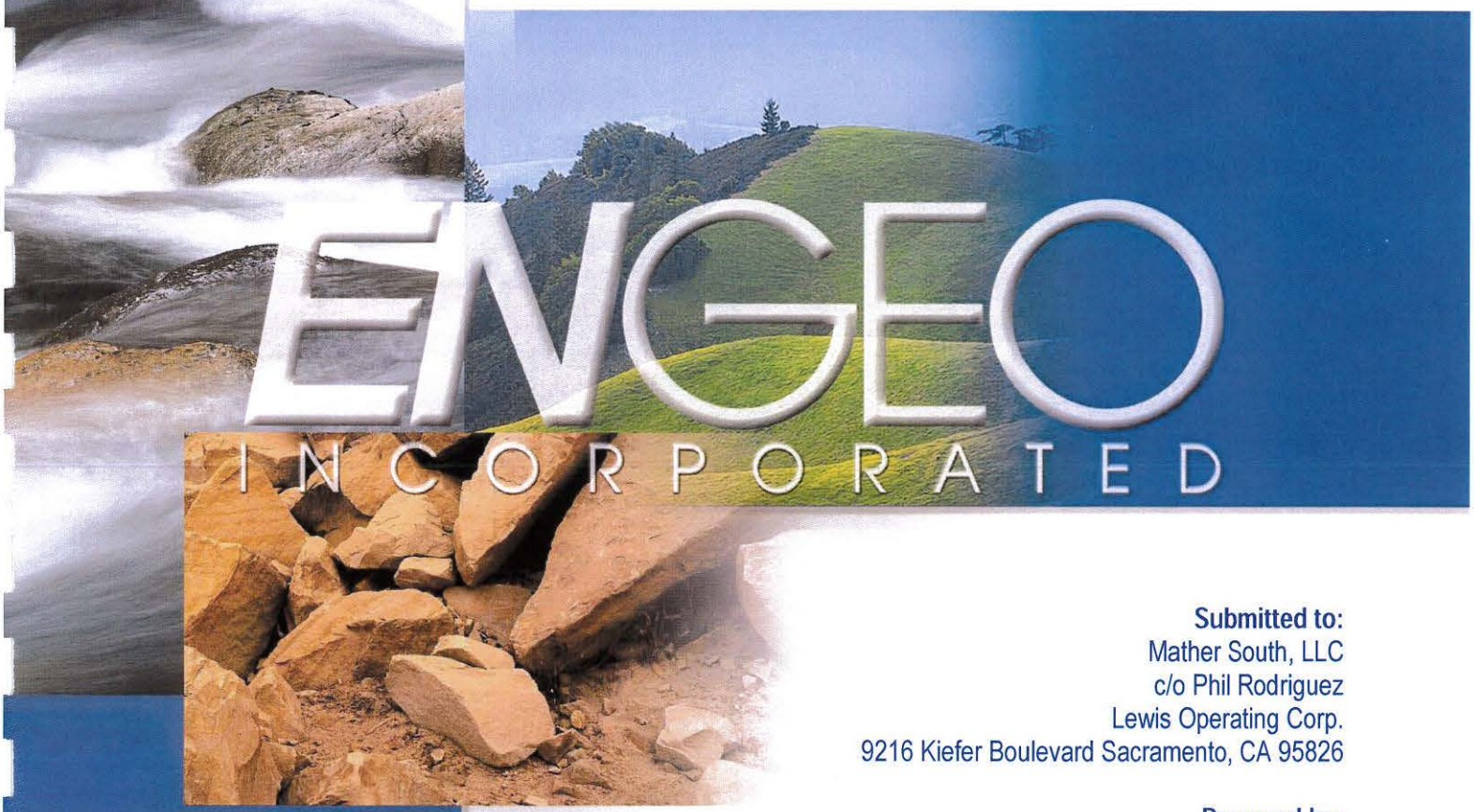
Appendix HAZ-1

Phase 1 ESA

PHASE I ENVIRONMENTAL SITE ASSESSMENT

MATHER SOUTH PROPERTY
SACRAMENTO COUNTY, CALIFORNIA



Submitted to:
Mather South, LLC
c/o Phil Rodriguez
Lewis Operating Corp.
9216 Kiefer Boulevard Sacramento, CA 95826

Prepared by:
ENGEO Incorporated

October 16, 2012

Project No:
9546.000.000

Copyright © 2012 By ENGEO Incorporated. This Document May Not Be Reproduced In Whole Or In Part By Any Means Whatsoever, Nor May It Be Quoted Or Excerpted Without The Express Written Consent Of ENGEO Incorporated.

- Expect Excellence -

ENGEO INCORPORATED

GEOTECHNICAL
ENVIRONMENTAL
WATER RESOURCES
CONSTRUCTION SERVICES

Project No.
9546.000.000

October 16, 2012

Mather South, LLC
c/o Phil Rodriguez
Lewis Operating Corp.
9216 Kiefer Boulevard Sacramento, CA 95826

Subject: Mather South Property
Sacramento County, California

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Dear Mr. Rodriguez:

ENGEO is pleased to present our phase I environmental site assessment of the subject property, located in Sacramento County, California. The attached report includes a description of the site assessment activities, along with ENGEO's findings, opinions, and conclusions regarding the Property.

ENGEO has the specific qualifications based on education, training, and experience to assess the nature, history, and setting of the Property, and has developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312. We declare that, to the best of our professional knowledge and belief, the responsible charge for this study meets the definition of Environmental Professional as defined in Section 312.10 of 40 CFR 312 and ASTM 1527-05.

We are pleased to be of service to you on this project. If you have any questions concerning the contents of our report, please contact us.

Sincerely,

ENGEO Incorporated

Morgan Johnson
Environmental Scientist

Shawn Munger, CHG
Principal

TABLE OF CONTENTS

Letter of Transmittal

Page

EXECUTIVE SUMMARY 1

1.0 INTRODUCTION 5

1.1 PURPOSE OF PHASE I ENVIRONMENTAL SITE ASSESSMENT 5
1.2 DETAILED SCOPE OF SERVICES 5
1.3 LIMITATIONS AND EXCEPTIONS OF ASSESSMENT 5
1.4 SPECIAL TERMS AND CONDITIONS 6

2.0 PROPERTY INFORMATION 7

2.1 SITE LOCATION 7
2.2 SITE AND VICINITY CHARACTERISTICS 7
2.3 CURRENT USE OF PROPERTY/DESCRIPTION OF SITE IMPROVEMENTS 7
2.4 CURRENT USE OF ADJOINING PROPERTIES 8

3.0 RECORDS REVIEW 8

3.1 PREVIOUS ENVIRONMENTAL REPORTS 8
3.2 PROPERTY RECORDS 10
3.2.1 Environmental Liens 10
3.2.2 Title Report/Ownership 10
3.3 HISTORICAL RECORD SOURCES 11
3.3.1 Historical Topographic Maps 11
3.3.2 Aerial Photographs 12
3.3.3 Fire Insurance Maps 14
3.3.4 City Directory 14
3.3.5 Government Agencies 14
3.4 ENVIRONMENTAL RECORD SOURCES 14
3.4.1 Federal ASTM Standard/Supplemental Sources 14
3.4.1.1 Subject Property 14
3.4.1.2 Other Properties 15
3.4.2 State ASTM Standard/Supplemental Sources 15
3.4.2.1 Subject Property 15
3.4.2.2 Other Properties 16
3.4.3 Local ASTM Supplemental Sources 16
3.4.3.1 Subject Property 16
3.4.3.2 Other Properties 16

4.0 SITE RECONNAISSANCE 17

4.1 METHODOLOGY 17

TABLE OF CONTENTS (Continued)

4.2 GENERAL SITE SETTING 18
4.3 EXTERIOR OBSERVATIONS 18
4.4 INTERIOR OBSERVATIONS 20
4.5 ASBESTOS-CONTAINING MATERIALS AND LEAD-BASED PAINT 20
4.6 INDOOR AIR QUALITY 20

5.0 INTERVIEWS 21

6.0 FINDINGS 21

7.0 OPINIONS AND DATA GAPS 21

8.0 CONCLUSIONS 21

REFERENCES

FIGURES

APPENDIX A – Environmental Data Resources, Inc., Radius Map Report
APPENDIX B – Environmental Data Resources, Inc., Sanborn Map Report
APPENDIX C – Environmental Data Resources, Inc., Historical Topographic Map Report
APPENDIX D – Commonwealth Land Title Insurance Company, Commitment for Title Insurance
APPENDIX E – Environmental Data Resources, Inc., Aerial Photo Decade Package
APPENDIX F – Environmental Data Resources, Inc., City Directory
APPENDIX G – Qualification of Environmental Professional

EXECUTIVE SUMMARY

ENGEO conducted a phase I environmental site assessment for the Mather South property located northeast of the intersection of Eagles Nest Road and Kiefer Boulevard (Property). The Property is approximately 900 acres in area and is identified by Assessor's Parcel Numbers (APNs) 067-0030-050, 067-0050-057, 067-0090-034, 067-0090-035, and portions of 067-0030-035, 067-0030-036, 067-0030-046, and 067-0030-048.

