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GE Property Number TBD
Lot 37
Suisun City,CA

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If you have any questions, call your contact person at GEFF.

GE CAPITAL FRANCHISE FINANCE CORPORATION

Phase I Environmental Site Assessment Report

Suisun City, CA
Lot 37
Suisun City, CA 94585

Prepared for

GE Capital Franchise Finance Corporation
8377 East Hartford Dr. Suite 200
Scottsdale, AZ 85255

Prepared by

Vertex Environmental Services, Inc.
400 Libbey Parkway
Weymouth, MA 02189
Phone: 781-952-6000

06/15/2007

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1.0 General Information

Project Information:
FL & CA Development
Project Number:

Consultant Information:
Vertex Environmental Services, Inc.
400 Libbey Parkway
Weymouth, MA 02189
Phone: 781-952-6000
Fax: 781-335-3543
E-mail Address:
Inspection Date:
Report Date: 06/15/2007

Site Information:
Suisun City, CA
Lot 37
Suisun City, CA 94585
County: Solono
Latitude, Longitude: 38.244600, 122.016100
Site Access Contact:

Client Information:
GE Capital Franchise Finance Corporation
Carol Harize
8377 East Hartford Dr. Suite 200
Scottsdale, AZ 85255

GE Project Manager:

Site Assessor: Genevieve Reynolds
Assistant Project Manager

On Behalf Of Laurie Blakeman - Division Manager

Senior Reviewer: Benjamin B. Strong
Vice President

EP Certification

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 312.10 of this part.

Benjamin B. Strong - Vice President

2.0 Executive Summary

2.1 General Site Setting

Current Use of Property

The site is comprised of two undeveloped parcels. There are no current uses of the site.

Site Hydrogeology

According to the 1980 Topographic Map for Fairfield South, California, the site elevation is approximately 10 feet above mean sea level. Groundwater flow across the site is to the souther, toward the Suisun Slough, located approximately 1.5 milesouthwest of the site. Based on the groundwater flow direction maps and depth to groundwater measurements obtained during subsurface investigations conducted at the gasoline station property adjacent to the south of the site, depth to groundwater is estimated to be between 3 and 8 feet below ground surface, and groundwater flows to the south.

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Map Number 060372 0001B, dated June 1, 1982, the southwestern half of the site is located in Zone A0, within the 100-year flood zone. The northeastern half is located within Zone C, an area of minimal flooding.

2.0 Executive Summary (continued)

2.1 General Site Setting (continued)

Site Hydrogeology (continued)

According to the USDA Soil Conservation Survey for Solano County, the site is underlain by Antioch soils which consist primarily of loam underlaing by silty clay loam. Bedrock outcrops were not observed during this assessment. The site is underlain by the stratified sequence of sedimentary rocks of the Quaternary Series and System of the Cenozoic Era.

2.2 Findings and Conclusions

Database/Records Review

The subject property was not identified on any of the databases searched by EDR.

Each of the two adjoining facilities, 113 Sunset Center and 115 Sunset Center, are detailed below.

A release was identified at the 115 Sunset Center facility in July 1992. Subsequent soil and groundwater investigations were conducted and groundwater monitoring wells installed at the facility. Soil and groundwater were identified to be impacted as a result of the release. Depth to groundwater was identified between 3 and 8 feet below ground surface. A bioremediation system was installed at the facility to remediate the impacted soil and groundwater. Quarterly groundwater monitoring was conducted. The closest groundwater monitoring well to the site is MW-1. No concentratons of petroleum hydrocarbons were identified in MW-1 in any of the groundwater monitoring events. MW-1 is the most upgradient well on the gas station property. The facility is adjacent to the south of the site. The groundwater flow direction is to the south, away from the site. The facility was issued a site investigation and remedial action case closure on March 12, 1997 by the RWQCB. The facility is currently owned and operated by Valero. Based on this information, the facility is not considered a current recognized environmental condition.

The LUST listing for the 113 Sunset Center facility is identified as inactive. No details pertaining to the LUST listing were identified on the EDR report or on the State Regional Water Quality Control Board's (RWQCB) on-line GeoTracker Database. The facility is listed on the RWQCB's GeoTracker Database as a registered UST facility. The facility is owned and operated by Chevron. The facility is not considered a current recognized environmental condition based on the fact that it is down-gradient from the site.

The remaining facilities identified within the ASTM search distances were not considered concerns, based on distance, assumed groundwater flow, and/or regulatory status.

Historical/Document Review

The site has consisted of undeveloped land from at least 1937 to the present based on a review of aerial photographs and research at the Suisun City Building Department.

Site Reconnaissance Findings

No evidence of hazardous substances were observed during the site visit.
No evidence of petroleum products usage was observed during the site visit.
No evidence of USTs were observed during the site visit.
No evidence of ASTs was observed during the site visit.
No containers were observed on the site at the time of the site visit.

No equipment was observed on the site inlcuding transformers; therefore, there is no equipment likely to contain PCBs.
No evidence of staining or areas of corrosion were observed on the unpaved ground surface during the site visit.

There are no discharge features located on the site.

No evidence of pits, ponds or lagoons was observed during the site visit.

No evidence of solid waste dumping or landfills was observed at the site.

No evidence of stained soil was observed during the site visit. There was no vegetation at the site, with the exception of various types of weeds.

2.0 Executive Summary (continued)

2.2 Findings and Conclusions (continued)

Site Reconnaissance Findings (continued)

No evidence of wells was observed at the site, and no evidence of wells was found during research at the Suisun City Building, Planning and Zoning Departments.

Other Environmental Considerations

The site is an undeveloped parcel; therefore, asbestos-containing materials, lead-based paint, and mold are not a concern to this assessment.
The site is located in a Zone 3 Radon area with an average indoor radon level is less than 2 picoCuries per liter(pCi/L). The USEPA action level for radon is 4 pCi/L. Therefore, the site is located in an area of low radon potential. Radon is emitted through cracks in the subgrade walls and floors. Since the site is undevelped, radon is not a concern to this investigation.

According to the National Wetlands Inventory map presented in the EDR report, the site is not within a designated wetlands.

2.3 Recommendations

Recommended Actions

Based on the results of the Phase I ESA, it appears that no evidence of recognized environmental conditions has been identified in connection with the Subject Property. Therefore, no further environmental investigation appears warranted at this time.

Suggested Actions to Address Business Environmental Risk

No information regarding suggested actions to address business environmental risk has been entered for the site.

3.0 Introduction

3.1 Purpose

The purpose of this Phase I Environmental Site Assessment (ESA) is to identify the potential presence of any Recognized Environmental Conditions, including, but not limited to, any signs of environmental mismanagement, past or present, that could potentially result in soil and/or groundwater contamination, and/or a cleanup liability. As such, the intended use of this ESA is not for those seeking one of CERCLA's Landowner Liability Protections ("LLPs") or a Brownfield Grant awarded under CERCLA Section 104(k)(2)(B).

The primary purpose of this assessment was to identify recognized environmental conditions in connection with the subject property. Recognized environmental conditions are defined as the presence or likely presence of hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or material threat of a release into structures on the property or into the ground, groundwater, or surface water of the property.

3.2 Scope of Work

VERTEX has performed the Scope of Work set forth by the ASTM Standard 1527-05 as modified by GE FF, in specific reliance on the understandings and agreements reached between VERTEX and GE as reflected in the Corporate Purchase Agreement (CPA) 2461 between VERTEX and GE.

The site is an undeveloped parcel. VERTEX was unescorted during the site visit. Interviews were not conducted with adjoining property owners.

3.0 Introduction (continued)

3.3 Significant Assumptions

During the course of this Phase I ESA, no significant assumptions were made.

3.4 Limitations and Exceptions

This report is based on the ASTM 1527-05 standard with the following exceptions:

- Environmental Liens
- Activity and Use Limitations
- Adjacent Property Interviews
- Purchase Price vs. Value
- Historical Title Search

And the following Data Gaps:

- Standard Environmental Record Sources
- Physical Setting Sources
- Historical
- Methodology and Limiting Conditions
- Interviews
- Specialized Knowledge
- Other

Data Gap/Failure(s) Summary

Item	Comments
Standard Environmental Record Sources	None
Physical Setting Sources	None
Historical	None
Methodology and Limiting Conditions	None
Interviews	None
Specialized Knowledge	None
Other	None

3.5 Deviations From the ASTM Standard

No deviations from the recommended scope of ASTM Standard E 1527-05 were noted as part of this Phase I ESA with the exception of any additions noted in the Detailed Scope of Services.

3.6 Special Terms and Conditions

No information regarding special terms and conditions has been entered for this site.

3.7 Reliance

This Report is for the exclusive use of GE Capital and no other party shall have any right to rely on any service provided by VERTEX Engineering Services, Inc. without prior written consent.

4.0 Site Description

4.1 Location and Legal Description

The site is located on the northern side of Rio Vista Road and east of Sunset Avenue, adjacent to the east of the Sunset Shopping Center. The site is a total of 8.29 acres in area and was undeveloped at the time of the site visit. According to the Solano County Assessor's Office, the site is identified as parcel number 0173-390-160 (6.0 acres) and 0173-390-180 (2.29 acres). The site is shown on the 1980 USGS Topographic Map of Fairfield South, California.

4.0 Site Description (continued)

4.2 Site and Vicinity Description

The site is an undeveloped 8.29-acre, L-shaped parcel. There are no improvements or structures on the site; however, natural gas lines were marked along the southern property boundary. The parcel can be accessed from Rio Vista Road (Highway 12) to the south, or from Sunset Avenue to the west through the Sunset Shopping Center.

The site is zoned Highway Commercial.

The surface elevation of the site is approximately 10 feet above mean sea level. Regional topography slopes gently to the south-southwest toward the Suisun Slough.

4.3 Current Use of Property

The site is comprised of two undeveloped parcels. There are no current uses of the site.

4.4 Description of Structures and Other Improvements

There are no structures or other improvements at the site; however, natural gas lines were marked along the southern property boundary and likely those of the existing municipal supply to the site area.

4.5 Adjoining Property Information

The site is located in a mixed commercial and residential area of Suisun City, California.

Direction From Site	Shared Border?	Across What?	Current Use
North	Yes		Commercial
Address	**Occupant(s) Name**		
325 Merganser Drive	United States Post Office		
Potential Environmental Concerns			
None.			

Direction From Site	Shared Border?	Across What?	Current Use
North	Yes		Residential
Address	**Occupant(s) Name**		
Potential Environmental Concerns			
None.			

Direction From Site	Shared Border?	Across What?	Current Use
East	Yes		Residential
Address	**Occupant(s) Name**		
Potential Environmental Concerns			
None.			

Direction From Site	Shared Border?	Across What?	Current Use
South	No	Rio Vista Road	Undeveloped
Address	**Occupant(s) Name**		
Potential Environmental Concerns			
None.			

Direction From Site	Shared Border?	Across What?	Current Use
South	Yes		Commercial
Address	**Occupant(s) Name**		
115 Sunset Center	Valero Gasoline Station		
Potential Environmental Concerns			
The facility is listed on the LUST database as a closed case (3/12/1997).			

4.0 Site Description (continued)

4.5 Adjoining Property Information (continued)

Direction From Site	Shared Border?	Across What?	Current Use
South	Yes		Commercial
Address	**Occupant(s) Name**		
113 Sunset Center	Chevron Gasoline Station		
Potential Environmental Concerns			
The facility is listed on the LUST database as inactive (4/6/2006).			

Direction From Site	Shared Border?	Across What?	Current Use
West	Yes		Retail
Address	**Occupant(s) Name**		
	Sunset Shopping Center		
Potential Environmental Concerns			
None.			

