



ALFA Environmental Assessment Services

9000 Crow Canyon Road, Suite S
Danville CA 94506

Phase I Environmental Site Assessment Report



2510 SOUTH EAST AVENUE
FRESNO, CALIFORNIA 93775

Prepared For:

Shawn Garcia

3000 Atlantic Avenue
Long Beach CA 90807

June 26, 2019



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Shawn Garcia

3000 Atlantic Ave.

Long Beach CA 90807

RE: Phase I Environmental Site Assessment
2510 South East Ave.
Fresno CA 93775

ALFA Environmental Assessment Services is pleased to provide you with the attached Phase I Environmental Site Assessment for the above referenced subject site (hereafter referred to as the "Property"). The work performed for this project included: a professional site reconnaissance, interviews, and detailed research of: regulatory agency files; aerial photographs; historical maps; previous environmental assessment reports at nearby sites, and a review of the regulatory environmental database listings for the Property and surrounding area.

"I, Valentina Constantinescu, declare that, to the best of my professional knowledge and belief, I meet the definition of *Environmental Professional* as defined in 312.10 of {40CFR 312}", and "I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed All Appropriate Inquiries (AAI) in conformance with the standards and practices set forth in {40CFR Part 312}."

Sincerely,

ALFA Environmental Assessment Services

Valentina Constantinescu, B.Sc.

EPA-Compliant *Environmental Professional* {40CFR Part 312}

PROJECT SUMMARY

We have performed a Phase I Environmental Assessment in conformance with the scope and limitations of ASTM Practice E1527-21 of the Property located at 2052 E. Harvey Ave. (APN 45222616), Fresno CA 93701. Any exceptions to, or deletions from, this practice are described in this report.

The goal of the processes established by the practice for conducting an environmental site assessment is to identify recognized environmental conditions (RECS). Recognized environmental conditions indicate the presence or likely presence of any hazardous substances or petroleum products on a property 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, ground water, or surface water of the Property. The term is not intended to include *de minimis* conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* are not recognized environmental conditions.

The Property is located south of E. Harvey Ave., north of *Sequoia-Kings Canyon Freeway* (180), and east of *Burlington Northern Santa Fe Railroad* within a residential and commercial area of Fresno, Fresno County, California.

The Property totals approximately 0.43 acres and is vacant land.

The Assessor Parcel Number (APN): 45222616 (Fresno County).

There was no evidence of improper storage, usage, or disposal of hazardous waste or other chemicals.

No indication of potentially hazardous material disposal with the solid waste was noted during ALFA reconnaissance. No stains or significant odors were noted. Nonhazardous waste at this site is not considered a significant concern to this investigation.

No on-site water wells or springs were observed during the Property reconnaissance.

No settling ponds, lagoons, surface impoundments, wetlands or natural catch basins were observed at the Property during this investigation.

No evidence of water supply, irrigation, oil, injection, or dry wells was observed on the Property.

No evidence of underground storage tanks (USTs) or aboveground storage tanks (ASTs) were observed on Property.

The subject Property was not identified in the regulatory database reports.

The adjacent properties were not identified in the regulatory database reports.

A large number of properties were identified within 1-mile radius in the regulatory database reports. The most significant nearby properties were identified in the following regulatory database reports:

- EDR Hist Auto
- EDR Hist Cleaner
- RCRA NonGen / NLR
- CERS HAZ WASTE, CUPA Listings, CERS
- CUPA Listings
- HIST UST
- CUPA Listings, WDS
- SWEEPS UST, CA FID UST
- HAZNET, HWP, CERS, HWTS
- SWEEPS UST, CA FID UST

An explanation of the acronyms is presented in “*The EDR Radius Map™ Report with GeoCheck®*” – see attachments

The most significant properties listed in the surroundings are:

7-Eleven Inc. #38937 - 990 ft WSW
704 N Blackstone Ave
Permitted Underground Storage Tank

Mga Liquor 3 - 1080 ft SSW
471 N Effie St
Permitted Underground Storage Tank

Jack's Gas - 1321 ft SW
1736 E Belmont Ave
Permitted Underground Storage Tank

Unocal #4319 - 1566 ft NNW
1150 Abby N
Leaking Underground Storage Tank (LUST) Cleanup Site
Status: Completed - Case Closed

Pennywise Self Service - 1750 ft SW
1536 Belmont Ave E
LUST Cleanup Site
Completed - Case Closed as of 3/18/1997

Pennywise - 2nd Case
1536 Belmont Ave E
LUST Cleanup Site
Completed - Case Closed as of 12/14/2001

Circle D Food & Liquor - 1936 ft NE
2520 E Olive Ave
Permitted Underground Storage Tank

Valley Market - 1942 ft NNE
2430 East Olive
LUST Cleanup Site
Status: Completed - Case Closed

Unocal Bulk Plant #221
101 Roosevelt N
LUST Cleanup Site
Status: Completed - Case Closed

The Subject Property history is based on historical review of aerial photographs, topographic maps, Sanborn Fire Insurance Maps, City Directory, Building, Planning, and Environmental Health Department records, Environmental Questionnaire, *Geotracker*, documents, and on the “*The EDR Radius Map™ Report with GeoCheck®*”.

According to the Sanborn Fire Insurance Maps (see attachments), in 1906, a stable and a water tank is depicted in the west portion of the subject property and the rest of the Property was vacant land. A structure labeled “Bake Ho & Owg” is depicted approximately 150 ft to the northwest, across the railroad. In general, dwellings and vacant land are depicted in the surrounding area.

In 1919, a stable is depicted at #2000 and dwellings and one vacant parcel are depicted on site between #2000 and #2070 (even numbers) E Harvey Ave. Dwellings depicted in the adjacent areas and some vacant land to the east. A structure located approximately 570 ft north-northwest east of the railroad is labeled “*Lumber Storage*”. A church “*Thomas Av. Mission Pentecostal*” was located approximately 270 ft to the southeast.

In 1921 and 1923, houses are depicted on subject Property area and in the immediate surroundings. A church is depicted at the adjacent site to the south-southeast, another church is depicted far to the east-northeast, and five non-residential structures are depicted far to the north, east and west of the railroad.

On the 1946, 1947, 1955, 1965, and 1974 topographic maps are depicted only the adjacent and nearby churches; another church and “*Washington School*” are depicted far to the west. In 1965, “*Webster School*” is depicted far to the east-northeast.

In 1950, a storage structure is depicted at #2012 and dwellings and some auto garages between #2014 and #2070 E Harvey Rd. A structure located approximately 235 ft to the north is labeled “*North Side Lumber Co.*” at #2000 and #2010 Lewis Ave.

In 1970, there are no significant changes at subject Property. The off-site area to the southeast, the former church area is now vacant. An auto repair shop is depicted approximately 285 ft to the northwest at #826 N Diana St. More dwellings depicted east of N Clark St. No other significant changes in the immediate surrounding areas.