The Property consists of an inactive portion of the former U.S. Air Force (USAF) Mather Air Force Base. Review of historical records indicate that the Property was used for agricultural purposes beginning prior to 1937 until sometime between 1937 and 1947, when USAF rough graded a runway within the central portion of the Property. Between 1952 and 1961, construction began on the weapons storage area in the central portion of the Property, the small arms firing range in the southwest portion of the Property, Mather Lake in the north portion of the Property, and the golf course to the west of the Property. Construction on the Folsom south canal began between 1967 and 1971. The base officially ceased operations in 1993.

This assessment included a review of local, state, tribal, and federal environmental record sources, standard historical sources, aerial photographs, fire insurance maps and physical setting sources. A reconnaissance of the Property was conducted to review site use and current conditions to check for the storage, use, production or disposal of hazardous or potentially hazardous materials and interviews with persons knowledgeable about current and past site use.

The site reconnaissance and records review did identify evidence of soil and groundwater impairments associated with the use or past use of the Property. A review of regulatory databases maintained by county, state, tribal, and federal agencies found documentation of hazardous materials discharge on the Property and did identify contaminated facilities within the appropriate American Society for Testing and Materials (ASTM) search distances that would reasonably be expected to impact groundwater beneath the Property.

Based on the findings of this assessment, one Recognized Environmental Conditions (REC) and two historical RECs were identified for the Property.

- REC: Previous soil remediation was performed under RWQCB oversight at the location of two leaking underground diesel storage tanks grouped east of building 18015. According to the no further action letter issued by the RWQCB-Region 5 in 2002, shallow vadose zone soil impacts remain adjacent to the building. A soil boring advanced at the UST site in 2001 identified a perched groundwater zone at 5 feet and the top of the regional groundwater table at 143 feet. A water sample collected from 10 feet exhibited motor oil at 1,300 ug/l. No constituents were detected in the sample from 143 feet. Former monitoring well MAFB-27C was located 1,000 feet south (downgradient) from the USTs, and exhibited no detections when abandoned in 1998, although historically the well exhibited low-level detections of methylene chloride, and oil/grease. Inactive offsite supply well K-9 located 1,000 feet west (cross gradient) of the UST exhibited trace concentrations of TCE from 1979-1981. Vapor

samples collected from vapor monitoring wells exhibited concentrations of chlorinated compounds only, including TCE and PCE. A bioventing/vapor extraction remediation system was operated at the site and reportedly was successful in eliminating leaching concerns. The PCE and TCE impacts were not discussed in detail in the reports.

- Historical REC: USAF identified and evaluated six areas of concern (AOCs) within the Property: 1) 597 (Mather Lake), 2) weapons storage area (includes WP-17), 3) 41-acre suspected ordnance burial area, 4) 601 (includes XE404 and OT-69), 5) XU-400, 6) OT-86. One of the six AOCs that were evaluated by USAF currently has a restriction against residential land use and two additional AOCs may have potential development constraints. The current status of the three priority AOCs is summarized below:

  - AOC 597. Mather Lake was historically used as a practice grenade firing range when the lake was dry in 1977. A geophysical survey to a depth of 1 foot was performed along the accessible portions of the lake and shoreline, which identified only limited amounts of expended small arms rounds. Restrictions against public access along the east and south shorelines are currently being developed by USAF.

  - OT-69/XE-404. OT-69 consists of an approximately 4-acre natural basin that lies approximately 10 feet below the surrounding grade. The basin was historically used by USAF as a detonation and burn area. XE-404 consists of an approximately 15-acre buffer area surrounding OT-69. Geophysical surveys were performed within the two areas to a depth of 10 feet; and subsequent excavations and mechanical screening of soil removed buried drums, classified aircraft parts, and small arms rounds at depths up to 12 feet. Soil sampling was performed for dioxins and furans, metals, semivolatile organic compounds (SVOCs), perchlorate, and explosives (HMX, RDX, DNT, TNB, TNT). A CERCLA response action resulted in the excavation of the upper 1 foot of soil across the footprint of OT-69. The deed executed in 2000 requires written notification to be provided to USAF prior to any soil disturbance, including residential grading, within OT-69. Additionally, the 2010 Explanation of Significant Differences prohibits residential use, hospitals, public or private schools for minors, and day care centers within OT-69. To date, no formal restrictions have been established for the XE-404 area surrounding OT-69. Field investigations for OT-69 and XE-404 are reportedly complete and the final remedial completion report is pending.

  - OT-86. The roughly 5-acre area was historically used as a small arms firing range. Surface soil sampling identified concentrations of total lead up to 1,660 milligrams per kilogram (mg/kg). Surface soil excavations conducted with OT086 resulted in the removal of approximately 3,200 cubic yards of soil. The established cleanup goal for lead within OT-69 was 130 mg/kg. The deed executed in 2000 requires written notification to be provided to USAF prior to any soil disturbance, including residential grading, within OT-86. The dig notifications listed in the 2000 deed for OT-86 may present an issue, if the deed remains on the chain of title for future residential parcels.

- Historical REC: A 7,500 gallon septic tank was backfilled with pea gravel in 2000 and five associated dry wells currently remain within the weapons storage area (WP-17), between buildings 18080 and 18090. USAF issued a letter in 1990 recommending no further action and the determination was finalized as part of the Record of Decision (ROD) in 1996. Former monitoring well MAFB-27C was located downgradient from the dry wells and exhibited no detections of when abandoned in 1998, although historically the well exhibited low-level detections of methylene chloride, and oil/grease. A soil boring was advanced to a depth of 155 feet immediately adjacent to the dry wells in 1995. Soil samples exhibited detections of methylene chloride and diesel to a depth of 67 feet. A groundwater sample was collected from 150 feet and no constituents were reportedly detected above the reporting limits by the mobile laboratory. The septic tank abandonment letter issued in 2000 states that there is no significant risk to groundwater. During a recent stakeholder meeting a representative for the USAF reported that he is not aware of any historic industrial activities within the weapons storage area that would have generated hazardous waste.

Based on the review of regulatory databases and site reconnaissance, we present information on features of potential environmental concern that were either contained in the databases or observed on the Property. These features were not considered to be RECs. We briefly discuss each feature below:

- In addition to the above-mentioned UST case, five additional diesel USTs were removed from the weapons storage area. Following removal of these five USTs, no remedial actions were deemed necessary. Sacramento County Environmental Management Department issued no further action letters for the five USTs, and the "no further action" (NFA) letters do state that SCEMD must be notified in the event of a change in land use.

- During our phase I ESA site reconnaissance, we identified a seventh AOC consisting of scrap metal debris mixed with soil (former exercise area) located east of the golf course. USAF has indicated it does not intend to investigate or remediate this AOC. No geophysical surveys have been performed for the portions of the Property that are located outside of the six AOCs identified by USAF, which comprises a significant portion of the Property.