5.0 User Provided Information

5.1 Title Records

No title records were provided by the user/client.

Review of title records for the site do not represent a concern to this assessment.

Please refer to Section 6, Records Review, for current and historical ownership/use of the site.

Information Source	Date	Book/Page	Listed Owner
Solano County Recorder's Office	3/11/2002	0030908	Suisun City Redevelopment Agency
Solano County Recorder's Office	11/03/1997	0074482	Cal Land Investors
Solano County Recorder's Office	7/1/1991	0045589	James Belda III
Solano County Recorder's Office	1977	14/4	Graham Family Trust

5.2 Environmental Liens and Activity/Use Limitations

No environmental liens or activity/use restrictions in connection with the site were identified by the user/client.

5.3 Specialized Knowledge

No specialized knowledge in connection with the site was made available by the user/client.

5.4 Valuation Reduction for Environmental Issues

Any releases found as part of this investigation could result in a reduction in the valuation of this property.

5.5 Owner, Property Manager, and Occupant Information

No other pertinent information in connection with the site was made available by the owner, or the site contact.

5.6 Reason For Performing Phase I

VERTEX is preparing the Phase I ESA at the request of GE Capital Franchise Finance Corporation.

6.0 Records Review

6.1 Standard Environmental Records Sources

The subject property was not identified on any of the databases searched by EDR.

The total number of database sites identified within the ASTM search criteria are listed below in the table. Each of the two adjoining facilities, 113 Sunset Center and 115 Sunset Center, are detailed below the table.

The remaining facilities identified within the ASTM search distances were not considered concerns, based on distance, assumed groundwater flow, and/or regulatory status.

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
RCRA-SQG	0	0.25	0	2	0	0	0	2
CORTESE	0	0.50	1	0	0	0	0	1
LUST	0	0.50	2	1	0	0	0	3
CA FID	0	0.25	0	2	0	0	0	2
CA SLIC	0	0.50	0	0	1	0	0	1
UST	0	0.25	2	1	0	0	0	3
HIST UST	0	0.25	1	0	0	0	0	1
SWEEPS	0	0.25	1	1	0	0	0	2

Site Name: STOP & GO #2106
Databases: FID
Address: 115 SUNSET CTR
Distance: Adjacent to the south
Direction: South
Elevation: Same
Comments: The former facility owner and operator is listed on the CA FID UST database as inactive. The facility is currently owned and operated by Valero. The facility is not considered a current recognized environmental condition. Please refer to the CORTESE and LUST listing below for details.

Site Name: STOP N GO MARKET #2106
Databases: HIST UST
Address: 115 SUNSET AVE
Distance: Adjacent to the south
Direction: South
Elevation: Same
Comments: The facility is listed on the HIST UST database since the property is no longer owned and operated by Stop N Go Market. The facility is currently owned and operated by Valero. The facility is not considered a current recognized environmental condition. Please refer to the CORTESE and LUST listing below for details.

Site Name: STOP N GO
Databases: CORTESE, LUST
Address: 115 SUNSET CTR
Distance: Adjacent to the south
Direction: South
Elevation: Same
Comments: A release was identified at the facility in July 1992. Subsequent soil and groundwater investigations were conducted and groundwater monitoring wells installed at the facility. Soil and groundwater were identified to be impacted as a result of the release. Depth to groundwater was identified between 3 and 8 feet below ground surface. A bioremediation system was implemented at the facility to remediate the impacted soil and groundwater. Quarterly groundwater monitoring was conducted. The closest groundwater monitoring well to the siteis MW-1. No concentratons of petroleum hydrocarbons were identified in MW-1 in any of the groundwater monitoring events. MW-1 is the most upgradient well on the gas station property. The facility is adjacent to the south of the site. The groundwater flow direction is to the south, away from the site. The facility was issued a site investigation and remedial action case closure on March 12, 1997 by the RWQCB. The facility is currently owned and operated by Valero. The facility is not considered a current recognized environmental condition.

6.0 Records Review (continued)

6.1 Standard Environmental Records Sources (continued)

Site Name: UNOCAL SUISUN FOOD MART
Databases: UST, LUST
Address: 115 SUNSET AVE
Distance: Adjacent to the south
Direction: South
Elevation: Same
Comments: The facility listed is identified on Sunset Avenue. Based on the review of the file for 115 Sunset Center, there was no evidence of Unocal as a previous owner of the gasoline station adjacent to the south of the site. Therefore, this listing appears to be erroneous.

Site Name: CHEVRON USA, INC.
Databases: SWEEPS UST
Address: 113 SUNSET CNTR
Distance: Adjacent to the south
Direction: South
Elevation: Same
Comments: The facility is listed on the SWEEPS UST database in association with the four 12,000-gallon gasoline USTs located at the facility. The USTs were installed in 1993. The facility is owned and operated by Chevron. The facility is not considered a current recognized environmental condition. Please refer to the UST and LUST listing below for details.

Site Name: CHEVRON STATION NO 200473
Databases: RCRIS-SQG, FINDS
Address: 113 SUNSET CTR
Distance: Adjacent to the south
Direction: South
Elevation: Same
Comments: The FINDS database contains both facility information and "pointers" to other sources that contain more detail, i.e. the RCRIS-SQG database listing. There are no violations recorded in association with the facility's listing on the SQG database. The facility is owned and operated by Chevron. The facility is not considered a current recognized environmental condition. Please refer to the UST and LUST listing below for details.

Site Name: CHEVRON STATION #200473
Databases: UST, LUST
Address: 113 SUNSET AVE
Distance: Adjacent to the south
Direction: South
Elevation: Same
Comments: The LUST listing for the facility is identified as inactive. No details pertaining to the LUST listing were identified on the EDR report or on the State Regional Water Quality Control Board's (RWQCB) on-line GeoTracker Database. The facility is listed on the RWQCB's GeoTracker Database as a registered UST facility. The facility is owned and operated by Chevron. The facility is not considered a current recognized environmental condition.

6.2 Additional Environmental Record Sources

VERTEX visited the Suisun City Building, Planning and Zoning Departments, and the County of Solano Assessor's and Recorder's Offices on June 13, 2007.

Department of Health / Environment

Contact: Robert Fagerness
Phone: 707-421-6765
Findings: The site is not listed on any database indicating environmental concern. A file review was conducted of the County of Solano Department of Environmental Management and RWQCB for the gasoline station adjacent to the south of the site. A case closure was issued to the gasoline station property on March 14, 1997 subsequent to soil and groundwater bioremediation activities conducted at the facility. The adjacent gasoline station is down-gradient of the site, and is not considered a concern to this assessment.

6.0 Records Review (continued)

6.2 Additional Environmental Record Sources (continued)

Building Department

Contact: Alvaro (Al) daSilva
Phone: 707-421-7307
Findings: The Suisun City Redevelopment Agency currently owns the site, and is in negotiations with GE Capital for development of the site as a commercial center. Mr. daSilva stated that 5 commercial pads for restaurants and/or retail businesses are planned; however, formal plans had not been submitted to the agency for review and approval. Mr. daSilva was unaware of any previous uses of the site. Mr. daSilva also stated that he was unaware of any other environmental or geotechnical work that may have been conducted at the site since geotechnical reports have not been submitted to Suisun City. The site is zoned Highway Commercial.

Public Works or Water / Sewage Department

Contact: Alvaro (Al) daSilva
Phone: 707-421-7307
Findings: There are no utilities to the site; however, the future commercial development will be connected to municipal utilties.

Electric Company (for PCB information)

Contact: Pacific Gas & Electric (PG&E)
Phone:
Findings: There are no transformers at the site.

Property Tax Files

Contact: County of Solano Assessor's Office
Phone: 707-784-6200
Findings: The site is comprised of two parcels, APN #0173-390-160 (6.00 acres) and 0173-390-180 (2.29 acres). The site is currently owned by the Suisun City Redevelopment Agency.

6.3 Physical Setting Sources

According to the 1980 Topographic Map for Fairfield South, California, the site elevation is approximately 10 feet above mean sea level. Groundwater flow across the site is to the souther, toward the Suisun Slough, located approximately 1.5 milesouthwest of the site. Based on the groundwater flow direction maps and depth to groundwater measurements obtained during subsurface investigations conducted at the gasoline station property adjacent to the south of the site, depth to groundwater is estimated to be between 3 and 8 feet below ground surface, and groundwater flows to the south.

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Map Number 060372 0001B, dated June 1, 1982, the southwestern half of the site is located in Zone A0, within the 100-year flood zone. The northeastern half is located within Zone C, an area of minimal flooding.

According to the USDA Soil Conservation Survey for Solano County, the site is underlain by Antioch soils which consist primarily of loam underlaing by silty clay loam. Bedrock outcrops were not observed during this assessment. The site is underlain by the stratified sequence of sedimentary rocks of the Quaternary Series and System of the Cenozoic Era.

USGS Topographic Maps

Date:	1980
Quad ID:	Fairfield South
Ft. Above MSL:	10
Latitude:	0.000000
Longitude:	0.000000
Anticipated GW Flow Direction:	South
Distance to SW Bodies:	1.5 miles

6.0 Records Review (continued)

6.3 Physical Setting Sources (continued)

Site Land Use:
Undeveloped.

Adjoining Properties Land Use:
Undeveloped to the north, south, and west. Residential to the north and east.

USGS / Other Surficial Geology

Date: 1994
Source: Geology of the Conterminous U.S.
Findings: The site is underlain by the stratified sequences of the Quaternary.

Soil Conservation Service Soil Map

Date: Unkinown
Source: USDA
Soil Description: Site soils are classified as Antioch, loams and silty clay loams.

6.4 Historical Use Information

6.4.1 Historical Summary

The site has consisted of undeveloped land from at least 1937 to the present.

6.4.2 City Directories

City directories were not researched since there have been no addresses assigned to the site parcels.

6.4.3 Aerial Photos

The site is depicted as undeveloped land in each of the aerial photographs.

Information Source:	Date(s):	Site:	Adjoining:
EDR	1937, 1957, 1965, 1970	The site is undeveloped, native land.	Surrounding properties are undeveloped, native land. Highway 12 (Rio Vista Road) is depicted to the south of the site in each of the photographs.
EDR	1982	The site is undeveloped; however, footpaths are visible across the site.	Single-family residences have been constructed to the north and east of the site. Parcels to the south remain undeveloped. Parcels to the west are depicted with the structures associated with the retail shopping center.
EDR	1993	The site remains undeveloped.	The surrounding parcels to the northeast and west remain unchanged. To the north of the site, a large square building has been constructed, and the two properties developed with gasoline stations are depicted.
EDR	1998	The site remains undeveloped.	Surrounding properties are unchanged from the 1993 photograph and are depicted as they currently exist.

6.0 Records Review (continued)

6.4 Historical Use Information (continued)

6.4.4 Sanborn/Historical Maps

A search of Sanborn Fire Insurance maps by EDR Sanborn, Inc., who reportedly maintains one of the largest and most complete collections of Sanborn Fire Insurance maps, was requested by VERTEX. According to EDR Sanborn, Inc., maps depicting the site were not identified.

6.4.5 Other Environmental Reports

There are no other environmental reports for this site.

7.0 Site Reconnaissance

7.1 Methodology and Limiting Conditions

A site visit was conducted by VERTEX representative Laurie Blakeman, Division Manager, on June 13, 2007. VERTEX was unescorted during the site visit.

During the site visit, the weather was sunny and clear with an approximate temperature of 85 degrees Fahrenheit. The site visit consisted of a walk-through of the site and visual reconnaissance of neighboring properties from curbside.