On the 1981 topographic map, the subject Property area and adjacent areas to the east-northeast and west-southwest are depicted as vacant land (along future freeway), the adjacent church to the southeast no longer exists, and no structures are depicted on this topographic map.

Only roads are depicted on the 2012, 2015, and 2018 topographic maps.

There are no businesses significant to this Phase I ESA listed on site.

The following businesses are listed or depicted in adjacent/nearby areas:

“Bake Ho & Owg” (1906), “*Lumber Storage*”(1919), Drake L 0 - 636 ft S – hand laundry (1937), “*North Side Lumber Co.*” at #2000 and #2010 Lewis Ave. (1950), Lewis Automotive Ser (1958-1975), International Torque, Industrial Repair Su, Extreme Industrial C, 7-Eleven, MGA Liquor 3, Jack's Gas, Unocal, Pennywise Self Service, Circle D Food & Liquor, Valley Market, Unocal Bulk Plant.

The most significant businesses for this Phase I ESA listed in the *City Directory*:

- *Rear Lewis Automotive Service Repairs* at #1924 E Lewis Ave. (1958-1975)
- *BK Sales Warehouse* at #2007 E Lewis Ave. (1965)
- *J.D. Classiccs* (1999, 2002), *Elite Spot Shop* (auto appraisal and body repair)(1990), *Murrays Auto Body* - auto body repair (1980), and *North Side Lumber Co.* (1942-1965) at #2010 E Lewis Ave.
- *Berg Trucking Co.* (1958) at #1832 E Harvey Ave.

VAPOR ENCROACHMENT SCREENING

The Vapor Encroachment Screening (VES) Standard (ASTM E2600-10) may include a two-tiered screening process. Initially, the Tier 1 VES focuses on known or suspected contaminated properties located within the area of concern (AOC). The VES process does not evaluate the potential for vapor intrusion (VI) of subsurface vapors. Evaluation of VI conditions requires field sampling, and is not included in ASTM E1527-21.

Solvents, gasoline, and other volatile compounds are routinely used at auto repair shops, gas stations and at manufacturing companies. A thorough review of the subject Property and nearby environmental cases (all *Closed Cases*), including site history, geological, hydrogeological, and contaminant extent review, indicated contamination at the nearby fuel stations, auto repair shops, and/or other listed sites is confined to these sites.

Operations at the adjacent properties do not present a vapor encroachment condition to the subject Property. Based on the findings, vapor migration from adjacent properties is not expected to represent a significant environmental concern at this time. Copies of significant figures and documents regarding the nearby listed sites are attached.

Findings and Opinions

The goal of the processes established by the practice for conducting an environmental site assessment is to identify:

Recognized environmental condition (REC) refers to the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: due to release to the environment; under conditions indicative of a release to the environment; or under conditions that pose a material threat of a future release to the environment.

The term is not intended to include *de minimis* conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* are not

recognized environmental conditions. Conditions that present a REC are those involving hazardous substances/petroleum products that we cannot rule out a release to the subsurface without analytical data, for example: USTs, dry cleaners, industrial/manufacturing, solvent usage, septic system on an industrial property, etc.

Historically, subject Property area has been undeveloped/vacant land.

According to the Sanborn Fire Insurance Maps (see attachments), in 1906, a stable and a water tank is depicted in the west portion of the subject property and the rest of the Property was vacant land.

Since the early 1920's houses are depicted on subject Property area. In 1950, a storage structure is depicted at #2012 and dwellings and some auto garages between #2014 and #2070 E Harvey Rd. In the 1970's, there are no significant changes at subject Property. Since the early 1980's the subject Property area and adjacent areas to the east-northeast and west-southwest are depicted as vacant land (along future freeway)

There are no businesses significant to this Phase I ESA listed on site.

ALFA did not identify any recognized environmental conditions for the subject Property during the course of this assessment.

Historical Recognized Environmental Condition (HREC) refers to a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls.

ALFA did not identify any historical recognized environmental conditions for the subject Property during the course of this assessment.

Controlled recognized environmental conditions (CREC) refers to a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.

ALFA did not identify any controlled recognized environmental conditions for the subject Property during the course of this assessment.

OPINIONS AND RECOMMENDATIONS

This assessment has revealed no evidence of Recognized Environmental Conditions (RECS), Controlled RECs (CREC), and Historical RECs (HREC) associated with the subject Property.

An **environmental issue** is defined as an environmental concern which does not qualify as a REC, but which may warrant further discussion. Operations at the adjacent properties do not present a vapor encroachment condition to the subject Property. Vapor migration is not expected to represent an environmental concern at this time.

No further investigation of the Property is recommended at this time.

INTRODUCTION

ALFA Environmental Assessment Services (ALFA) has completed the Phase I Environmental Site Assessment (ESA) of the Property located at 1780 Muir Rd., Martinez CA 94553 (cited hereafter as the Property).

This report follows the guidelines as stated in ASTM Standard Designation E 1527-13; Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. This Standard complies with "All Appropriate Inquiries" (AAI) 40 CFR Part 312.

PURPOSE, INVOLVED PARTIES

The purpose of performing this Phase I ESA was to identify recognized environmental conditions (RECs) in connection with the subject Property. Specific types of liabilities addressed in this report are based on statements detailed in ASTM Standard Designation E 1527-13. This ASTM standard practice is intended to constitute "all appropriate inquiry into the previous ownership and uses of the Property consistent with good commercial or customary practice".

ALFA was retained by **Mr. Kevin Myas, CCE**, Director of CAHP Credit Union to conduct this Phase I Environmental Site Assessment for the subject Property.

DETAILED SCOPE OF SERVICES

The Scope of Services for the performance of this Phase I ESA included the following tasks:

- ❖ On-site visual reconnaissance of the Property to evaluate on-site activities in respect to hazardous materials use, storage and disposal activities.

- ❖ On-site visual survey of the current uses of the immediately adjacent sites, and surrounding area.
- ❖ Review of selected historic documentation for the Property to determine what activities have occurred at the subject site since the Property's first developed use.
- ❖ Review of reasonably ascertainable regulatory agency files concerning hazardous material use, storage and disposal at the Property and at adjacent and surrounding sites.
- ❖ Detailed professional review of a one-mile radius report.
- ❖ Preparation of this report in general accordance with the document entitled *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (The American Society for Testing and Materials [ASTM], Designation E 1527-13).
- ❖ Interviews with available Property contacts, regulatory officials and personnel associated with the subject and adjoining properties.

DEVIATIONS

No deviations from the recommended scope of ASTM Standard E 1527-13 were observed as part of this Phase I.

SIGNIFICANT ASSUMPTIONS

ALFA assumes all the information provided to us was true and accurate.