- The Property is located within an area where there are known regional groundwater impacts associated with offsite portions of the Mather Air Force Base and the Aerojet facility. The magnitude of regional groundwater contamination beneath the Property is relatively limited in extent and would not be considered a constraint for residential development.

ENGEO has performed a phase I environmental site assessment of the Property in general conformance with the scope and limitations of ASTM E 1527-05 "Standard Practice for Environmental Site Assessments" and USEPA "Standards and Practices for All Appropriate Inquires", 40 CFR Part 312. Based on the findings of this assessment, ENGEO recommends the following:

1. We conclude that at a minimum, excavation of shallow soil impacts associated with the former diesel USTs at Building 18015, may be necessary in support of residential land use, following demolition of the building. Additionally, further evaluation of potential vapor intrusion concerns may be necessary for this area subsequent to the additional soil remediation and prior to residential land use.

2. We recommend excavating test pits at the former exercise area (ENGEO AOC) to delineate the extent of the buried debris. USAF informed us that workplan approval is not required prior to us performing this work. In advance of future site development, we recommend coordinating with the USAF to develop a contingency plan for managing undocumented debris and/or contamination that may potentially be uncovered during grading operations.

3. We recommend performing Site wide surface soil sampling to evaluate concentrations of chemicals of concern in surface soil. USAF informed us that workplan approval is not required prior to us performing this work.

1.0 INTRODUCTION

ENGEO conducted a phase I environmental site assessment for the Property located northeast of the intersection of Eagles Nest Road and Kiefer Boulevard in Sacramento County, California (Figure 1). The approximately 900-acre Property is identified as APNs 067-0030-050, 067-0050-057, 067-0090-034, 067-0090-035, and portions of 067-0030-035, 067-0030-036, 067-0030-046, and 067-0030-048 (Figure 2). The Property is currently occupied by several abandoned former USAF buildings and weapons storage bunkers, a substantial amount of unused open space (grass lands), and a remote control airplane facility.

1.1 PURPOSE OF PHASE I ENVIRONMENTAL SITE ASSESSMENT

This assessment was performed at the request of Mather South, LLC for the purpose of environmental due diligence during property acquisition. The objective of this phase I environmental site assessment is to identify recognized environmental conditions associated with the Property. As defined in the ASTM Standard Practice E 1527-05, a REC is "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 of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property".

1.2 DETAILED SCOPE OF SERVICES

The scope of services performed included the following:

- A review of publicly available and practically reviewable standard local, state, tribal, and federal environmental record sources.
- A review of publicly available and practically reviewable standard historical sources, aerial photographs, fire insurance maps and physical setting sources.
- A reconnaissance of the Property to review site use and current conditions. The reconnaissance was conducted to check for the storage, use, production or disposal of hazardous or potentially hazardous materials.
- Interviews with owners/occupants and public sector officials.
- Preparation of this report with our findings, opinions, and conclusions.

1.3 LIMITATIONS AND EXCEPTIONS OF ASSESSMENT

The professional staff at ENGEO strives to perform its services in a proper and professional manner with reasonable care and competence but is not infallible. The recommendations and conclusions presented in this report were based on the findings of our study, which were

developed solely from the contracted services. The findings of the report are based in part on contracted database research, out-of-house reports and personal communications. The opinions formed by ENGEO are based on the assumed accuracy of the relied upon data in conjunction with our relevant professional experience related to such data interpretation. ENGEO assumes no liability for the validity of the materials relied upon in the preparation of this report.

This document must not be subject to unauthorized reuse; that is, reuse without written authorization of ENGEO. Such authorization is essential because it requires ENGEO to evaluate the document's applicability given new circumstances, not the least of which is passage of time. The findings from a phase I environmental site assessment are valid for one year after completion of the report. Updates of portions of the assessment may be necessary after a period of 180 days after completion.

This phase I environmental site assessment is not intended to represent a complete soil or groundwater characterization, nor define the depth or extent of soil or groundwater contamination. It is intended to provide an evaluation of potential environmental concerns associated with the use of the Property. A more extensive assessment that would include a subsurface exploration with laboratory testing of soil and groundwater samples could provide more definitive information concerning site-specific conditions. If additional assessment activities are considered for the Property and if other entities are retained to provide such services, ENGEO cannot be held responsible for any and all claims arising from or resulting from the performance of such services by other persons or entities. ENGEO can also not be held responsible from any and all claims arising or resulting from clarifications, adjustments, modifications, discrepancies or other changes necessary to reflect changed field or other conditions.

1.4 SPECIAL TERMS AND CONDITIONS

ENGEO has prepared this report for the exclusive use of our client, Mather South, LLC. It is recognized and agreed that ENGEO has assumed responsibility only for undertaking the study for the client. The responsibility for disclosures or reports to a third party and for remedial or mitigative action shall be solely that of the Client.

Laboratory testing of soil or groundwater samples was not within the scope of the contracted services. The assessment did not include an asbestos survey, an evaluation of lead-based paint, an inspection of light ballasts for polychlorinated biphenyls (PCBs), a radon evaluation, or a mold survey.

This report is based upon field and other conditions discovered at the time of preparation of ENGEO's assessment. Visual observations referenced in this report are intended only to represent conditions at the time of the reconnaissance. ENGEO would not be aware of site contamination, such as dumping and/or accidental spillage that occurred subsequent to the reconnaissance conducted by ENGEO personnel.

2.0 PROPERTY INFORMATION

2.1 SITE LOCATION

The Property is located northeast of the intersection of Eagles Nest Road and Kiefer Boulevard in Sacramento County, California (Figure 1). The approximately 900-acre Property is identified as APNs 067-0030-050, 067-0050-057, 067-0090-034, 067-0090-035, and portions of 067-0030-035, 067-0030-036, 067-0030-046, and 067-0030-048 (Figure 2).

2.2 SITE AND VICINITY CHARACTERISTICS

Surface topography includes gently rolling areas and low drainages crossing the property, generally in an east-west direction. Site elevations range from approximate elevation 170 feet Mean Sea Level (MSL) in the east to approximate elevation 130 feet MSL on the western boundary, just south of Mather Golf Course. The site is mapped as Tertiary Laguna Formation (Wagner 1987). The Laguna formation is described as interbedded alluvial gravels, sand, and silt. The gravels and cobbles of this formation are dominated by quartz and the matrix of the gravelly units are finer sediments and generally contain more than 25 percent feldspar. The estimated thickness of the Laguna formation generally exceeds about 60 meters near Oroville and thins to about 20 meters south of Sacramento.

Site-specific groundwater investigations were previously performed onsite. Perched groundwater was encountered at a depth of 5 feet and the top of the regional groundwater table was determined to be at a depth of 143 feet in a soil boring previously advanced at a UST location within the weapons storage area. Groundwater level measurements for six former onsite groundwater monitoring wells are provided in the table below.

TABLE 2.2-1

Proximity to Property	Reported Depth to Groundwater	Reported Groundwater Flow Direction
Former Onsite Monitoring Wells	114.6-150.6 (Jan '95)	South/Southwest

We reviewed the Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR) web site and map database to determine if any historic oil and/or gas wells were located within the Property. No wells were mapped within 1-mile of the Property.

2.3 CURRENT USE OF PROPERTY/DESCRIPTION OF SITE IMPROVEMENTS

Mather Lake is located on the northern portion of the property, adjacent to the off-site Mather Golf Course. Mather Lake receives inflows from a drainage that crosses over the Folsom South Canal via a concrete bridge, with the lake draining to the west beneath Eagles Nest Road.

In the area south of Mather Lake, there were two wood observation towers and pole mounted power lines crossing the Property in a west east direction, and a collapsed wood building and concrete slab. The structures were associated with the former USAF Base.

Within the weapons storage area, there were nine abandoned buildings, seven concrete/earthen weapons storage bunkers, and two wood/earthen bunkers. Multiple large tree trunks were stockpiled near the southern bank of concrete bunkers. Asphalt roads extended throughout the weapons storage area. Chain link fencing surrounded the perimeter of the weapons storage area.

South of the weapons storage area, an approximately 5-acre portion of the Property is currently leased by remote control airplane enthusiasts. The facility included a small airstrip and two small shade structures.