In addition to the walk-through, readily available resources such as geologic maps, soil reports, USGS topographic maps, flood insurance rate maps, aerial photographs, and municipal records were reviewed.

7.2 General Site Setting

The site is an undeveloped 8.29-acre parcel of land.

Date Developed:	Undeveloped
Property Size/Shape:	8.29 Acres / L-Shaped Parcel

UTILITIES (SERVICE PROVIDED BY)	
Electric:	PG&E
Gas:	PG&E
Water:	Suisun City municipal service - not connected
Sewerage:	Suisun City municipal service - not connected

Groundcover:
None.

Other Site Improvements:
None.

7.3 Site Visit Findings

7.3.1 Hazardous Substances

No evidence of hazardous substances were observed during the site visit. Hazardous materials are not considered a concern to this assessment.

7.3.2 Petroleum Products

No evidence of petroleum products usage was observed during the site visit. Petroleum products are not considered a concern to this assessment.

7.0 Site Reconnaissance (continued)

7.3 Site Visit Findings (continued)

7.3.3 USTs

No evidence of USTs were observed during the site visit. USTs are not considered a concern to this assessment.

7.3.4 ASTs

No evidence of ASTs was observed during the site visit. ASTs are not considered a concern to this assessment.

7.3.5 Other Suspect Containers

No containers were observed on the site at the time of the site visit. Suspect containers are not a concern to this assessment.

7.3.6 Equipment Likely to Contain PCBs

No equipment was observed on the site inlcuding transformers; therefore, there is no equipment likely to contain PCBs. PCB-containing equipment is not a concern to this assessment.

7.3.7 Interior Staining/Corrosion

No evidence of staining or areas of corrosion were observed on the unpaved ground surface during the site visit. Staining/corrosion is not a concern to this assessment.

7.3.8 Discharge Features

There are no discharge features located on the site. Discharge features are not a concern to this assessment.

7.3.9 Pits, Ponds, And Lagoons

No evidence of pits, ponds or lagoons was observed during the site visit. Pits, ponds and lagoons are not a concern to this assessment.

7.3.10 Solid Waste Dumping/Landfills

No evidence of solid waste dumping or landfills was observed at the site. Solid waste dumping and/or landfills are not a concern to this assessment.

7.3.11 Stained Soil/Stressed Vegetation

No evidence of stained soil was observed during the site visit. There was no vegetation at the site, with the exception of various types of weeds. Stained soil and/or stressed vegetation is not a concern to this assessment.

7.3.12 Wells

No evidence of wells was observed at the site, and no evidence of wells was found during research at the Suisun City Building, Planning and Zoning Departments. Wells are not a concern to this assessment.

8.0 Interviews

VERTEX was unescorted during the site visit.

8.0 Interviews (continued)

INTERVIEW SUMMARY TABLE

Person Interviewed	Relationship to Property	Type of Interview
Mr. Alvaro daSilva	OTHER INTERVIEWEE	Personal

9.0 Other Environmental Considerations

9.1 Asbestos-Containing Materials

The site is an undeveloped parcel; therefore, asbestos-containing materials are not a concern to this assessment.

9.2 Lead-Based Paint

The site is an undeveloped parcel; therefore, lead-based paint is not a concern to this assessment.

9.3 Radon

The site is located in a Zone 3 Radon area with an average indoor radon level is less than 2 picoCuries per liter(pCi/L). The USEPA action level for radon is 4 pCi/L. Therefore, the site is located in an area of low radon potential. Radon is emitted through cracks in the subgrade walls and floors. Since the site is undevelped, radon is not a concern to this investigation.

9.4 Wetlands

According to the National Wetlands Inventory map presented in the EDR report, the site is not within a designated wetlands.

9.5 Microbial Contamination (Mold)

The site is undeveloped; therefore, mold is not a concern to this assessment.

9.6 Client-Specific Items

No additional client-specific items were included in the scope of work for this project.

Appendix B:

Qualifications

BENJAMIN B. STRONG

Vice President

EDUCATION/SPECIAL TRAINING

MS, Marine Environmental Science, Sedimentary Geology, SUNY Stony Brook, 1997
BA, Geology, Colby College, 1994

REGISTRATIONS/CERTIFICATIONS

OSHA 40-hour Hazardous Waste Operations Training
NY State Certified Asbestos Project Monitor/Air Sampling Technician
EPA Asbestos (AHERA) Certified Inspector
EPA Asbestos (AHERA) Certified Management Planner

QUALIFICATIONS

Mr. Strong has over ten years of experience in the environmental industry as a project manager and environmental consultant. These responsibilities have included performing Phase I environmental site assessments throughout the country, real estate portfolio review projects to assess environmental liability costs, Phase II subsurface contaminant delineation projects, Phase III soil and groundwater remedial projects as well as management of lead and asbestos abatement projects.

Mr. Strong has managed thousands of property transaction projects and has generated Phase I ESA reports, subsurface investigations (Phase II), remedial closure reports, asbestos & lead based paint abatement specifications and Operations and Maintenance programs.

Currently, Mr. Strong serves as Vice President of the Strategic Environmental Due Diligence Division at VERTEX. As Vice President, he is responsible for sales, client interaction, proposal preparation and quality assurance of product. In addition, Mr. Strong is also responsible for managing the set up and timely completion of Phase I ESAs as well as the planning and management of subsurface investigations. Specifically this work includes historic site research, delineation of contaminated media, coordinating UST removals, oversight of excavation activities, development of remediation strategies and serving as the liaison between clients, contractors and regulatory agencies. In addition, Mr. Strong has worked on numerous multimillion and billion dollar Real Estate portfolio deals as an assessor of environmental risk.

Mr. Strong previously held the position of Project Manager/Environmental Geologist for a New York based engineering and consulting firm. His responsibilities included direct project management of emergency responses to hazardous materials spills and subsurface petroleum and sanitary remedial projects. In addition, Mr. Strong wrote work project specifications, managed public and industrial asbestos abatement projects and conducted Phase I ESAs of industrial, commercial and residential properties. All project responsibilities included client interaction and strict adherence to deadlines.

RELEVANT EXPERIENCE SUMMARY

- Involved in the assessment, investigation, site work, and permitting associated with projects involving hazardous waste contamination.

- Delineated horizontal and vertical extent of impacted soil in the field using soil-screening methodologies. Select samples for various analytical tests and provide analytical data interpretation as it applies to regulatory reproachable concentrations and cleanup standards, and regulatory closure requirements.

- Supervised petroleum impacted soil excavation and management in accordance with the applicable state regulations for both residential and commercial sites.

- Oversight of numerous underground storage tank removals. Designed and managed dewatering systems for these sites. Assisted in filing necessary submittals for compliance under the Massachusetts Contingency Plan (MCP).

- Generate site plans. Calculate groundwater contour plans and derive groundwater flow directions. Extensive knowledge of TurboCad and other graphics programs.

- Completed numerous Immediate Response Action Plans (IRA), Release Abatement measures (RAM), and Response Action Outcomes (RAO) in association with underground storage tank closures and spills, in compliance with 310 Code of Massachusetts Regulation (CMR) 40,000.

- Completed numerous single and multi-site industrial, commercial and residential environmental site assessments throughout the United States, many of which required extremely quick turn around times for fast track business transactions.

- Completed state specifications packages for construction and asbestos abatement projects for school districts. Included sequestering bid packages and evaluation of contractor experience.

- Creation of asbestos operations and maintenance (O&M) programs for schools and commercial facilities.

- Managed asbestos abatement projects and emergency release episodes for both private and public institutions.

- Conducted numerous indoor air quality (IAQ) investigations to determine source of volatile and particulate contaminants as well as determining remedial air quality solutions.

- Performed hazardous materials inventories and completed management plans for containment, removal and disposal of chemical stockpiles.

- Worked on multimillion & billion dollar real estate portfolio deals as an assessor of environmental risk. Environmental risk costs used to obtain environmental insurance policies on total real estate package.

- Equipment inspection & sampling

- Oversight of geophysical surveys to determine potential existence of subsurface anomalies (USTs, septic tanks, cisterns, etc.).

- Gas station UST compliance inspections

KEY PROJECTS

- **El Comandante, Confidential RE Client, Canovanas, PR** – Completed a Phase I Environmental Site Assessment (ESA) of the El Comandante Horse Race Track in Canovanas, PR. Site consisted of 257 acres, a horse race track, veterinary clinic, stables and motorcade fueling depot area. Soil & groundwater remedial projects for the site were reviewed and estimates of environmental liability costs were generated for ongoing remedial activities.

- **Six Site Phase I ESA, Confidential LLC Client, AL, LA, TX & Canada** – Coordinated and oversaw all aspects of conducting six Phase I ESAs of scaffolding company facilities located in both the United States and Canada.

- **Consolidated Freightways, Confidential RE Client, Various Sites** - Coordinated and oversaw all aspects of conducting 46 Phase I ESAs of a major trucking company's distribution and fuel depot facilities located throughout the country. Liability costs per site, based on environmental issues, were generated and provided with reports.

- **Harischfeger Industries Portfolio, Confidential RE Client, Various Sites** – Conducted 17 Phase I ESAs of major steel gear manufacturing facilities in IL, OH, PA, UT, VA & WI. Liability costs per site, based on environmental issues, were generated and provided with reports.

- **Moll Industries (12 Sites), Confidential RE Client, Various Sites** – Conducted 12 Phase I ESAs of plastics manufacturer facilities in FL, NY, AR, TN, OR, NC, CT & TX. Liability costs per site, based on environmental issues, were generated and provided with reports.

- **Spartan Mills Portfolio, Confidential RE Client, Various Sites** – Conducted 12 Phase I ESAs of linen textiles manufacturer facilities in NC, SC & GA. Liability costs per site, based on environmental issues, were generated and provided with reports.

- **Project Bay View, Confidential RE Client, Various Sites** – Conducted 36 Phase I ESAs of gasoline stations in VA, IL, PA, GA, AL, KS, MO & AR. Conducted 26 Phase I ESAs of restaurant facilities as well. Liability costs per site, based on environmental issues, were generated and provided with reports.

EMPLOYMENT HISTORY

1997 – Present	Vertex Environmental Services, Inc. 400 Libbey Parkway Weymouth, MA 02189
1995 – 1997	Environmental Compliance Group 300 Lawrence Avenue Smithtown, NY

PROFESSIONAL REFERENCES

Available upon request

LAURIE BLAKEMAN

Division Manager

EDUCATION/SPECIAL TRAINING

California State University, Fresno - Fresno, California - B.S. Geology, 1989

REGISTRATIONS/CERTIFICATIONS

OSHA 40-hour Hazardous Materials Safety Training
OSHA 8-hour Refresher (updated annually)
Certified EPA Asbestos (AHERA) Contractor/Supervisor
Certified EPA Asbestos (AHERA) Building Inspector
AUTOCAD – Level II, Intermediate

QUALIFICATIONS

Ms. Blakeman has 16 years of experience in conducting Phase I, Phase II, and Phase III Environmental Site Assessments (ESA). Ms. Blakeman's Phase I ESA experience includes preparation of reports for commercial, industrial, residential and agricultural properties, including a detailed peer review for hundreds of Environmental Site Assessments. Additionally, Ms. Blakeman has produced FCC/NEPA audits and ASTM transaction screens for the wireless communication industry in the siting of PCS antenna/cellular towers. In particular, reviewing data for habitat areas of endangered or threatened species, gathering and reviewing the necessary cultural and historical information from the State Historical Preservation Office (SHPO) and utilizing the California Native Plant Society & Natural Diversity Database for plant and habitat identification.