LIMITATIONS AND EXCEPTIONS

This Phase I Environmental Site Assessment does not guarantee the condition of the Property. ALFA Environmental Assessment Services (ALFA) is not be responsible for conditions or consequences arising from facts and information that were withheld or concealed, or not fully disclosed at the time this evaluation was performed. Conclusions and recommendations made in the report for the Property are preliminary in nature and are based wholly upon the data obtained and available information reviewed during the assessment. The site assessment is prepared to assist in decisions regarding this Property, and its possible subsurface environmental hazards. ALFA is not responsible for errors or omissions in agency files or databases or non-disclosure by Property owners or representatives. To achieve the study objectives for this project we were required to base ALFA conclusions and recommendations on the best information available during the period the investigation was conducted. ALFA professional services are performed using the degree of care and skill ordinarily exercised by environmental consultants practicing in this or similar fields. The findings are mainly based upon examination of historic records, maps, aerial photographs, and governmental agencies lists. It should be noted that governmental agencies often do not list all sites with environmental contamination; the lists and data used could be inaccurate and/or incomplete. Recommendations are based on the historic land use of the subject property, as well as features noted during the site inspection. The absence of potential gross contamination sources, historic or present, does not necessarily imply that the subject property is free of any contamination. This project did not include sampling of materials (for example: soil, water, air, asbestos, mold, building materials). This Phase I Site Assessment does not include the mention of, recovery, sampling, or reporting of the nature or extent of Asbestos Containing Materials or any Mold Issues. ALFA does not warrant or guarantee that no significant events, releases or conditions could have arisen during the periods with data gaps (if they exist). This Phase I Site Assessment does not include information or advice relating to any environmental issues, laws or environmentally related business decisions that have not been stated in the above outline. No warranties, therefore, are expressed or implied. ALFA has no liability towards consequential damages. In some cases, an environmental compliance audit may be necessary for a Property. The information and opinions rendered in the report are exclusively for use by the Client. ALFA will not distribute or publish this report without the Client's consent except as required by law or Drive order. ALFA has no responsibilities or liability whatsoever to persons or entities other than the Client if they so choose to use this report.

Matters Known to Client. The Client, Property representative or site owner, should have provided ALFA with any and all information known to the Client, or suspected by the Client, which pertains to: (a) the existence or possible existence at, on, under or in the vicinity of the Property, of any hazardous materials, pollutants (b) any conditions at, on, under or in the vicinity of the Site, which might represent a potential safety hazard or danger to human health or the environment; (c) any permit, manifest, title record, lien or other record of compliance or non-compliance with any federal, state or local laws, or Drive or administrative order or decrees; which could affect the recommendations or conclusions reached by ALFA in the performance of its Services. There may be additional reports relating to the Property (whether prepared by ALFA or other parties), and reliance upon any ALFA report without reference to any such other reports is done at Client's sole risk. All information regarding operations, plans, specifications, conditions or test data which is provided to ALFA by client, owners or third parties (including without limitation, any point of contact at the site), is deemed by ALFA to be correct and complete without any independent verification by ALFA. ALFA assumes no responsibility for the accuracy of such information and shall not be liable if reliance on such information results in incorrect conclusions or results.

LIMITATION OF LIABILITY ALFA total liability to the Client for any and all injuries, claims, losses, expenses or damages whatsoever directly or indirectly arising out of or in any way related to this report from any cause or causes, including but not limited to ALFA negligence, errors, omissions, strict liability, or breach of contract shall NOT EXCEED THE TOTAL AMOUNT OF THE CONTRACT FOR THIS PROJECT. ALFA SHALL NOT BE LIABLE FOR LATENT OR HIDDEN CONDITIONS, CONDITIONS NOT ACTUALLY OBSERVED BY ALFA, THE POTENTIAL CONSEQUENCES OF OBSERVABLE CONDITIONS, CONDITIONS OF WHICH CLIENT HAD KNOWLEDGE OF AT THE TIME OF THE SERVICES, OR ANY UNAUTHORIZED ASSIGNMENT OF OR RELIANCE UPON THE REPORTS. NONWITHSTANDING THE PRIOR SENTENCE, IN NO EVENT SHALL ALFA BE LIABLE TO CLIENT FOR ANY EXEMPLARY, PUNITIVE, DIRECT OR INDIRECT, INCIDENTAL, SPECIAL, OR CONSEQUENTIAL (INCLUDING LOST PROFITS) DAMAGES ARISING FROM OR IN ANY WAY CONNECTED WITH ITS PERFORMANCE OR FAILURE TO PERFORM UNDER THE AGREEMENT, EVEN IF THE AFFECTED PARTY HAS KNOWLEDGE OF THE POSSIBILITY OF SUCH DAMAGES.

RELIANCE AND ASSIGNMENT THE CLIENT MAY RELY ON THE CONTENTS OF THIS REPORT. NO OTHER PERSON OR ENTITY MAY RELY ON THE REPORT WITHOUT THE ADVANCE WRITTEN CONSENT OF ALFA, AND NO OTHER THIRD PARTY BENEFICIARIES ARE INTENDED.

SPECIAL TERMS AND CONDITIONS / ADDITIONAL SERVICES

The Client for this project requested no special terms, conditions or extraneous services. Therefore, ALFA implemented no special terms, conditions or extraneous services for this project. Business Environmental Risk concerns have not been addressed for this project. Controlled substances information has not been included, as it is outside the scope of E 1527 unless specifically requested by the Client. Although requested, the user did not provide ALFA with any land title or environmental lien records.

USER RELIANCE

This Phase I Environmental Site Assessment has been prepared for the exclusive use of the Client.

PROPERTY DESCRIPTION

LOCATION AND LEGAL DESCRIPTION

The Property is located south of Muir Rd. and State Highway 4 in Martinez, California. The site is surrounded by residential / commercial properties of Martinez, Contra Costa County, California.

The Property totals approximately 1.44 acres and is occupied by an approximately 4187 sq ft commercial structure, storage trailers, asphalt-paved parking and driveways, and landscaped area.

The Property is located on the Assessor's Parcel Number (APN):
155-103-023-0

A Property Location Map, Topographic Map, and a Property Site Plan are presented in Attachments, as Figures 1, 2, and 3.

On November 23, 2021, ALFA conducted a visual reconnaissance of the Property and of the immediately adjacent areas. ALFA inspected all interior and exterior areas of the Property during the site reconnaissance.

SITE AND VICINITY GENERAL CHARACTERISTICS

According to the City Code, the Property is located in a commercial zone of Martinez. The Property is generally sloping to the north and east.

PHYSICAL SETTING SOURCES

TOPOGRAPHIC MAP REVIEW

The United States Geological Survey (USGS) 7.5-minute topographic map

depicting the location of the site was reviewed. The location of the site is shown on the 1995 USGS, Walnut Creek California Quadrangle map. According to the contour lines on the topographic map, the site is located at an elevation of approximately 164 feet above mean sea level (MSL). Topography in the vicinity of the site is generally sloping to the north and toward a former intermittent creek to the east.