East of the remote control airplane facility, there was a large basin that was recently excavated as part of the cleanup activities for open burn/detonation area OT-69.

In the southwest corner of the Property, there were several stockpiles that appeared to have been created fairly recently.

A significant portion of the Property consists of open space grasslands with some tree clusters. The open space is not currently used for agriculture purposes. Evidence of past soil disturbance (roads, drainages, stockpiles) was visible throughout the open space area. The Folsom South Canal extends along the east side of the Property and three concrete bridges convey offsite runoff water onto the Property.

2.4 CURRENT USE OF ADJOINING PROPERTIES

The Folsom South Canal borders the site to the east. Kiefer Boulevard defines the southern boundary, and Douglas Road defines the northern boundary. The west side of the Property is bordered by Mather Golf Course, open space fronting the weapons storage area, and Eagles Nest Road. Mather Air Force Base formerly occupied the land west of Eagles Nest Road.

3.0 RECORDS REVIEW

3.1 PREVIOUS ENVIRONMENTAL REPORTS

We reviewed copies of previous environmental documents that pertain to the Property. The reference list of documents that were provided to us and obtained from the Air Force Real Property Agency's online administrative records database is provided below:

1. Air Force Real Property Agency, Memorandum of Record, Closure of Military Munitions Response Program AOC 601, Suspended Burial Site, at the Former Mather Air Force Base, California, August 24, 2011.

2. Bay West Incorporated, Final Workplan, Military Munitions Response Actions MMRP XE 404 (Overlaps IRP Site OT-069), Contract W9128F-10-D-0092, Task Order 0003, Former Mather AFB, CA, August 2011.

3. Air Force Real Property Agency, Explosive Safety Submission, No Further Action, United States Air Force Military Munitions Response Program, Munitions Response Site Characterization, AOC 597, Mather Lake Practice Grenade Range, Former Mather Air Force Base, Sacramento, California, January 2011.

4. URS Group, Third Five-Year Review Report, Former Mather Air Force Base, Sacramento County, California, October 2010.

5. Air Force Real Property Agency, Revised Final Explanation of Significant Difference from the Record of Decision for Soil Operable Unit Sites and Groundwater Operable Unit Plumes, Soil Sites WP-07/FT-11, ST-37/ST-39/SS-54, SD-57, SD-59, OT-69, Main Base/SAC Area Plume, Site 7 Plume, Northeast Plume, Mather, California, February 2010.

6. Air Force Real Property Agency, Memorandum for Record, Closure of Military Munitions Response Program Site XU400, Practice Grenade Range at Former Mather Air Force Base, California, January 8, 2010.

7. Air Force Real Property Agency, Remedial Action Report for Installation Restoration Program Site OT-86, Military Small Arms Firing Range, Mather AFB, California, October 3, 2003.

8. Montgomery Watson, Final Informal Technical Information Report for Closure at Site 18015, Former Fuel Storage, Mather Air Force Base, Contract F41624-94-D-8090, Delivery Order 011, December 20, 2001.

9. County of Sacramento, Quitclaim Deed, February 9, 2000.

10. EOD Technology Incorporated, Final OE Characterization Report At the Weapons Storage Area, Mather Air Force Base Mather California, In Support of the Defense Environmental Restoration Program and Base Realignment Closure, Contract Number DACA87-97-D-0005, April 5, 1999.

11. IT Corporation, Installation Restoration Program Draft Final Additional Site Characterization and Final Base Wide Operable Unit Remedial Investigation Report for Mather Air Force Base California, IT Project Number 409888, August 5, 1996.

12. Final Superfund Record of Decision, Soil Operable Unit Sites and Groundwater Operable Plumes, Mather Air Force Base, Sacramento County, California, April 29, 1996.

13. IT Corporation, Air Force Installation Restoration Program, Quarterly Groundwater Monitoring Report, First Quarter 1995, Mather Air Force Base, California, USAF Contract No. 41624-94-D-8047, May 25, 1995

14. 323 Flying Training Wing Environmental Management, US Air Force Installation Restoration Program, Mather Air Force Base California, No Further Action Decision Document, Site 17 Weapons Storage Area Septic Tank (WP17), August 1990.

3.2 PROPERTY RECORDS

3.2.1 Environmental Liens

No environmental liens are listed in the Commitment for Title Insurance documents dated May 10 and May 16, 2011.

3.2.2 Title Report/Ownership

The Title Report lists recorded land title detail, ownership fees, leases, land contracts, easements, liens, deficiencies, and other encumbrances attached to or recorded against a subject property. Laws and regulations pertaining to land trusts vary from state to state and the detail of information presented in a Title Report can vary greatly by jurisdiction. As a result, ENGEO utilizes a Title Report, when provided to us, as a supplement to other historical record sources.

Two separate Commitment for Title Insurance documents, prepared by Commonwealth Land Title Insurance Company, and dated May 10 and May 16, 2011 were provided for our review. The May 10, 2012 document applies to APNs 067-0030-050, 067-0050-057, 067-0090-035, and portions of 067-0030-035, 067-0030-036, 067-0030-046, and 067-0030-048. The Property title is vested in County of Sacramento, a political subdivision of the State of California. The document includes the following deed restriction excerpt:

"9. Terms, Conditions and Provisions of an instrument entitled "Quitclaim Deed"

Dated: February 1, 2000
By and Between: The United States of America, and the County of Sacramento
Recorded: February 9, 2000, Book 20000209, Page 755, Official Records

10. Terms, Conditions and Provisions of an instrument entitled "Covenant to Restrict Use of Property Environmental Restriction"

By: The County of Sacramento
Recorded: February 18, 2000, Book 20000218, Page 242, Official Records"

The May 16, 2011 document applies to APN 067-0090-034 and lists the Property title as being vested in the United States of America.

We reviewed the County of Sacramento, Quitclaim Deed, dated February 9, 2010. The Quitclaim Deed lists several environmental restrictions, notification and covenants pertaining to know releases of hazardous substances, asbestos liability, remediation responsibilities, and excavation notification.

These Commitment for Title Insurance documents and Quitclaim Deed are included in Appendix D.

3.3 HISTORICAL RECORD SOURCES

The purpose of the historical record review is to develop a history of the previous uses or occupancies of the Property and surrounding area in order to identify those uses or occupancies that are likely to have led to recognized environmental conditions on the Property.

3.3.1 Historical Topographic Maps

Historical USGS topographic maps were reviewed to determine if discernible changes in topography or improvements pertaining to the Property had been recorded. The following maps were provided to us through an EDR Historical Topographic Map Report, presented in Appendix C.

TABLE 3.3.1-1

Quad	Year	Series	Scale
Sacramento	1893	30	1:125000
Fair Oaks	1902	15	1:62500
Mills	1911	7.5	1:31680
Buffalo Creek	1916	7.5	1:31680
Folsom	1944	15	1:62500
Fair Oaks	1954	15	1:62500
Carmichael	1954	7.5	1:24000
Carmichael	1967	7.5	1:24000
Carmichael	1975	7.5	1:24000
Carmichael	1980	7.5	1:24000
Carmichael	1992	7.5	1:24000

1893 Map – Morrison Creek is mapped within the north portion of the Property. A second creek is mapped in the southwest corner of the Property, with no apparent outlet. Roads are mapped in the present day location of Douglas Boulevard and Kiefer Boulevard. Two additional roads are mapped crossing through the central and northeast portions of the Property. .

1902, 1911, and 1916 Maps – Single buildings are mapped in the northwest, east central, and southeast portions of the Property. An unimproved road begins at the west edge of the central portion of the Property and extends east to the east central building. Three intermittent creek drainages are mapped within the Property flowing west to Morrison Creek. Eagles Nest Road is mapped along the west edge of the Property.

1944 and 1954 Maps – The Property is labeled Air Force Base. Mather Lake is mapped in the northwest portion of the Property. The alignment of the unimproved road in the central portion of has been replaced by a southwest northeast trending road, and near the east boundary, it forks to

the north and southeast, extending offsite. This feature appears to be a runway based on aerial photographs. No buildings are mapped within the Property. Several small ponds are mapped adjacent to the intermittent creek in the southwest portion of the Property.