Ms. Blakeman is also experienced in conducting Phase II/III ESAs. The experience includes subsurface investigations, UST removals and replacements, groundwater monitoring well installation, maintenance of an air-stripper groundwater remediation system including monthly operation and maintenance of vapor extraction systems.

Ms. Blakeman's report experience includes preparation of workplans, cost proposals, site specific health and safety plans, site investigation reports, tank removal and tank closure reports, Phase I, Phase II, and Phase III reports, feasibility studies, and monthly, quarterly, and annual groundwater monitoring reports. Report preparation experience also includes the completion of computer generated drawings and figures, groundwater elevation contour maps, iso-concentration maps, field logs of borings, monitoring well completion summaries, geologic cross-sections, and tables of laboratory analytical data and associated graphs.

Currently, Ms. Blakeman serves as a Division Manager for VERTEX's California operations. As Division Manager, Ms. Blakeman is responsible senior review and consulting on NEPA, CERCLA, RCRA, NRDA and ASTM projects associated with conducting Phase I

Environmental Site Assessments, preparation of Phase II and Phase III investigation reports, remedial investigations, feasibility studies, and NRDA and State regulated environmental projects.

RELEVANT EXPERIENCE SUMMARY

- Completion of Phase I, Phase II, and Phase III Environmental Site Assessments (ESA) on commercial, industrial, residential and agricultural properties for various clients, including lending institutions, large corporations, and private clients.

- Completion of hundreds of National Environmental Policy Act (NEPA) Assessments in California, Washington, Nevada, Idaho, and Florida. Audited properties and provided assessment services to the wireless communications industry. Served as senior review for all projects and maintained an active roll in project management. Assessment work included FCC/NEPA checklists, Environmental Assessments/Transaction Screens and state and local regulatory compliance issues. Preparation and submittal of documentation to specific State Historical Preservation Offices in compliance with FCC licensing requirements.

- Completion of detailed peer reviews for hundreds of Environmental Site Assessments conducted/prepared by other consulting firms. Worked on multimillion and billion dollar real estate portfolio deals as an assessor of environmental risk. Environmental risk costs used to obtain environmental insurance policies on total real estate package.

- Managed the peer review of a real estate portfolio located on both the North Island and South Island, New Zealand. Management activities included the review of environmental documents and reports prepared by other consulting firms, conduct site visits of several properties, and the oversight of local personnel also conducting site visits for specific high-risk properties, as necessary. Established the level of environmental risk associated with the real estate portfolio.

- Participated in a Natural Resource Damage Assessment (NRDA) being performed under the Oil Pollution Act (OPA) of 1990 for a September 1997 release of crude oil from a submarine pipeline off the coast of Santa Barbara County, California. Work involved: evaluating the loss of human use and the potential injury to natural resources and shoreline habitat; analyzing baseline conditions; developing potential restoration projects; and negotiating with Federal, State and local Trustees.

- Participation and management of a 35-well groundwater monitoring program in central California. Work included: collection of groundwater samples on a quarterly basis; management of sampling activities; mapping of flow directions; and evaluating of analytical results related to plume migration, and concentrations of solvents.

- Delineated horizontal and vertical extent of impacted soil in the field using soil-screening methodologies. Select samples for various analytical tests and provide analytical data interpretation as it applies to regulatory reproachable concentrations and cleanup standards, and regulatory closure requirements.

- Inspection and sampling of materials for the presence of asbestos and/or lead based paint. Creation of asbestos and/or lead-based paint operations and maintenance (O&M) programs for commercial facilities.

EMPLOYMENT HISTORY

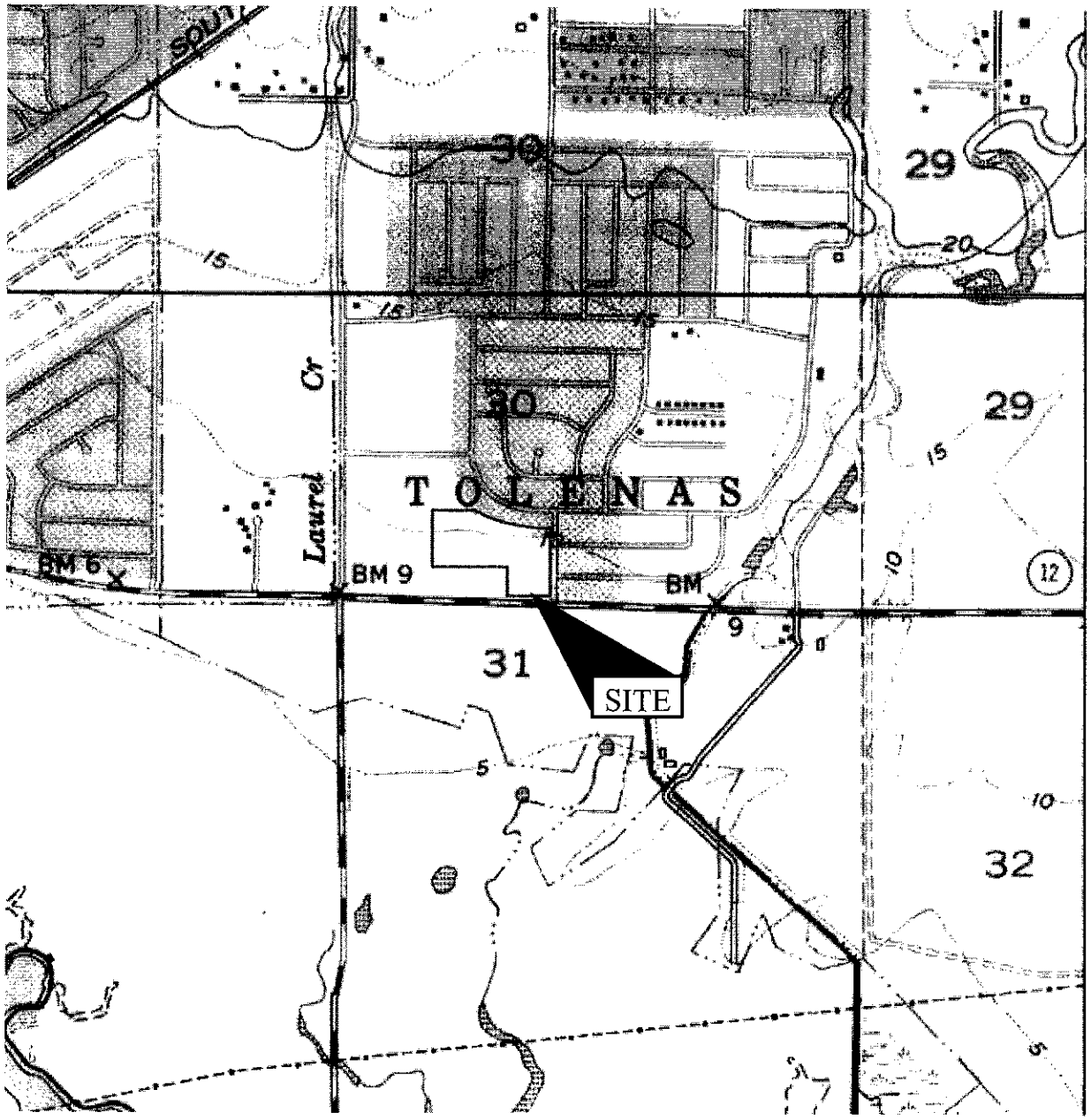
1998 –Present	Vertex Environmental Services, Inc. Fresno, California
1998 – 2006	Vertex Environmental Services, Inc. Burlingame, California
1996 – 1998	Professional Service Industries, Inc. Hayward, California
1995 – 1996	Professional Service Industries, Inc. Fresno, California
1989 – 1995	GeoResearch, Inc. (acquired by Professional Service Industries, Inc. in 1995) Fresno, California

PROFESSIONAL REFERENCES

Available upon Request

Appendix C:

Figures



USGS Topographic Map
Fairfield, California 1980
Contour Interval: 20 feet

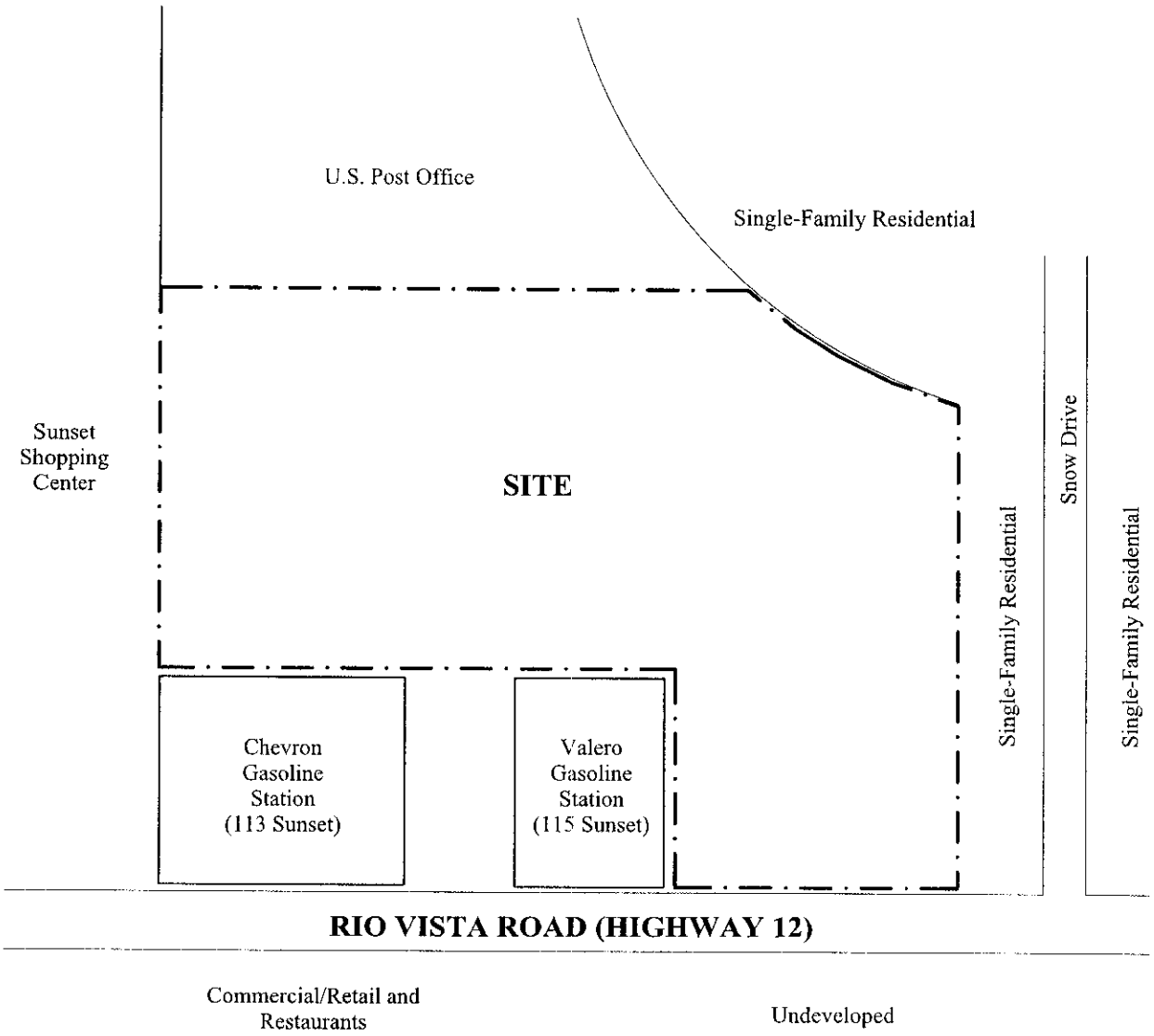
SITE LOCUS MAP
Undeveloped 8.29-Acre Parcel
Rio Vista Road (Highway 12)
Suisun City, California

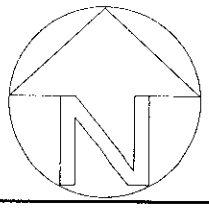
SCALE: 1:24,000

July 5, 2007

VERTEX Proj. No.: 10704

VERTEX
Environmental Services, Inc.