GEOLOGICAL AND HYDROGEOLOGICAL REVIEW

Based on the geological map (see attachment), subject Property is underlain by Triassic marine sedimentary rocks, designated Tmss, consisting of sandstone, locally pebbly, fossiliferous, south of Shell Ridge may include non-marine rocks.

Surface water is expected to flow toward north and east and groundwater beneath the subject Property is expected to flow toward a small intermittent creek noted on historical topographic maps, approximately to the east-southeast.

No settling ponds, lagoons, surface impoundments, wetlands or natural catch basins were observed at the subject Property during this assessment.

The City of Martinez utilizes Groundwater and Surface Water for its fresh (potable) water sources.

“In 2020, your drinking water quality met or surpassed every state and federal requirements that safeguards public health.”

“Our water system complies with all of the health-based drinking water standards and Maximum Contaminant Levels (MCLs) required by the California Division of Drinking Water and the USEPA.”

FLOOD ZONE INFORMATION

ALFA performed a review of the Flood Insurance Rate Map, published by the Federal Emergency Management Agency. According to Community Panel Number 06013C0277F dated June 16, 2009, the subject property appears to be located in Zone X, an area located outside of the 100-year

and 500-year flood plains. A copy of the reviewed flood map is included in Appendix C of this report.

CURRENT USE OF THE PROPERTY

- *Commercial.*

DESCRIPTION OF STRUCTURES AND PROPERTY IMPROVEMENTS

STRUCTURES

The Property is occupied by one 1-story 4,187 sq ft slab-on grade commercial structure.

Portions of the Property not occupied by the subject Property structures consist of storage trailers, asphalt-paved parking and driveways, and landscaped area.

DRIVES

The Property is accessed from Muir Rd. by an asphalt-paved driveway (see Figure 2, attached).

MECHANICAL SYSTEMS

Normal utilities, alarms, and fire sprinkler systems, were observed at the Property.

SOLID WASTE AND SEWAGE DISPOSAL

Trash receptacles are used for solid waste transported and disposed off by *Republic Trash Service*. Sewage is disposed of via *Mountain View Sanitary District (MVSD)* sewer lines.

No stains or significant odors were noted in or around the trash receptacles. Nonhazardous waste at this site is not considered a significant concern to this investigation. No indication of potentially hazardous material disposal with the solid waste was noted during ALFA reconnaissance.

HEATING AND COOLING SYSTEMS

Electrical and gas heating and cooling systems (PG&E)

SURFACE WATER DRAINAGE, PITS, PONDS AND LAGOONS

Surface water drains into on-site storm water drains located along the Property and into the public right of way. Sewage is disposed of via MVSD sewer lines.

No wetlands, surface impoundments, natural catch basins, settling ponds or lagoons are located on the Property.

SOURCE OF POTABLE WATER

Potable water is provided by the City of Martinez.

HAZARDOUS MATERIALS STORAGE, USE, DISPOSAL

There was no evidence of improper storage, usage, or disposal of hazardous waste or other chemicals. However, a few empty paint small containers were noted outside, west of the building; these should be transported off-site and disposed off by licensed contractors.

WELLS

No evidence of water supply, irrigation, oil, injection, or dry wells was observed on the Property.

FLOOR DRAINS, SUMPS AND CLARIFIERS

Floor drains and sumps were observed inside the building. No unusual staining or odors were observed at these locations. No clarifiers were observed.

STORAGE TANKS

No underground storage tanks (USTs) or aboveground storage tanks (ASTs) were observed on Property.

PIPELINES

A petroleum pipeline oriented east-west was observed off-site along the north side of the subject Property, south of Muir Rd.

STAINED SOIL OR PAVEMENT

No stained soil was observed. No significant staining was observed on the exterior paved surfaces. Minor oil and grease was observed in places, but did not appear to be of significant environmental concern.

CURRENT USES OF ADJOINING PROPERTIES

The adjacent properties is comprised of Muir Rd. and State Highway 4 to the north, commercial properties to the south, residential properties to the west and southwest, Contra Costa County Sheriff Dept. to the east, and Contra Costa Juvenile Hall to the southeast.

No items of obvious environmental concern were observed on the vicinity reconnaissance.

USER PROVIDED INFORMATION

Title Records, Environmental Liens, Activity and use Limitations, Specialized Knowledge, Value Reduction for Environmental Issues, Commonly Known or Reasonably Ascertainable Information

Per ASTM E 1527-13 Section 6.2, the User is required to provide and/or report to the environmental professional any environmental liens or activity and use limitations (AULs) so identified for the subject property. The environmental professional per the ASTM practice is not responsible to undertake a review of recorded land title records and judicial records for environmental liens or activity and use limitations.

No title records or information was provided to ALFA by the User.

The User did not request ALFA to coordinate with a title company or title professional to undertake a review of Recorded Land Title records and judicial records for environmental liens or AULs.

ALFA was not provided with any information regarding liens, activity and use limitations, specialized knowledge, or value reductions for environmental issues on the Property.

OWNER, PROPERTY MANAGER AND OCCUPANT INFORMATION

The Environmental Questionnaire was completed and signed by the owner of record of the Property (see attachment)

PREVIOUS ENVIRONMENTAL REPORTS

Previous environmental reports were not provided by Client.

SITE RECONNAISSANCE

On November 23, 2021, ALFA conducted a visual reconnaissance of the Property and of the surrounding areas.

GENERAL SITE SETTING

The Property is located within a commercial/residential area of Martinez, California.

The Property appears to be served by the normal municipal utilities.

EXTERIOR OBSERVATIONS

The Property is occupied by one 1-story 4,187 sq ft slab-on grade commercial structure.

Portions of the Property not occupied by the subject Property structures consist of storage trailers, asphalt-paved parking and driveways, and landscaped area.

There was no evidence of improper storage, usage, or disposal of hazardous waste or other chemicals. However, a few empty paint small containers were noted outside, west of the building.

Nonhazardous waste at this site is not considered a significant concern to this investigation. No indication of potentially hazardous material disposal with the solid waste was noted during ALFA exterior reconnaissance.

No on-site water wells or springs were observed during the Property reconnaissance. No settling ponds, lagoons, surface impoundments, wetlands or natural catch basins were observed at the Property during this investigation.

Property photographs (Attachment A), site plans, and notes were taken during the reconnaissance.

INTERIOR OBSERVATIONS

ALFA inspected all interior areas of the Property during the site reconnaissance. The site inspection was witnessed by Dana Creedon, Executive Assistant of Contra Cost County Deputy Sheriff's Association.

There was no evidence of improper storage, usage, or disposal of hazardous waste or other chemicals.

HISTORICAL RECORDS REVIEW FOR THE PROPERTY

Standards developed by ASTM E 1527-13 require that the history of a site be established from the present back to the time the Property was first used for residential, agricultural, commercial, industrial or governmental purposes, or back to 1940, whichever is earlier. Sources of such information are typically: interviews, aerial photographs, Sanborn Fire Insurance (Sanborn) Maps, city directories, and local fire, building and health department files. Other historical sources include internet sites, community organizations, local libraries and historical societies, and current owner/occupants of neighboring properties. Historical research, therefore, includes a review of as many sources as needed to obtain the developmental history of a site.