1967 Map – The footprint of Mather Lake is expanded. The golf course is mapped and two buildings are mapped within the golf course, north of Woodring Way. Twelve structures and a oval-shaped road are mapped in the west central portion of the Property in the weapons storage area. A building and berm are mapped in the southwest corner of the Property in the small arms firing range area. In the southeast portion of the Property, a small pond is mapped, adjacent to Sunrise Boulevard.

1975 Map – The Folsom south canal is mapped along the east edge of the Property. An additional building is mapped in the north portion of the weapons storage area.

1980 Map – An additional road is mapped circling the perimeter of the weapons storage area. South of the weapons storage area, a road is mapped extending towards the area of OT-69 and terminates before the drainage. The marshland south of the weapons storage area has reduced in size. Roads are mapped along the perimeter of the gold course and the north and east sides of Mather Lake. The small pond in the southeast portion of the Property is no longer mapped.

1992 Map – The perimeter road previously mapped around the weapons storage area is no longer shown. The road south of the weapons storage area has been extended across the drainage to a mapped pit. A building is mapped at the present model airplane facility.

3.3.2 Aerial Photographs

The following aerial photographs, provided by EDR, were reviewed for information regarding past conditions and land use at the Property and in the immediate vicinity. These photographs are presented in Appendix E.

TABLE 3.3.2-1

Flyer	Year	Scale
Laval	1937	1:800
USGS	1944	1:800
Pacific Air	1952	1:800
Cartwright	1961	1:800
Cartwright	1971	1:800
Cartwright	1981	1:800
USGS	1993	1:800
USGS	1998	1:800

1937 Photograph: The site is generally undeveloped and appears to be used for non-irrigated farming and cattle grazing. There is a structure located near the current Mather Golf Course clubhouse and what appears to be a cattle feeding/watering area near the eastern central portion of the property. Eagles Nest Road, Kiefer Boulevard, and Douglas Road are all visible in this image.

1947 Photograph: A runway appears to be rough graded beginning north of the weapons storage area and extending northeast across the site. Near the east edge of the Property, a second runway extends in a north to south direction. Marshland is visible south of the west end of the runway and southwest of the intersection of the two runways in the east. The runways are in the same orientation as the main runways on the main Air Force base offsite to the west. Two circular berm areas are visible on the north and south sides of the north tributary of Morrison Creek in the north portion of the Property.

1952 Photograph: The site is essentially unchanged from the previous images.

1961 Photograph: The weapons storage area is under construction at the west end of the runway. The runway is now less defined. Within the weapons storage area, ordnance storage buildings, concrete bunkers and other improvements are visible. The weapons storage area appears to cover a portion of the former marshland area. Mather Golf Course is visible to the northwest along with the dam impounding Mather Lake. Many unimproved roads cross the entire site in both east-west and north-south directions. The small arms range is visible at the southwest corner of the site.

1971 Photograph: The Folsom South Canal is visible at the east boundary of the site along with what appears to be fill (excavation spoils from the canal) spread across large portions of the site. Mather Lake appears essentially in its current state. A large fill area is located just south of Mather Lake trending in a northeast-southwest direction. The Sacramento Rendering Company facility is visible on the south side of Kiefer Boulevard.

1981 Photograph: Additional structures are visible in the central portion of the site supporting the bunker storage area. The radio-controlled airstrip is visible off of Eagles Nest Road. The "open pit" area (AOC 601) is visible in the central portion of the site, south of the concrete bunker area. The Folsom south canal and water bridges bringing the natural drainages across the canal onto the property are constructed.

1993 Photograph: The site is essentially unchanged from the 1981 image.

1998 Photograph: More trees are visible, generally on the southern and eastern portions of the site. The northern California Terminal Radar Approach Control (TRACON) facility is under construction on the north site of Douglas Road.

3.3.3 Fire Insurance Maps

EDR prepared a Sanborn Fire insurance map search for the Property and surrounding properties. EDR reported that no maps were available for the Property and surrounding properties.

3.3.4 City Directory

City Directories, published since the 18th century for major towns and cities, lists the name of the resident or business associated with each address. A city directory search conducted by EDR is located in Appendix F. The City Directory lists several neighboring properties, which would not be expected to impact the Property.

3.3.5 Government Agencies

The following agencies were contacted pertaining to possible past development and/or activity at the Property.

- USAF
- CAL-EPA Department of Toxic Substances Control
- Sacramento County Economic Development Department

3.4 ENVIRONMENTAL RECORD SOURCES

EDR performed a search of federal, tribal, state, and local databases regarding the Property and nearby properties. Details regarding the databases searched by EDR are provided in Appendix A. A list of the facilities documented by EDR within the approximate minimum search distance of the Property is provided below:

3.4.1 Federal ASTM Standard/Supplemental Sources

3.4.1.1 Subject Property

The Property is listed in the following Federal ASTM Standard or supplemental sources:

- NPL: Also known as Superfund, the National Priority List database is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund program. The source of this database is the U.S. EPA.

- CERCLIS: The Comprehensive Environmental Response, Compensation and Liability Information System contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). CERCLIS contains sites, which are either proposed to or on the National Priorities List (NPL) and sites, which are in the screening and assessment phase for possible inclusion on the NPL.

- CORRACTS: CORRACTS is a list of handlers with RCRA Corrective Action Activity. This report shows which nationally-defined corrective action core events have occurred for every handler that has had corrective action activity.

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

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

- US ENG CONTROLS: A listing of sites with engineering controls in place.

- US INST CONTROL: A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

- DOD: Consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

- ROD: Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid the cleanup.

3.4.1.2 Other Properties

No surrounding properties within appropriate ASTM search distances of the Property were identified on Federal ASTM Supplemental sources

3.4.2 State ASTM Standard/Supplemental Sources

3.4.2.1 Subject Property

The Property is not listed on the State ASTM Standard or supplemental sources.

3.4.2.2 Other Properties

No surrounding properties within appropriate ASTM search distances of the Property were identified on State ASTM Supplemental sources

3.4.3 Local ASTM Supplemental Sources

3.4.3.1 Subject Property

The Property is not listed on Local ASTM supplemental databases.

3.4.3.2 Other Properties

No surrounding properties within appropriate ASTM search distances of the Property were identified on Local ASTM Supplemental sources.

The "Orphan Summary" lists Mather Air Force Base in the following databases:

- CORTESE – "Cortese" Hazardous Waste & Substances Sites List – The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites). This listing is no longer updated by the state agency.

- LUST – Geotracker's Leaking Underground Fuel Tank Report – Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

- SWEEPS UST – SWEEPS UST Listing – 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.

- DEED – Deed Restriction Listing – Site Mitigation and Brownfields Reuse Program Facility Sites with Deed Restrictions & Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction.

- ENVIROSTOR – EnviroStor Database – The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's database identifies sites that have known contamination or sites for which there may be reasons to investigate further.

- CAL-SITES – Calsites Database – The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database

- SLIC – Statewide SLIC Cases – The Spills, Leaks, Investigations, and Cleanups (SLIC) listings includes unauthorized discharges from spills and leaks, other than from underground storage tanks or other regulated sites.

- CHMIRS – California Hazardous Material Incident Report System – California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

- HAZNET – Facility and Manifest Data – Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC.

- CA FID UST – Facility Inventory Database – The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board

- FINDS – Facility Index System/Facility Registry System – Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail.

- CA BOND EXP. PLAN – Bond Expenditure Plan – Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds.

- CA WDS – Waste Discharge System – Sites which have been issued waste discharge requirements.

- EMI – Emissions Inventory Data – Toxics and criteria pollutant emissions data collected by the ARB and local air pollution agencies.

- Sacramento County ML – Regulatory Compliance Master List – Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Other sites in the "Orphan Summary" appear to be located beyond the ASTM recommended radius search criteria.