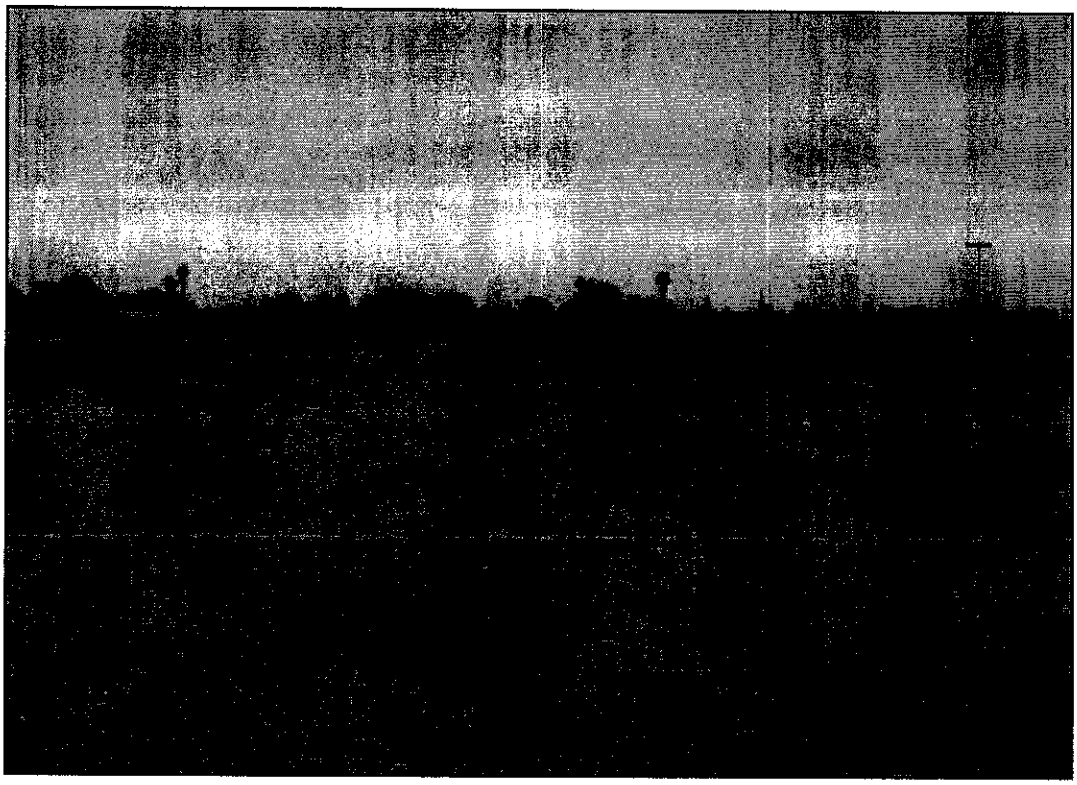




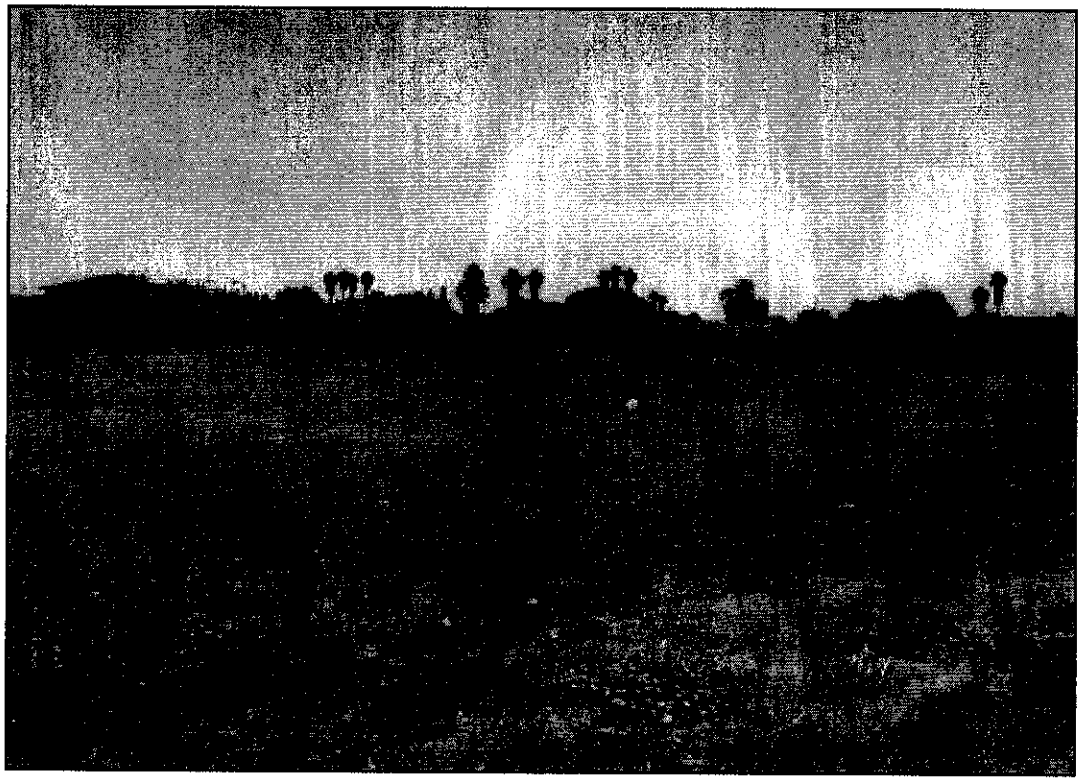
Site Schematic Undeveloped 9.29-Acre Parcel Rio Vista Road (Highway 12) Suisun City, California	NOT TO SCALE July 5, 2007 VERTEX Proj. No. 10704	**VERTEX** **Environmental Services, Inc.** **Figure 2**

Appendix D:

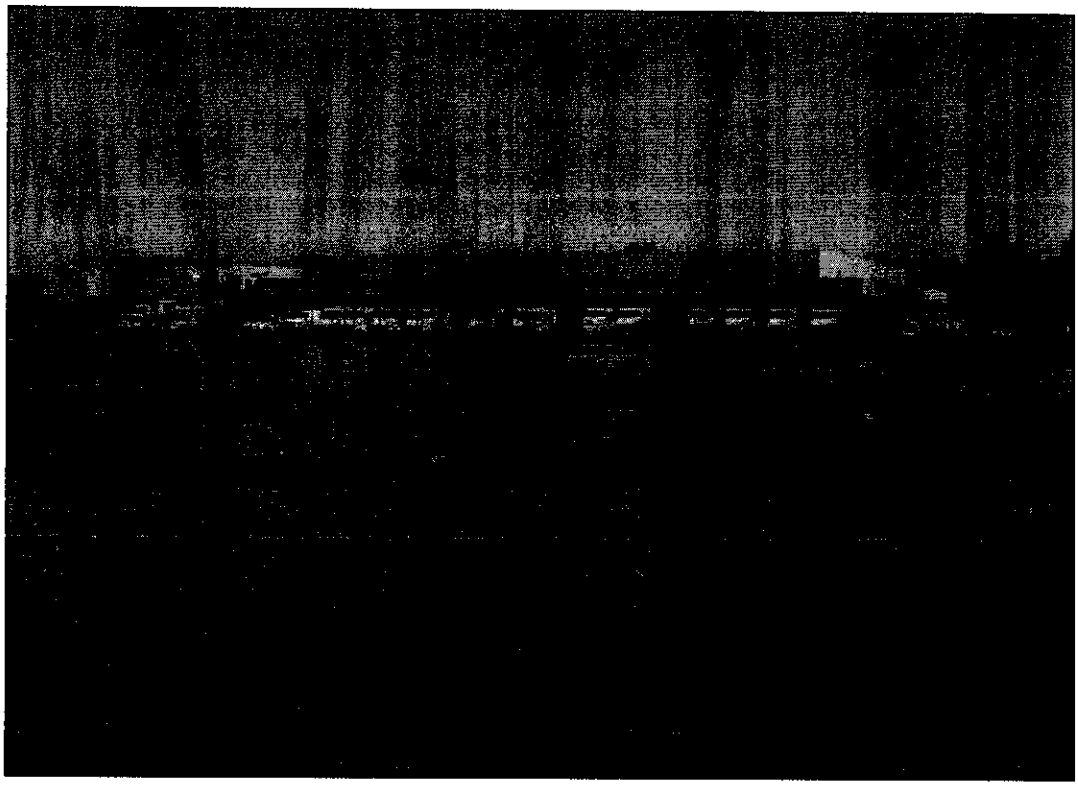
Photographs



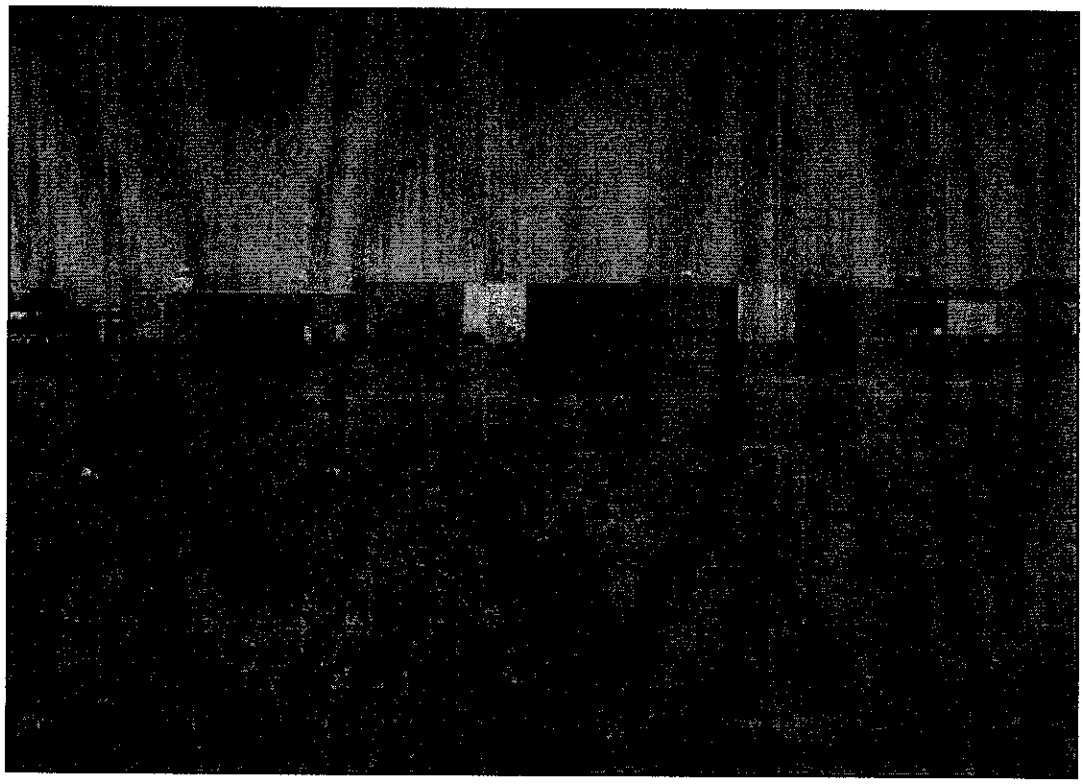
View east of the site



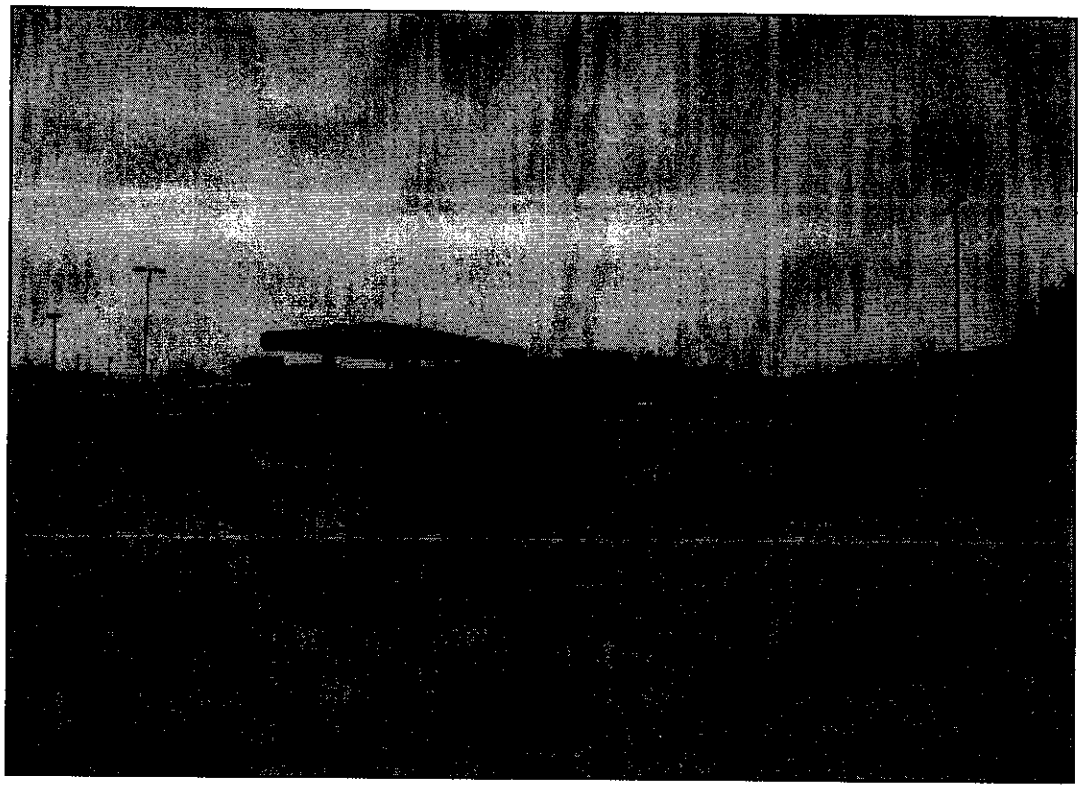
View northeast from the site of the adjacent residential area



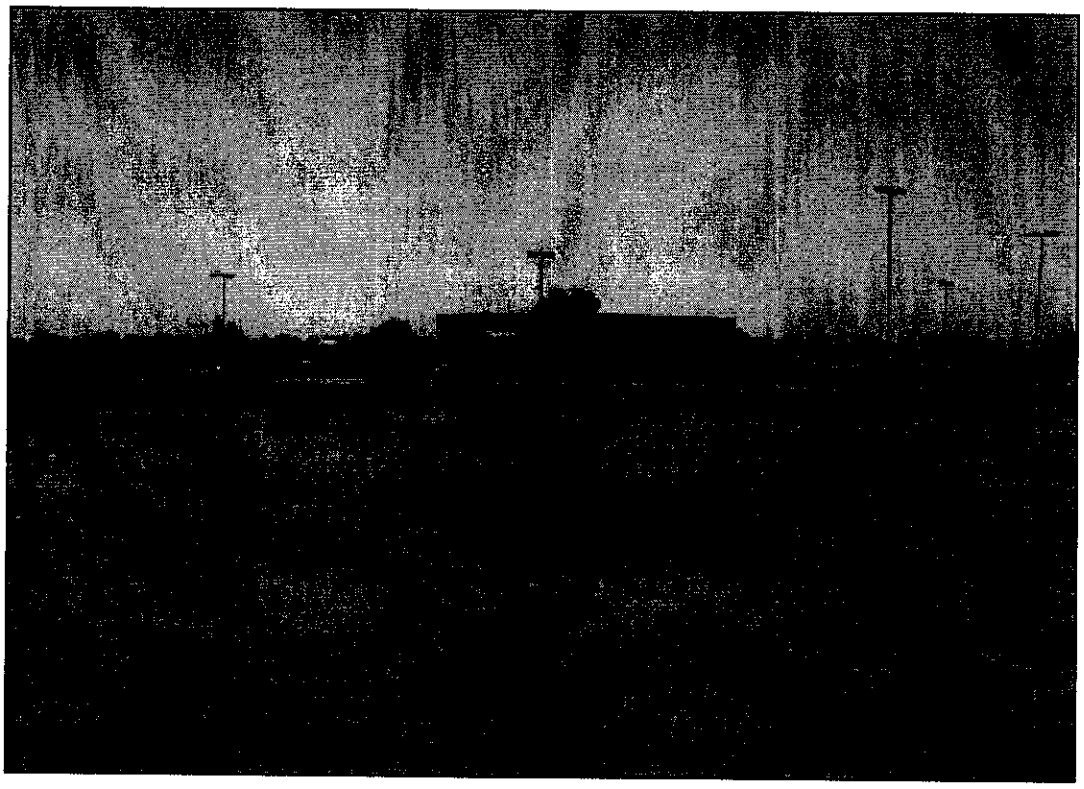
View north from the site toward the US Post Office



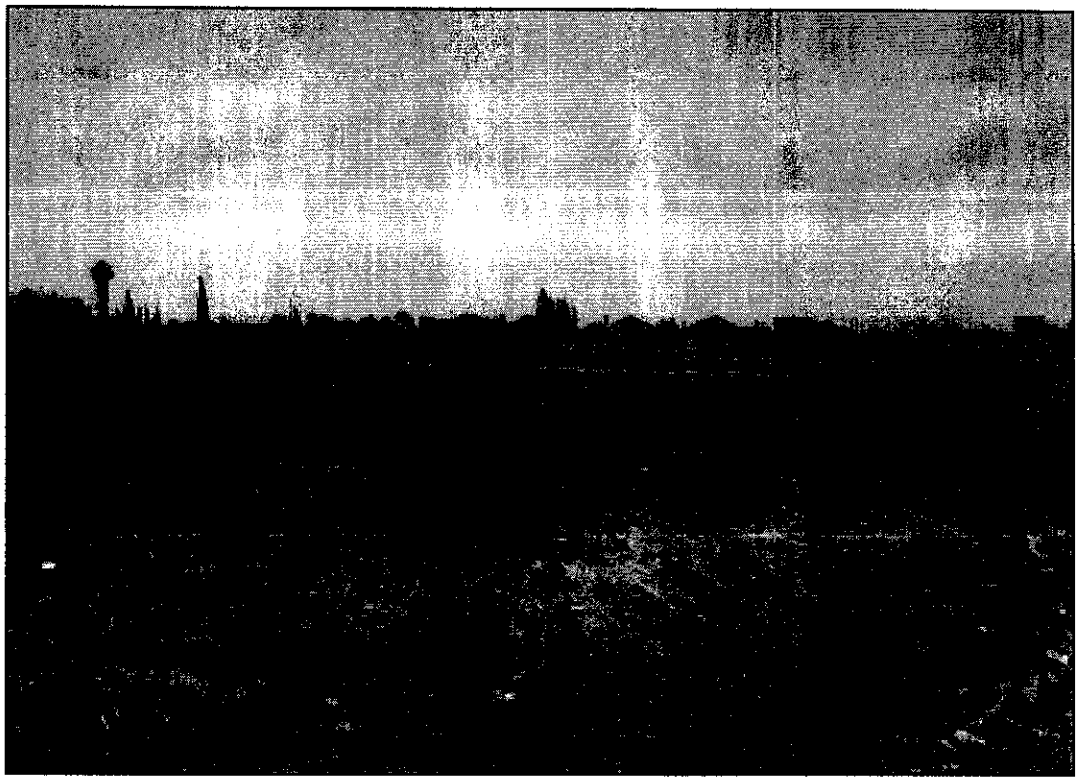
View west from the central portion of the site to the adjacent shopping center



View south from the site toward the Chevron gasoline station

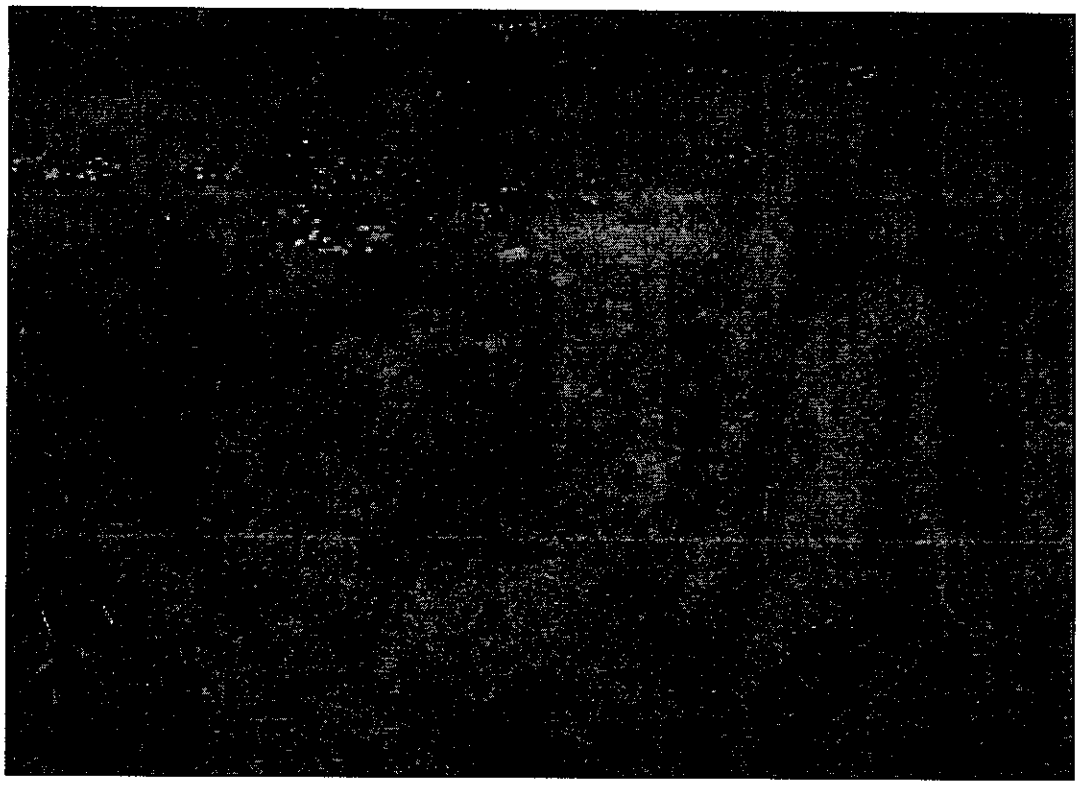


View southeast from the site toward the Valero gasoline station



View southeast from the site toward Rio Vista Road

View of the natural gas marker pole, yellow flags, and painted ground surface.