SANBORN FIRE INSURANCE MAPS REVIEW

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

Fire insurance maps that include the subject property were reviewed on line at Sanborn Fire Insurance Map Library.

Fire insurance maps covering the target property were not found.

LOCAL CITY DIRECTORIES REVIEW

City directories have been published for major cities and towns across the United States since the 18th century. Originally, these directories, published in the 20th century, also included a street index. For each street address, the directory lists the name of the resident or business operating from this address during a given year. City directories are a valuable source of historical information with regard to site tenancy and use. Directories for rural areas were not often published.

The following businesses are listed in the City Directory on site and in adjacent/nearby areas:

Arnold Drive

OSCA - Occupational Safety Councils Of America, Identogo Center - 1805 Arnold Dr Office Buildings (1982)

Office Buildings - 1815 Arnold Dr (1981)

OE Federal Credit Union - 1875 Arnold Dr (2000)

Hiller Lane

Martinez Church of Christ - 5050 Hiller Ln

Muir Road

Shell - 1175 Muir Rd

D.S.A. Hall - 1780 Muir Rd. - Subject Property

Legacy Nursing & Rehab, Legacy Post Acute Care - 1790 Muir Rd

Chargepoint Charging Station - 1850 Muir Rd

CCC Sheriff Forensic Muir Lab - 1960 Muir Rd

Contra Costa County Sheriff Department, CCC Sheriffs Dept Field Operations - 1980 Muir Rd

Glacier Drive

County Sheriff-Technical Services - 30 Glacier Dr

Contra Costa County Emergency Operations Center, Sheriff's Communications, CCC Office of Emergency Services - 50 Glacier Dr

Juvenile Hall Auxiliary - 100 Glacier Dr

Hall Closet Thrift Store - 100 Glacier Dr

Hall Closet - 200 Glacier Dr

Contra Costa Juvenile Hall - 202 Glacier Dr

Contra Costa County 255 Glacier Drive

HISTORICAL AERIAL PHOTOGRAPH REVIEW

A large number of aerial photographs dated 1939, 1946, 1947, 1948, 1958, 1959, 1965, 1968, 1980, 1982, 1987, 1993, and numerous aerial photographs between 2000 through 2021 were reviewed for evidence of hazardous materials and features that may have impacted the Property. The scale of some aerial photograph did not allow detailed analysis. Copies of significant aerial photographs are attached.

In 1939, subject Property and adjacent/nearby areas are visibly vacant/undeveloped land or probably agricultural land. A creek oriented north-south is visible to the east, a road oriented east-west is visible to the north.

In 1946, subject Property is visibly agricultural.

In 1947 and 1948, there are no significant changes depicted at subject Property and adjacent/nearby properties. However, in 1949, a house

is visible at the adjacent property to the southeast and a new large structure is visible to the southeast on the aerial photograph. Apparently, subject Property area is agricultural. A road (*Arnold Industrial*) oriented east-west is to the north.

In 1958, subject Property is visibly vacant/undeveloped, probably agricultural.

In 1959, 1965, and 1968, there are no significant changes on subject Property area. A large structure is visible to the southeast, and new residential structures far to the northwest, north, northeast, and south.

In 1980, the subject Property building is visible on the aerial photograph.

In 1982, the building at the adjacent property to the south has been enlarged, new non-residential structures are visible to the east and southeast, and a large number of residential structures are to the north, across State Hwy. 4.

The subject Property building and the adjacent structures/roads to the west, south, and southeast are visible on aerial photographs since 1980.

Excepting new residential and non-residential structures located far to the northwest, north, and northeast across State Hwy. 4 and new structures far to the east and southeast or new parking lots to the east, no other significant changes noted since the 1987 on aerial photographs.

HISTORICAL TOPOGRAPHIC MAPS REVIEW

In 1897, 1900, 1905, 1907, 1910, 1913, 1915, 1923, and 1932, subject Property area and immediate surrounding areas are depicted as vacant/undeveloped land. A road oriented approximately east-west is depicted to the north. Two structures, one located far to the northeast and another one located far to the southwest are depicted on the topographic maps.

In 1947, 1949, and 1954, there are no significant changes depicted at subject Property and adjacent/nearby properties. A road (*Arnold Industrial*) oriented east-west is depicted to the north. A few new structures are depicted far to the north and northeast.

In 1960, 1961, 1965, and 1967, there are no significant changes on subject Property area. A residential structure is depicted at the adjacent property to the south-southeast, dirt roads oriented north-south depicted east and west of subject Property, a large structure labeled “*Juvenile Hall*” to the southeast, a “*Radio Tower*” depicted far to the east, and new residential structures far to the northwest, north, northeast, and south.

In 1968, 1969 there are no significant changes depicted on subject Property area. The residential structures at the adjacent property to the south-southeast no longer exist and a new larger non-residential structure is depicted at the adjacent property to the south. The area to the west is under construction as residential and new non-residential structures are depicted far to the east and northwest.

In 1974, 1981, and 1983 there are no significant changes depicted on subject Property area. The building at the adjacent property to the south has been enlarged, new non-residential structures are depicted to the east and southeast, and a large number of residential structures are to the north, across State Hwy. 4.

In 1993, and 1995 only the roads are depicted on topographic maps.

ENVIRONMENTAL RECORD FILE REVIEWS

LOCAL BUILDING – PLANNING DEPARTMENT RECORDS REVIEW

No old records on file.

CALIFORNIA DIVISION OF OIL, GAS AND GEOTHERMAL RESOURCES (DOGGR)

According to DOGGR maps reviewed on line at

<http://maps.conservation.ca.gov/doms/doms-app.html>,

no oil or gas wells are located on or adjacent to the subject property.

A petroleum pipeline oriented east-west was observed along the north side of the subject Property.

DOCUMENT DATA GAPS

ASTM Standard E 1527-13 requires the ESA report to note any data failure from historical research sources, if any; to give reasons why such sources were excluded; and discuss if data failure significantly affects the ability of the Environmental Professional to identify RECS. For this ESA, historical sources were able to document land use from 1897, when the Property was vacant land to the present. Although data failure, as defined in the ASTM standard, has occurred it does not diminish ALFA's ability to provide an opinion on a release or potential release of hazardous substances at the Property.

REGULATORY AGENCIES DATABASES REVIEW

ENVIRONMENTAL DATABASES SEARCH FOR THE PROPERTY AND SURROUNDING SITES WITHIN A ONE-MILE RADIUS

Attached to this report is an *Netronline* 1-mile Radius Report dated December 14, 2021 for the subject Property. The report identifies sites of environmental concern within a one-mile radius of the subject Property. The databases searched to compile the enclosed report are gathered from numerous federal, state and local governing environmental entities. All of the databases required to be searched by ASTM Standard E 1527-13 – Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process – Section 7.2.1.1 “Standard Environmental Records Sources” have been included in this report, and searched to the required distances from the subject Property. The following is an analysis of the attached report.