4.0 SITE RECONNAISSANCE

4.1 METHODOLOGY

ENGEO conducted a reconnaissance of the Property on July 27, 2012. The Property was viewed for hazardous materials storage, superficial staining or discoloration, debris, stressed vegetation, or other conditions that may be indicative of potential sources of soil or groundwater contamination. The site was also checked for evidence of fill/ventilation pipes, ground subsidence, or other evidence of existing or preexisting underground storage tanks. Photographs taken during the site reconnaissance are presented in Figure 3.

Given the physical size of the Property, it was not practicable to view every portion of the ground surface within the Property. Consequently, conditions may arise which this report does not address. However, we observed as much area of the Property as practical and accessible, given the circumstances.

4.2 GENERAL SITE SETTING

At the time of our site reconnaissance, the Property was unoccupied. The only active facility within the Property is a remote control airplane strip. An active golf course is situated on the adjoining land to the west. Mather Lake is located within the northern portion of the Property.

South of Mather Lake, the Property consists of vacant grasslands with some remnant building structures formerly used by the USAF. Pole mounted power lines cross through this portion of the Property in a west east direction

The central portion of the Property consists of the former weapons storage area and includes nine abandoned buildings, seven concrete/earthen weapons storage bunkers, and two wood/earthen bunker features. Asphalt roads extend throughout the weapons storage area and chain link fencing surrounds the perimeter of the weapons storage area.

South of the weapons storage area, an approximately 5-acre portion of the Property is currently leased by remote control airplane enthusiasts. The facility includes a small airstrip and two small shade structures.

The remaining portions of the Property consist of vacant grasslands. Evidence of past soil disturbance (roads, drainages, stockpiles) was visible throughout the open space area.

The Folsom south canal is a dominant feature extending along the east side of the Property. Three concrete bridges convey offsite runoff water across the canal and onto the Property.

4.3 EXTERIOR OBSERVATIONS

Structures. In the area east of the golf course, we observed two wood observation towers and a wood building and concrete slab. In the former weapons storage area to the south, we observed nine abandoned buildings. The buildings primarily consisted of concrete block construction and appeared to have been used by the USAF for storage, administration, and equipment maintenance. All of the buildings were gutted, with the exception of two large crane hoists that remained in two of the shop buildings. In the east portion of the weapons storage area we observed seven concrete weapons bunkers that were covered with soil and locked with large steel doors. We also noted two bermed areas with dilapidated overhead wood canopies. South of the weapons storage area, there are two newly constructed shade structures and an airstrip within the remote control airplane facility.

Hazardous Substances and Petroleum Products in Connection with Identified Uses. No hazardous substances or petroleum products were observed within the Property during the site reconnaissance.

Storage Tanks. No above-ground storage tanks or evidence of existing underground storage tanks was observed during the site reconnaissance.

Odors. No odors indicative of hazardous materials or petroleum material impacts were noted at the time of the reconnaissance.

Pools of Potentially Hazardous Liquid. No pools of potentially hazardous liquid were observed within the Property at the time of our reconnaissance.

Drums. No drums were observed on the Property at the time of the reconnaissance.

Hazardous Substance and Petroleum Product Containers. We observed an empty canister labeled .50 caliber at the collapsed building east of the golf course.

Polychlorinated Biphenyls (PCBs). We observed two pole-mounted transformers in the area east of the golf course. We noted no evidence of oil leaking from the transformers.

Pits, Ponds and Lagoons. Mather Lake is located in the north portion of the Property. We noted no evidence of debris in the lake. We noted an open "pit" like feature east of the collapsed building in the area east of the golf course. There was evidence of non-hazardous scrap metal and wood debris mixed with soil in the pit (Figure 3). A second larger pit known as OT-69 is located south of the weapons storage area. The USAF has performed numerous investigations and remedial excavations within the OT-69 pit area and we noted no evidence of hazardous materials.

Stained Soil/Pavement. No stained soil or pavement was observed within the Property at the time of our reconnaissance.

Stressed Vegetation. No signs of stressed vegetation were observed on the Property at the time of our reconnaissance.

Solid Waste/Debris Some buried scrap metal and wood debris is located at the previously mentioned pit area east of the golf course. The extent of this buried debris is unknown. We noted a substantial amount of large tree trunks stockpiled south of the weapons bunkers.

Wastewater. We observed drainage ditches extending along the perimeter of the weapons storage area, the former exercise area, and other non developed portions of the Property. No water was present in the ditches at the time of our site reconnaissance.

Wells. We observed a groundwater monitoring well in the southwest corner of the Property. The well was installed by Aerojet as part of a regional groundwater assessment.

Septic Systems. According to previous reports, a decommissioned 7,500 gallon septic tank and five dry wells are located within the central portion of the Property, between buildings 18080 and 18090.

4.4 INTERIOR OBSERVATIONS

We viewed the interior of several of the concrete buildings in the weapons storage area. We observed the interior of the buildings to be vacant, with the exception of two large crane hoists that remained in two of the shop buildings. We were unable to access the interior of the large weapons bunkers and several of the concrete buildings due to locked doors.

4.5 ASBESTOS-CONTAINING MATERIALS AND LEAD-BASED PAINT

An asbestos and lead-based paint survey was not conducted as part of this assessment. Given the age of the existing structures, it is conceivable that asbestos-containing materials and lead-based paint materials may exist within the structures. We did observed exposed fiberglass style insulation material in several of the buildings.

4.6 INDOOR AIR QUALITY

An evaluation of indoor air quality, mold, or radon was not included as part of the contracted scope of services. The California Department of Health Services has conducted studies of radon risks throughout the state, sorted by zip code. Results of the studies indicate that three tests were conducted within the Property zip code, with one tests exceeding the current EPA action level of 4 picocuries per liter [pCi/L]1).

According to the *Final Superfund Record of Decision, Soil Operable Unit Sites and Groundwater Operable Plumes, Mather Air Force Base, Sacramento County, California, April 29, 1996*, base wide radiation testing was performed and no elevated radiation levels were identified within the Property.

In accordance with ASTM E2600-10 (Tier 1) (*Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions*); we reviewed the Department of Toxic Substances Control EnviroStor database and noted one potential petroleum hydrocarbon source (active LUST case) for vapor intrusion mapped within 1/10 mile of the Property. Additionally, petroleum hydrocarbon impacts to soil and chlorinated solvent (VOC) impacts to soil vapor have been detected within the Property.

---

[1] California Department of Health Services – Division of Drinking Water and Environmental Management – Radon (http://www.cdph.ca.gov/HealthInfo/environhealth/Documents/Radon/CaliforniaRadonDatabase.pdf).

5.0 INTERVIEWS

We attended the BRAC Cleanup Team quarterly meeting on September 12, 2012 and discussed the project with various stakeholders including representatives from the USAF, CAL-EPA Department of Toxic Substances Control (DTSC), Regional Water Quality Control Board (RWQCB-Region 5), Sacramento County Economic Development Department, US EPA, and URS. During the meeting, USAF representatives stated that no formal workplan would be required to conduct future phase II ESAs within the Property. USAF also stated that it would be responsible for remediation of potential contamination that is related to past USAF activities, if such contamination is found in the future. DTSC personnel stated that the previous NFA determinations that were issued by USAF for the AOCs (not including 597 and OT-69) are supportive of residential land use.

6.0 FINDINGS

The site reconnaissance and records review did identify evidence of soil and groundwater impairments associated with the use or past use of the Property. A review of regulatory databases maintained by county, state, tribal, and federal agencies found documentation of hazardous materials discharge on the Property and did identify contaminated facilities within the appropriate American Society for Testing and Materials (ASTM) search distances that would reasonably be expected to impact groundwater beneath the Property.

Based on the findings of this assessment, one Recognized Environmental Conditions (REC) and two historical RECs were identified for the Property. The identified RECs are discussed in detail in Section 8.0

7.0 OPINIONS AND DATA GAPS

The following data gaps identified during this process may affect the conclusions as to the presence or lack of presence of RECs at the Property.