View of a suspected geotechnical boring

View of one of the suspected geotechnical borings

Appendix E:

Historical Research Documentation

Certified Sanborn® Map Report

Sanborn® Library search results
Certification # 02EB-4A6B-AB8C

Lot 37
Rio Vista Rd and Sunset Ave
Suisun City, CA 94585

Inquiry Number 1950985.3

June 11, 2007

EDR® Environmental
Data Resources Inc

The Standard in Environmental Risk Information

440 Wheelers Farms Rd
Milford, Connecticut 06461

Nationwide Customer Service

Telephone: 1-800-352-0050
Fax: 1-800-231-6802
Internet: www.edrnet.com

Certified Sanborn® Map Report

6/11/07

Site Name:
Lot 37
Rio Vista Rd and Sunset Ave
Suisun City, CA 94585

EDR Inquiry # 1950985.3

Client Name:
Vertex Engineering Services
7081 North Marks Avenue
Fresno, CA 93711

Contact: Laurie Blakeman

EDR® Environmental Data Resources Inc

The complete Sanborn Library collection has been searched by EDR, and fire insurance maps covering the target property location provided by Vertex Engineering Services were identified for the years listed below. The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by Sanborn Library LLC, the copyright holder for the collection.

Certified Sanborn Results:

Site Name: Lot 37
Address: Rio Vista Rd and Sunset Ave
City, State, Zip: Suisun City, CA 94585
Cross Street:
P.O. # NA
Project: 10704
Certification # 02EB-4A6B-AB8C

Sanborn® Library search results
Certification # 02EB-4A6B-AB8C

UNMAPPED PROPERTY

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

The Sanborn Library includes more than 1.2 million Sanborn fire insurance maps, which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

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

Total Maps: 0

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The EDR Aerial Photo Decade Package

Lot 37
Rio Vista Rd and Sunset Ave
Suisun City, CA 94585

Inquiry Number: 1950985.4

June 11, 2007

EDR® Environmental Data Resources Inc

The Standard in Environmental Risk Information

440 Wheelers Farms Road
Milford, Connecticut 06461

Nationwide Customer Service

Telephone: 1-800-352-0050
Fax: 1-800-231-6802
Internet: www.edrnet.com

EDR Aerial Photo Decade Package

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

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with any questions or comments.

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Date EDR Searched Historical Sources:

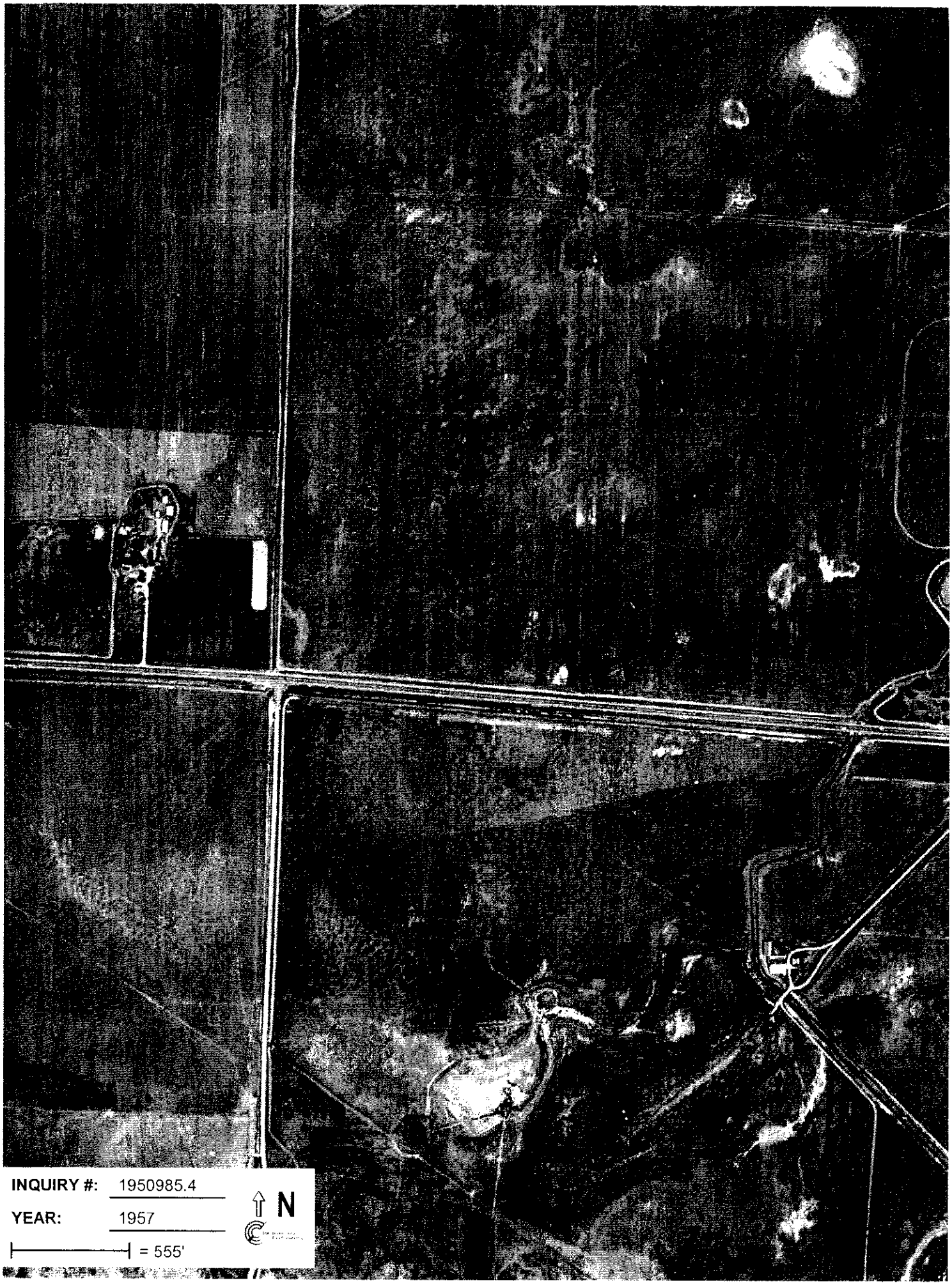
Aerial Photography June 11, 2007

Target Property:

Rio Vista Rd and Sunset Ave
Suisun City, CA 94585

Year	***Scale***	***Details***	***Source***
1937	Aerial Photograph. Scale: 1"=555'	Flight Year: 1937	Laval
1957	Aerial Photograph. Scale: 1"=555'	Flight Year: 1957	Cartwright
1965	Aerial Photograph. Scale: 1"=333'	Flight Year: 1965	Cartwright
1970	Aerial Photograph. Scale: 1"=555'	Flight Year: 1970	Cartwright
1982	Aerial Photograph. Scale: 1"=690'	Flight Year: 1982	WSA
1993	Aerial Photograph. Scale: 1"=666'	Flight Year: 1993	USGS
1998	Aerial Photograph. Scale: 1"=666'	Flight Year: 1998	USGS

INQUIRY #: 1950985.4
YEAR: 1937
= 555'
N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YEAR: 1965
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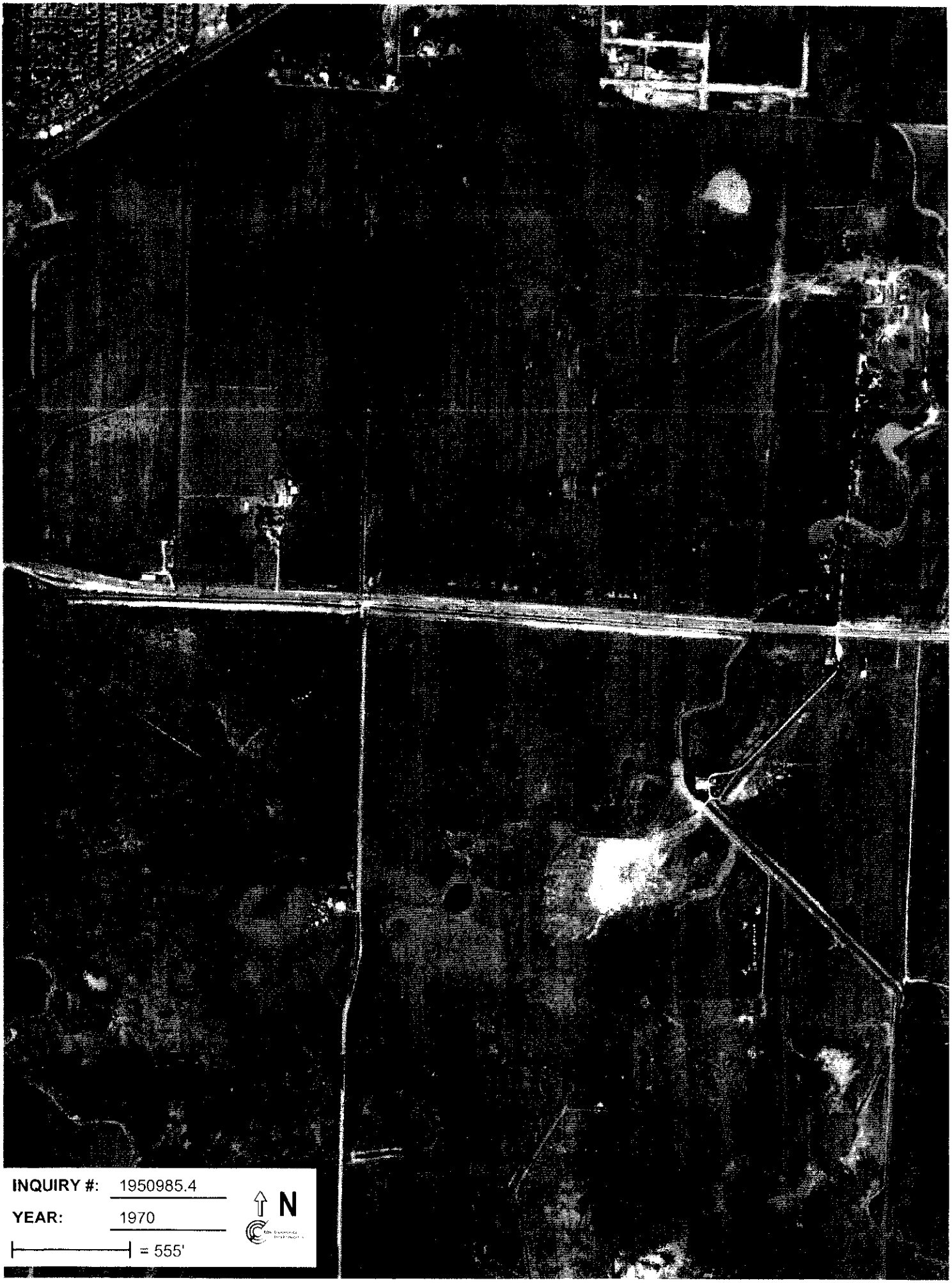
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YEAR: 1982
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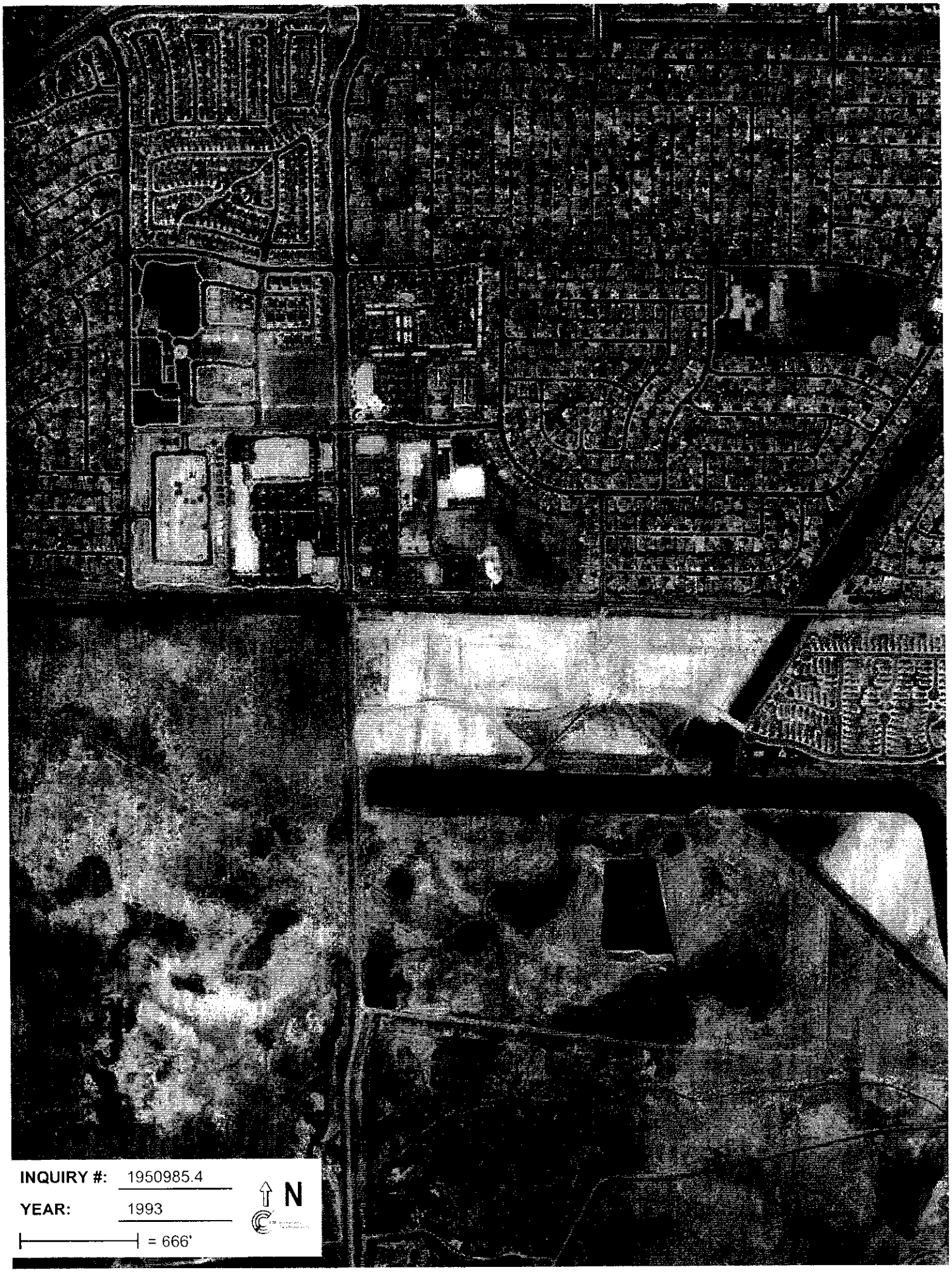
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YEAR: 1993
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INQUIRY #: 1950985.4
YEAR: 1998
= 666'
N