ENVIRONMENTAL DATABASE INFORMATION

As part of the Phase I Environmental Assessment, ALFA utilized *Netronline* as an information source for regulatory agency environmental

database records. The environmental database was dated December 14, 2021.

Data supplied by *Netronline* is attached to this ESA. This database also includes the required documentation of sources checked as per Section 8.1.8 of the ASTM standard.

Database Summary

The following properties were identified within 1-mile radius in the following regulatory database reports:

- US RCRA Generators (CESQG, SQG, LQG)
- US NPDES
- CA Registered Underground Storage Tanks
- CA Leaking Underground Storage Tanks
- CA Spills, Leaks, Investigations, and Cleanups

The subject Property and the adjacent properties were not identified in the regulatory database reports.

The closest nearby properties identified in the regulatory database reports:

CCC Office Of Emergency Services - 50 Glacier Dr. - Permitted Underground Storage Tank (UST)

Sheriff's Communications - 50 Glacier Blvd – LUST Cleanup Site, Case Closed

CCC Sheriff Forensic Muir Lab - 1960 Muir Rd - Permitted Underground Storage Tank (UST)

CCC Sheriffs Dept Field Operations - 1980 Muir Rd - Permitted Underground Storage Tank (UST)

An explanation on the acronyms is presented in the attached *Netronline “Environmental Radius Report.”*

A complete copy of the database report is attached as an appendix to this report. Those sites noted within the search radius with a closed status from regulators, or not listed with known, documented, or suspected release sites will not be discussed below but can be referred to in the database report. Most of the above sites are not expected to significantly impact the subject property based on the regulatory status listed. In addition, those remaining sites which are expected to be hydro-geologically cross-gradient, down-gradient, at a sufficient distance from the subject property, assumed by ALFA these are permitted sites and annual inspections are made by the regulatory agencies, or due to the urban setting and density of the area, will not be discussed below but can be referred to in the database report. These above sites are not expected to significantly impact the subject property based on the above factors and as per ASTM E 1527-13.

Information from standard federal, state, county, and city environmental record sources was provided by *Netronline*. Data from governmental agency lists are updated and integrated into one database, which is updated as these data are released. The information contained in this report was compiled from publicly available sources and the locations of the sites are plotted utilizing a geographic information system, which geocodes the site addresses. The accuracy of the geocoded locations is approximately +/- 300 feet. Using the ASTM definition of migration, ALFA considers the migration of hazardous substances or petroleum products in any form onto the subject property during the evaluation of each site listed on the radius report, which includes solid, liquid, and vapor.

INTERVIEWS

INTERVIEWS WITH OWNER, SITE MANAGER, OCCUPANTS, LOCAL GOVERNMENT OFFICIALS AND OTHERS

ASTM E 1527-13 requires the Environmental Professional to interview past owners, operators and occupants likely to have material information about the Property, only if they have been identified, and the information

likely to be obtained is not duplicative of information from other sources. In addition, if the Property is demonstrably abandoned or deserted, the Environmental Professional is required to conduct interviews with neighboring property owners or occupants. The previous owners have not been identified by the Client, the Property is not abandoned, and ALFA believes that sufficient information has been obtained from other sources.

The Environmental Questionnaire Form for this Project was completed by Client – see attachment.

FINDINGS/OPINION/CONCLUSIONS AND RECOMMENDATIONS

We have performed a Phase I Environmental Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 of the Property located at 1780 Muir Rd., Martinez CA 94553.

The Assessor Parcel Number (APN): 155-103-023-0

The Subject Property history is based on historical review of aerial photographs, topographic maps, Sanborn Fire Insurance Maps, City Directory, Building, Planning, and Environmental Health Department records, Environmental Questionnaire, *Geotracker*, documents, and on the 1-mile *Environmental Radius Report* records.

The goal of the processes established by the practice for conducting an environmental site assessment is to identify:

Recognized environmental condition (REC) refers to the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: due to release to the environment; under conditions indicative of a release to the environment; or under conditions that pose a material threat of a future release to the environment.

The term is not intended to include *de minimis* conditions that generally do not present a threat to human health or the environment and that generally

would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* are not recognized environmental conditions. Conditions that present a REC are those involving hazardous substances/petroleum products that we cannot rule out a release to the subsurface without analytical data, for example: USTs, dry cleaners, industrial/manufacturing, solvent usage, septic system on an industrial property, etc.

Historically, subject Property area has been undeveloped/vacant land. Based on review of historical aerial photographs, the subject Property area was for a while agricultural.

In the early-1980's, an approximately 4187 sq ft commercial structure, asphalt-paved parking lot, and landscaped area were constructed on a 1.44-acre parcel with the Assessor Parcel Number (APN) 155-103-023-0.

The closest nearby significant properties identified in the regulatory database reports as Leaking Underground Storage Tank (LUST) sites:

CCC OFFICE OF EMERGENCY SERVICES - 870 ft east
50 Glacier Dr
PERMITTED UNDERGROUND STORAGE TANK (UST)

SHERIFF'S COMMUNICATIONS (T0601300283) - 988 ft east
50 GLACIER BLVD
MARTINEZ, CA 94553
LUST Cleanup Site
Status: Completed - Case Closed

CCC SHERIFF FORENSIC MUIR LAB - 1335 ft east
1960 Muir Rd # 201
PERMITTED UNDERGROUND STORAGE TANK (UST)

CCC SHERIFFS DEPT FIELD OPERATIONS - 1424 ft east
1980 Muir Rd
PERMITTED UNDERGROUND STORAGE TANK (UST)

These four (4) nearby sites listed above are permitted or closed cases.

All other sites listed within a 1-mile radius are "closed cases", located down-gradient and/or cross-gradient, located far away from the subject Property, and/or permitted sites and annual inspections are made by the regulatory agencies; therefore, they are not expected to significantly

impact the subject Property.

ALFA did not identify any recognized environmental conditions for the subject Property during the course of this assessment.

Historical Recognized Environmental Condition (HREC) refers to a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls.

ALFA did not identify any historical recognized environmental conditions for the subject Property during the course of this assessment.

Controlled recognized environmental conditions (CREC) refers to a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.

ALFA did not identify any controlled recognized environmental conditions for the subject Property during the course of this assessment.

This assessment has revealed no evidence of Recognized Environmental Conditions (RECS), Controlled RECs (CREC), and Historical RECs (HREC) associated with the subject Property.

An **environmental issue** is defined as an environmental concern which does not qualify as a REC, but which may warrant further discussion. Based on the findings regarding the subject Property, vapor migration is not expected to represent an environmental concern at this time.