- Pending Mather Lake access restrictions
- Pending OT-69 final report
- Extent of buried debris at former exercise area
- Limited chemical analysis of soil

8.0 CONCLUSIONS

The study included a review of local, state and federal environmental record sources, standard historical sources, aerial photographs, fire insurance maps and physical setting sources, a reconnaissance of the Property to review site use and current conditions to check for the storage, use, production or disposal of hazardous or potentially hazardous materials and interview with persons knowledgeable about current and past site use.

The site reconnaissance and records review did identify evidence of soil and groundwater impairments associated with the use or past use of the Property. A review of regulatory databases maintained by county, state, tribal, and federal agencies found documentation of hazardous materials discharge on the Property and did identify contaminated facilities within the appropriate American Society for Testing and Materials (ASTM) search distances that would reasonably be expected to impact groundwater beneath the Property.

Based on the findings of this assessment, one Recognized Environmental Conditions (REC) and two historical RECs were identified for the Property.

- REC: Previous soil remediation was performed under RWQCB oversight at the location of two leaking underground diesel storage tanks grouped east of building 18015. According to the no further action letter issued by the RWQCB-Region 5 in 2002, shallow vadose zone soil impacts remain adjacent to the building. A soil boring advanced at the UST site in 2001 identified a perched groundwater zone at 5 feet and the top of the regional groundwater table at 143 feet. A water sample collected from 10 feet exhibited motor oil at 1,300 ug/l. No constituents were detected in the sample from 143 feet. Former monitoring well MAFB-27C was located 1,000 feet south (downgradient) from the USTs, and exhibited no detections when abandoned in 1998, although historically the well exhibited low-level detections of methylene chloride, and oil/grease. Inactive offsite supply well K-9 located 1,000 feet west (cross gradient) of the UST exhibited trace concentrations of TCE from 1979-1981. Vapor samples collected from vapor monitoring wells exhibited concentrations of chlorinated compounds only, including TCE and PCE. A bioventing/vapor extraction remediation system was operated at the site and reportedly was successful in eliminating leaching concerns. The PCE and TCE impacts were not discussed in detail in the reports.

- Historical REC: USAF identified and evaluated six areas of concern (AOCs) within the Property: 1) 597 (Mather Lake), 2) weapons storage area (includes WP-17), 3) 41-acre suspected ordnance burial area, 4) 601 (includes XE404 and OT-69), 5) XU-400, 6) OT-86. One of the six AOCs that were evaluated by USAF currently has a restriction against residential land use and two additional AOCs may have potential development constraints. The current status of the three priority AOCs is summarized below:

  - AOC 597. Mather Lake was historically used as a practice grenade firing range when the lake was dry in 1977. A geophysical survey to a depth of 1 foot was performed along the accessible portions of the lake and shoreline, which identified only limited amounts of expended small arms rounds. Restrictions against public access along the east and south shorelines are currently being developed by USAF.

  - OT-69/XE-404. OT-69 consists of an approximately 4-acre natural basin that lies approximately 10 feet below the surrounding grade. The basin was historically used by USAF as a detonation and burn area. XE-404 consists of an approximately 15-acre buffer area surrounding OT-69. Geophysical surveys were performed within the two areas to a depth of 10 feet; and subsequent excavations and mechanical screening of soil removed buried drums, classified aircraft parts, and small arms rounds at depths up to 12 feet. Soil

sampling was performed for dioxins and furans, metals, semivolatile organic compounds (SVOCs), perchlorate, and explosives (HMX, RDX, DNT, TNB, TNT). A CERCLA response action resulted in the excavation of the upper 1 foot of soil across the footprint of OT-69. The deed executed in 2000 requires written notification to be provided to USAF prior to any soil disturbance, including residential grading, within OT-69. Additionally, the 2010 Explanation of Significant Differences prohibits residential use, hospitals, public or private schools for minors, and day care centers within OT-69. To date, no formal restrictions have been established for the XE-404 area surrounding OT-69. Field investigations for OT-69 and XE-404 are reportedly complete and the final remedial completion report is pending.

- OT-86. The roughly 5-acre area was historically used as a small arms firing range. Surface soil sampling identified concentrations of total lead up to 1,660 milligrams per kilogram (mg/kg). Surface soil excavations conducted with OT086 resulted in the removal of approximately 3,200 cubic yards of soil. The established cleanup goal for lead within OT-69 was 130 mg/kg. The deed executed in 2000 requires written notification to be provided to USAF prior to any soil disturbance, including residential grading, within OT-86. The dig notifications listed in the 2000 deed for OT-86 may present an issue, if the deed remains on the chain of title for future residential parcels.

- Historical REC: A 7,500 gallon septic tank was backfilled with pea gravel in 2000 and five associated dry wells currently remain within the weapons storage area (WP-17), between buildings 18080 and 18090. USAF issued a letter in 1990 recommending no further action and the determination was finalized as part of the Record of Decision (ROD) in 1996. Former monitoring well MAFB-27C was located downgradient from the dry wells and exhibited no detections of when abandoned in 1998, although historically the well exhibited low-level detections of methylene chloride, and oil/grease. A soil boring was advanced to a depth of 155 feet immediately adjacent to the dry wells in 1995. Soil samples exhibited detections of methylene chloride and diesel to a depth of 67 feet. A groundwater sample was collected from 150 feet and no constituents were reportedly detected above the reporting limits by the mobile laboratory. The septic tank abandonment letter issued in 2000 states that there is no significant risk to groundwater. During a recent stakeholder meeting a representative for USAF reported that he is not aware of any historic industrial activities within the weapons storage area that would have generated hazardous waste..

Based on the review of regulatory databases and site reconnaissance, we present information on features of potential environmental concern that were either contained in the databases or observed on the Property. These features were not considered to be RECs. We briefly discuss each feature below:

- In addition to the above-mentioned UST case, five additional diesel USTs were removed from the weapons storage area. Following removal of these five USTs, no remedial actions were deemed necessary. Sacramento County Environmental Management Department issued no further action letters for the five USTs, and the "no further action" (NFA) letters do state that SCEMD must be notified in the event of a change in land use.

- During our phase I ESA site reconnaissance, we identified a seventh AOC consisting of scrap metal debris mixed with soil (former exercise area) located east of the golf course. USAF has indicated it does not intend to investigate or remediate this AOC. No geophysical surveys have been performed for the portions of the Property that are located outside of the six AOCs identified by USAF, which comprises a significant portion of the Property.

- The Property is located within an area where there are known regional groundwater impacts associated with offsite portions of the Mather Air Force Base and the Aerojet facility. The magnitude of regional groundwater contamination beneath the Property is relatively limited in extent and would not be considered a constraint for residential development.

ENGEO has performed a phase I environmental site assessment of the Property in general conformance with the scope and limitations of ASTM E 1527-05 "Standard Practice for Environmental Site Assessments" and USEPA "Standards and Practices for All Appropriate Inquires", 40 CFR Part 312. Based on the findings of this assessment, ENGEO recommends the following:

1. We conclude that at a minimum, excavation of shallow soil impacts associated with the former diesel USTs at Building 18015, may be necessary in support of residential land use, following demolition of the building. Additionally, further evaluation of potential vapor intrusion concerns may be necessary for this area subsequent to the additional soil remediation and prior to residential land use.

2. We recommend excavating test pits at the former exercise area (ENGEO AOC) to delineate the extent of the buried debris. USAF informed us that workplan approval is not required prior to us performing this work. In advance of future site development, we recommend coordinating with the USAF to develop a contingency plan for managing undocumented debris and/or contamination that may potentially be uncovered during grading operations.

3. We recommend performing Site wide surface soil sampling to evaluate concentrations of chemicals of concern in surface soil. USAF informed us that workplan approval is not required prior to us performing this work.

SELECTED REFERENCES

Geologic Map of the Sacramento Quadrangle, DL. Wagner et. All, 1987.

Google Maps (http://maps.google.com)

California Department of Water Resources (http://wdl.water.ca.gov)

Microsoft TerraServer USA (http://www.terraserver.microsoft.com)

Topozone (http://www.topozone.com)

United States Environmental Protection Agency Indoor Air Quality Website (http://ww2.cdph.ca.gov/HealthInfo/environhealth/Documents/Radon/CaliforniaRadonDatabase.pdf)

USGS 7.5' Sacramento, Fair Oaks, Mills, Buffalo Creek, Folsom, Carmichael Quadrangle-Sacramento County Maps dated 1893, 1902, 1911, 1916, 1944, 1954, 1967, 1975, 1980, 1992.

