CADW50000032291	1/2 - 1 Mile WSW
C5	CADW50000032283	1/2 - 1 Mile SSW
C6	CADW50000032282	1/2 - 1 Mile SSW
C7	CADW50000032285	1/2 - 1 Mile SSW
C8	CADW50000032284	1/2 - 1 Mile SSW
11	9892	1/2 - 1 Mile NW
12	9912	1/2 - 1 Mile SW
D13	CADW50000032304	1/2 - 1 Mile ENE
D14	CADW50000032303	1/2 - 1 Mile ENE
D15	CADW50000032306	1/2 - 1 Mile ENE
D16	CADW50000032305	1/2 - 1 Mile ENE
E17	9897	1/2 - 1 Mile East
E18	9896	1/2 - 1 Mile East
E19	9898	1/2 - 1 Mile East

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

STATE DATABASE WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
22	9891	1/2 - 1 Mile NW
F23	9900	1/2 - 1 Mile SE
F24	9913	1/2 - 1 Mile SE

PHYSICAL SETTING SOURCE MAP - 3664692.2s



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

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

SITE NAME: Vacant Parcels
ADDRESS: Don Julio Blvd and Poker Lane
 Antelope CA 95843
LAT/LONG: 38.709 / 121.3487

CLIENT: Farshad Vakili, P.E., Phase 1 Assessment
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