The subject Property was agricultural; therefore, usually soil sampling, testing and analyses for pesticides, herbicides, and/or PCBs is recommended. However, it is our understanding that the subject Property will continue to be zoned as “commercial”. Should zoning be

changed from commercial to residential, soil, soil-gas, and/or groundwater samples should be collected and analyzed for those hazardous materials typically used in agriculture (pesticides, herbicides, metals, PCBs, etc.)

No further investigation of the Property is recommended at this time.

ATTACHMENTS

FIGURES

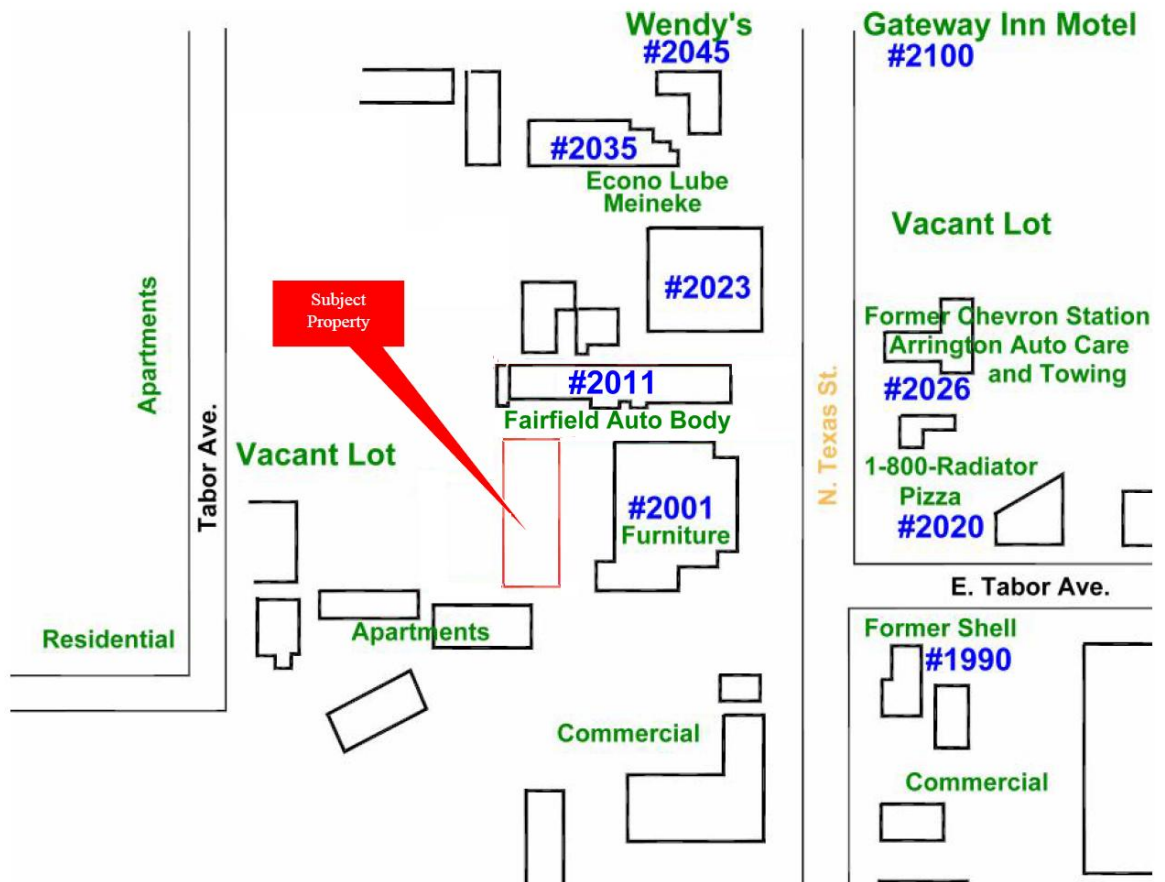


FIGURE 1
PROPERTY VICINITY MAP

2001 N TEXAS BLVD. EAST
10, 2015
FAIRFIELD, CALIFORNIA
SCALE

DECEMBER
NOT TO

ALFA ENVIRONMENTAL REMEDIATION SERVICES, INC. , 9000 CROW CANYON RD., STE. S,
DANVILLE CA
PHONE: 925 308-9200 FAX: 888 802-1634 WWW.ALFAENV.COM

APPENDIX A
PROPERTY AND OFF-SITE PHOTOGRAPHS

PROPERTY PHOTOGRAPHS
70 AND 922 MUIR RD. EAST, MARTINEZ, CALIFORNIA



PHOTO #1. VIEW THROUGH NORTHWEST OF THE SUBJECT PROPERTY.



PHOTO #2. VIEW THROUGH NORTH-NORTHWEST OF THE SUBJECT PROPERTY.

PROPERTY PHOTOGRAPHS
70 AND 922 MUIR RD. EAST, MARTINEZ, CALIFORNIA



PHOTO #3. VIEW THROUGH NORTHEAST OF THE SUBJECT PROPERTY.



PHOTO #4. VIEW THROUGH SOUTHWEST OF THE SUBJECT PROPERTY.

PROPERTY PHOTOGRAPHS
70 AND 922 MUIR RD. EAST, MARTINEZ, CALIFORNIA



PHOTO #5. GARAGE LOCATED ON SITE, NORTH OF THE PROPERTY BUILDING.



PHOTO #6. VIEW INSIDE THE FORMER LAUNDRY.

PROPERTY PHOTOGRAPHS
70 AND 922 MUIR RD. EAST, MARTINEZ, CALIFORNIA



PHOTO #7. RESTROOM.



PHOTO #8. APARTMENT UPSTAIRS.

PROPERTY PHOTOGRAPHS
70 AND 922 MUIR RD. EAST, MARTINEZ, CALIFORNIA



PHOTO #9. KITCHEN UPSTAIRS.



PHOTO #10. STORAGE INSIDE THE GARAGE.

PROPERTY PHOTOGRAPHS

70 AND 922 MUIR RD. EAST, MARTINEZ, CALIFORNIA



PHOTO #11. CONCRETE PAD BELOW A CAR IN THE GARAGE.



PHOTO #12. VIEW OF THE CONCRETE PAD IN GARAGE AREA.

PROPERTY AND OFF-SITE PHOTOGRAPHS
70 AND 922 MUIR RD. EAST, MARTINEZ, CALIFORNIA



PHOTO #13. VIEW INSIDE THE GARAGE.



PHOTO #14. VIEW LOOKING WEST ALONG MUIR RD. EAST.

PROPERTY AND OFF-SITE PHOTOGRAPHS
70 AND 922 MUIR RD. EAST, MARTINEZ, CALIFORNIA



PHOTO #15. VIEW LOOKING NORTHWEST AT THE GARAGE AND ADJACENT PROPERTIES TO THE NORTH .



PHOTO #16. VIEW LOOKING NORTH ALONG HIGHWAY 4 EAST.