Appendix F:

Regulatory Records Documentation

The EDR Radius Map
with GeoCheck®

Lot 37
Rio Vista Rd and Sunset Ave
Suisun City, CA 94585

Inquiry Number: 1950985.2s

GE Capital Project
☐ T. P. LUST / PWS Well

June 11, 2007

EDR® Environmental
Data Resources Inc

The Standard in Environmental Risk Information

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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 1527-05) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

RIO VISTA RD AND SUNSET AVE
SUISUN CITY, CA 94585

COORDINATES

Latitude (North):	38.244600 - 38˚ 14' 40.6"
Longitude (West):	122.016100 - 122˚ 0' 58.0"
Universal Tranverse Mercator:	Zone 10
UTM X (Meters):	586099.2
UTM Y (Meters):	4233206.0
Elevation:	12 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	38122-B1 FAIRFIELD SOUTH, CA
Most Recent Revision:	1980
North Map:	38122-C1 FAIRFIELD NORTH, CA
Most Recent Revision:	1980
Northeast Map:	38121-C8 ELMIRA, CA
Most Recent Revision:	1980
East Map:	38121-B8 DENVERTON, CA
Most Recent Revision:	1980

TARGET PROPERTY SEARCH RESULTS

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

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:

FEDERAL RECORDS

NPL..... National Priority List

EXECUTIVE SUMMARY

Proposed NPL	Proposed National Priority List Sites
Delisted NPL	National Priority List Deletions
NPL LIENS	Federal Superfund Liens
CERCLIS	Comprehensive Environmental Response, Compensation, and Liability Information System
CERC-NFRAP	CERCLIS No Further Remedial Action Planned
CORRACTS	Corrective Action Report
RCRA-TSDF	Resource Conservation and Recovery Act Information
RCRA-LQG	Resource Conservation and Recovery Act Information
ERNS	Emergency Response Notification System
HMIRS	Hazardous Materials Information Reporting System
US ENG CONTROLS	Engineering Controls Sites List
US INST CONTROL	Sites with Institutional Controls
DOD	Department of Defense Sites
FUDS	Formerly Used Defense Sites
US BROWNFIELDS	A Listing of Brownfields Sites
CONSENT	Superfund (CERCLA) Consent Decrees
ROD	Records Of Decision
UMTRA	Uranium Mill Tailings Sites
ODI	Open Dump Inventory
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)
SSTS	Section 7 Tracking Systems
LIENS 2	CERCLA Lien Information
RADINFO	Radiation Information Database
US CDL	Clandestine Drug Labs
HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing
ICIS	Integrated Compliance Information System
LUCIS	Land Use Control Information System
DOT OPS	Incident and Accident Data
PADS	PCB Activity Database System
MLTS	Material Licensing Tracking System
MINES	Mines Master Index File
FINDS	Facility Index System/Facility Registry System
RAATS	RCRA Administrative Action Tracking System

STATE AND LOCAL RECORDS

HIST Cal-Sites	Historical Calsites Database
CA BOND EXP. PLAN	Bond Expenditure Plan
SCH	School Property Evaluation Program
Toxic Pits	Toxic Pits Cleanup Act Sites
SWF/LF	Solid Waste Information System
CA WDS	Waste Discharge System
WMUDS/SWAT	Waste Management Unit Database
SWRCY	Recycler Database
AST	Aboveground Petroleum Storage Tank Facilities
LIENS	Environmental Liens Listing
CHMIRS	California Hazardous Material Incident Report System
Notify 65	Proposition 65 Records
DEED	Deed Restriction Listing
VCP	Voluntary Cleanup Program Properties
CLEANERS	Cleaner Facilities
WIP	Well Investigation Program Case List

EXECUTIVE SUMMARY

CDL..... Clandestine Drug Labs
RESPONSE..... State Response Sites
HAZNET..... Facility and Manifest Data
EMI..... Emissions Inventory Data
ENVIROSTOR..... EnviroStor Database

TRIBAL RECORDS

INDIAN RESERV..... Indian Reservations
INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land
INDIAN UST..... Underground Storage Tanks on Indian Land

EDR PROPRIETARY RECORDS

Manufactured Gas Plants... EDR Proprietary Manufactured Gas Plants
EDR Historical Auto StationsEDR Proprietary Historic Gas Stations
EDR Historical Cleaners.... EDR Proprietary Historic Dry Cleaners

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.

FEDERAL RECORDS

RCRAInfo: 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. RCRAInfo replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System(RCRIS). 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). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month. Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month Large quantity generators generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

A review of the RCRA-SQG list, as provided by EDR, and dated 06/13/2006 has revealed that there are 2 RCRA-SQG sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
CHEVRON STATION NO 200473	*113 SUNSET CTR*	*1/8 - 1/4 W*	*B5*	*11*
Lower Elevation	**Address**	**Dist / Dir**	**Map ID**	**Page**
SHELL SERVICE STATION	*200 SUNSET AVE*	*1/8 - 1/4 W*	*B7*	*12*

EXECUTIVE SUMMARY

STATE AND LOCAL RECORDS

CORTESE: This database identifies public drinking water wells with detectable levels of contamination, hazardous substance sites selected for remedial action, sites with known toxic material identified through the abandoned site assessment program, sites with USTs having a reportable release and all solid waste disposal facilities from which there is known migration. The source is the California Environmental Protection Agency/Office of Emergency Information.

A review of the Cortese list, as provided by EDR, and dated 04/01/2001 has revealed that there is 1 Cortese site within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
STOP N GO	***115 SUNSET CTR***	***0 - 1/8 W***	***A1***	***6***

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 04/10/2007 has revealed that there are 5 LUST sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
STOP N GO	***115 SUNSET CTR***	***0 - 1/8 W***	***A1***	***6***
Facility Status: Case Closed				
UNOCAL SUISUN FOOD MART	***115 SUNSET AVE***	***0 - 1/8 W***	***A2***	***7***
SHELL-BRANDED SERVICE STATION	200 SUNSET AVE.	1/8 - 1/4 WNW	D9	15
SHELL, SUNSET	200 SUNSET AVE	1/8 - 1/4 WNW	D11	17
Lower Elevation	**Address**	**Dist / Dir**	**Map ID**	**Page**
CHEVRON STATION #200473	***113 SUNSET AVE***	***1/8 - 1/4 W***	***C6***	***11***

CA FID: 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 2 CA FID UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
SUNSET SHELL	200 SUNSET BLVD	1/8 - 1/4 WNW	D10	16
Lower Elevation	**Address**	**Dist / Dir**	**Map ID**	**Page**
STOP & GO #2106	114 SUNSET CTR	1/8 - 1/4 WSW	C8	14

EXECUTIVE SUMMARY

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

A review of the SLIC list, as provided by EDR, and dated 04/10/2007 has revealed that there is 1 SLIC site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Dist / Dir	Map ID	Page
PARK PLACE CLEANERS Facility Status: Case Closed	258E SUNSET AVENUE	1/4 - 1/2W	13	19

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 04/10/2007 has revealed that there are 3 UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
UNOCAL SUISUN FOOD MART	***115 SUNSET AVE***	***0 - 1/8 W***	***A2***	***7***
SHELL, SUNSET	***200 SUNSET AVE***	***1/8 - 1/4WNW***	***D12***	***17***
Lower Elevation	**Address**	**Dist / Dir**	**Map ID**	**Page**
CHEVRON STATION #200473	***113 SUNSET AVE***	***1/8 - 1/4W***	***C6***	***11***

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 is 1 HIST UST site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
STOP N GO MARKET #2106	115 SUNSET AVE	0 - 1/8 W	A3	8

SWEEPS: 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 1980'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 2 SWEEPS UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
CHEVRON USA, INC.	113 SUNSET CNTR	1/8 - 1/4W	B4	9
SHELL, SUNSET	***200 SUNSET AVE***	***1/8 - 1/4WNW***	***D12***	***17***

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped:

Site Name	Database(s)
SUNSET GASOLINE OF SUISUN CORP	SWEEPS UST
FISH & GAME DEPARTMENT OF	LUST, Cortese
SUISUN CITY OF CORPORATION YARD	LUST
FOOD AND LIQUOR 156	HIST UST
CAL CHIEF CHEM	RCRA-SQG, FINDS
DESILVA GATES	SLIC
TOMRA PACIFIC INC/ALBERTSONS #7219	SWRCY
EXPLOSIVE TECHNOLOGY, INC	ENVIROSTOR