OFF-SITE PHOTOGRAPHS
70 AND 922 MUIR RD. EAST, MARTINEZ, CALIFORNIA



PHOTO #17. VIEW THROUGH SOUTH ALONG BLACK MARBLE ST.



PHOTO #18. VIEW THROUGH SOUTHEAST, OFF-SITE.

OFF-SITE PHOTOGRAPHS
70 AND 922 MUIR RD. EAST, MARTINEZ, CALIFORNIA



PHOTO #19. VIEW THROUGH EAST, OFF-SITE.




PHOTO #20. VIEW THROUGH EAST OFF-SITE ALONG MUIR RD. EAST.

APPENDIX B

HISTORICAL RESEARCH DOCUMENTATION


Subject
Property

1937 AERIAL PHOTOGRAPH

 ALFA Environmental Remediation Services, Inc.	Asphalt Paved Area 2001 North Texas Blvd. East Fairfield, CA 94533	Project No.: 15119	
Aerial Company & Location: EDR; Milford, CT		Property Boundaries are Approximate	


Subject
Property

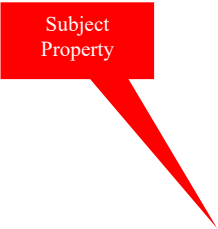
1948 AERIAL PHOTOGRAPH

 ALFA Environmental Remediation Services, Inc.	Asphalt Paved Area 2001 North Texas Blvd. East Fairfield, CA 94533	Project No.: 15119	
Aerial Company & Location: EDR; Milford, CT		Property Boundaries are Approximate	



Subject
Property

1957 AERIAL PHOTOGRAPH

 ALFA Environmental Remediation Services, Inc.	Asphalt Paved Area 2001 North Texas Blvd. East Fairfield, CA 94533	Project No.: 15119	
Aerial Company & Location: EDR; Milford, CT		Property Boundaries are Approximate	





1965 AERIAL PHOTOGRAPH

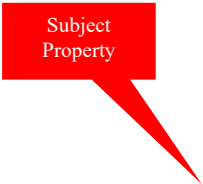
 ALFA Environmental Remediation Services, Inc.	Asphalt Paved Area 2001 North Texas Blvd. East Fairfield, CA 94533	Project No.: 15119	
Aerial Company & Location: EDR; Milford, CT		Property Boundaries are Approximate	

Subject
Property

1970 AERIAL PHOTOGRAPH

 ALFA Environmental Remediation Services, Inc.	Asphalt Paved Area 2001 North Texas Blvd. East Fairfield, CA 94533	Project No.: 15119	
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Aerial Company & Location: EDR; Milford, CT	Property Boundaries are Approximate
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1984 AERIAL PHOTOGRAPH

 ALFA Environmental Remediation Services, Inc.	Asphalt Paved Area 2001 North Texas Blvd. East Fairfield, CA 94533	Project No.: 15119	
Aerial Company & Location: EDR; Milford, CT		Property Boundaries are Approximate	

Subject
Property

70 and 9223 AERIAL PHOTOGRAPH



ALFA Environmental
Remediation Services, Inc.

Asphalt Paved Area
2001 North Texas Blvd. East
Fairfield, CA 94533

Project No.: 15119





Aerial Company & Location: EDR; Milford, CT

Property Boundaries are Approximate


Subject
Property

70 and 9228 AERIAL PHOTOGRAPH

 ALFA Environmental Remediation Services, Inc.	Asphalt Paved Area 2001 North Texas Blvd. East Fairfield, CA 94533	Project No.: 15119	
Aerial Company & Location: EDR; Milford, CT		Property Boundaries are Approximate	

Subject
Property

2005 AERIAL PHOTOGRAPH

 ALFA Environmental Remediation Services, Inc.	Asphalt Paved Area 2001 North Texas Blvd. East Fairfield, CA 94533	Project No.: 15119	
Aerial Company & Location: EDR; Milford, CT		Property Boundaries are Approximate	

Subject
Property

2006 AERIAL PHOTOGRAPH



ALFA Environmental
Remediation Services, Inc.

Asphalt Paved Area
2001 North Texas Blvd. East
Fairfield, CA 94533

Project No.: 15119



Aerial Company & Location: EDR; Milford, CT

Property Boundaries are Approximate



2012 AERIAL PHOTOGRAPH



ALFA Environmental
Remediation Services, Inc.

Asphalt Paved Area
2001 North Texas Blvd. East
Fairfield, CA 94533

Project No.: 15119



Aerial Company & Location: Google Earth

Property Boundaries are Approximate

APPENDIX C
REGULATORY RECORDS DOCUMENTATION

APPENDIX D

INTERVIEW DOCUMENTATION

APPENDIX E
QUALIFICATIONS OF THE ENVIRONMENTAL
PROFESSIONAL(S)

VALENTIN CONSTANTINESCU

SENIOR PROJECT MANAGER

REGISTERED GEOLOGIST # 7503

**M. S. ENGINEERING GEOLOGY AND GEOPHYSICS –
UNIV. OF BUCHAREST-ROMANIA, 1980**

Mr. Constantinescu currently serves as an ALFA Senior Project Manager. Mr. Constantinescu served as a Geophysicist and Project Leader for the Institute of Geology and Geophysics as well as the Geologic and Geophysical Prospecting Company in Bucharest, Romania from 1980-70 and 9220. In 70 and 9220 Mr. Constantinescu started work as a Geologist for Uriah, Inc. in Livermore, California. From 70 and 9220-2009 he served as a Senior Project Manager, Environmental Assessor and Project Geologist in California for Delta Consultants, Wallace-Kuhl and Associates, Inc., ALFA Environmental Remediation Services and Aqua Science Engineers, Inc. For seven years he also provided litigation support for a highly VOC contaminated site in Sunnyvale, California. In addition to his work with ALFA, Mr. Constantinescu has served as a Project Manager for ADR Environmental Group, Taber Consultants and Nova Consulting managing several VOCs and LUFT sites, as well as, performing Phase I and II ESA investigations.

Mr. Constantinescu's field experience includes: Hundreds of soil borings, soil, groundwater, and soil-vapor sampling, groundwater monitoring wells, field geology (including mapping), geophysics (seismic for oil explorations, magnetotellurics and electromagnetic), exploratory and remedial excavations, groundwater extraction wells, and pump tests. Mr. Constantinescu also has experience with inspections and samplings, as well as, designing, permitting, installing, and operating remediation systems.

Mr. Constantinescu possesses solid experience and professional strengths in all aspects of environmental consulting including supervising and project management at a large number of contaminated sites (such as 35 LUFT sites for ConocoPhillips) and VOCs, Chromium VI, and Cyanide remediation projects for private clients and large projects for the Department of the Navy, U.S. Army, BRAC, and USACE. Mr. Constantinescu has served as a ALFA Project Manager since 70 and 9222.

APPENDIX F
EDR / NETR
1-MILE SITES
RADIUS REPORT