LIST OF FIGURES

Figure 1 - Vicinity Map

Figure 2 - Site Map

Figure 3A – 3C - Site Photographs

FIGURES

COPYRIGHT © 2012 BY ENGEO INCORPORATED. THIS DOCUMENT MAY NOT BE REPRODUCED IN WHOLE OR IN PART BY ANY MEANS WHATSOEVER, NOR MAY IT BE QUOTED OR EXCERPTED WITHOUT THE EXPRESS WRITTEN CONSENT OF ENGEO INCORPORATED.

N

0 MILES 1
0 KILOMETERS 2

BASE MAP SOURCE: GOOGLE EARTH

ENGEO
Expect Excellence

VICINITY MAP
MATHER SOUTH
RANCHO CORDOVA, CALIFORNIA

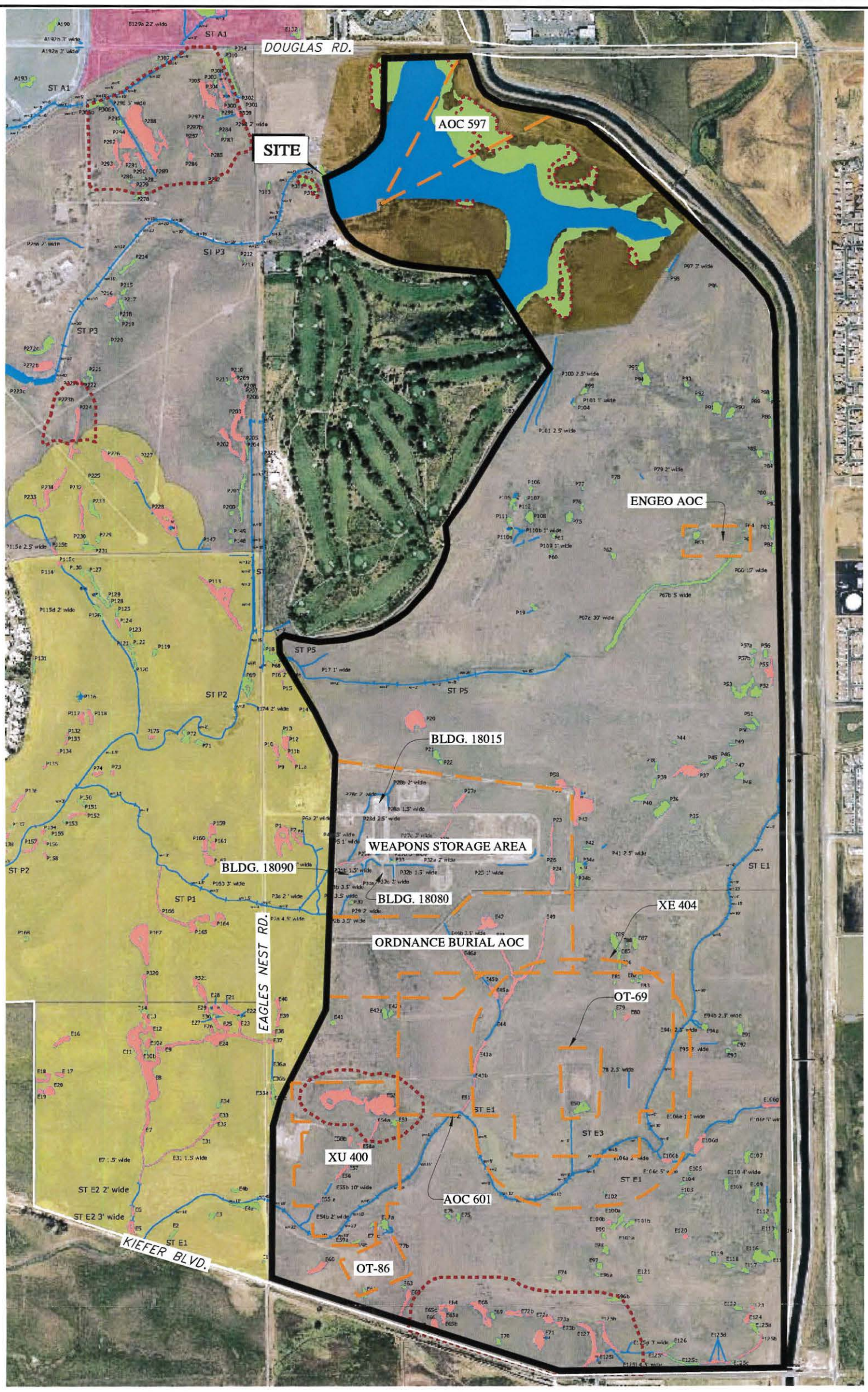
PROJECT NO.: 9546.001.000		FIGURE NO.
SCALE: AS SHOWN		1
DRAWN BY: SRP	CHECKED BY: SM	

G:\Drafting\DRAFTING2_Dwg\9546\001\ESA\9546001000-ESA-1-VicMap-0812.dwg Plot Date: 9-28-12 spatters

ORIGINAL FIGURE PRINTED IN COLOR

COPYRIGHT © 2012 BY ENGEO INCORPORATED. THIS DOCUMENT MAY NOT BE REPRODUCED IN WHOLE OR IN PART BY ANY MEANS WHATSOEVER, NOR MAY IT BE QUOTED OR EXCERPTED WITHOUT THE EXPRESS WRITTEN CONSENT OF ENGEO INCORPORATED.

G:\Drafting\DRAFTING2_Dwg\9546\001\ESA\9546001000-ESA-2-SitePlan-0812.dwg Plot Date:9-28-12 spotters



N

0 FEET 1000
0 METERS 500

LEGEND

PROTECTED AREAS

AREA OF CONCERN LIMITS

WETLANDS

LAKE OR POND

VERNAL WETLAND

WETLAND

BASE MAP SOURCE: UNKNOWN

ENGEO Expect Excellence

SITE MAP
MATHER SOUTH
RANCHO CORDOVA, CALIFORNIA

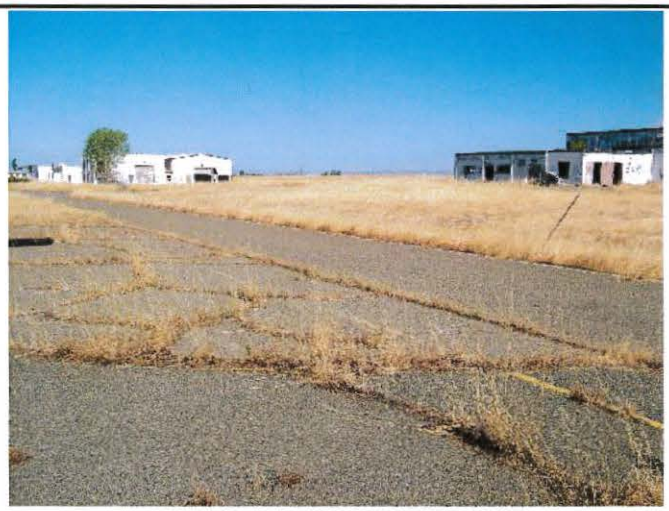
PROJECT NO.: 9546.001.000
SCALE: AS SHOWN
DRAWN BY: SRP
CHECKED BY: SM

FIGURE NO 2

ORIGINAL FIGURE PRINTED IN COLOR

COPYRIGHT © 2012 BY ENGEO INCORPORATED. THIS DOCUMENT MAY NOT BE REPRODUCED IN WHOLE OR IN PART BY ANY MEANS WHATSOEVER, NOR MAY IT BE QUOTED OR EXCERPTED WITHOUT THE EXPRESS WRITTEN CONSENT OF ENGEO INCORPORATED.

BURN PILE NEAR THE SOUTH EDGE OF THE FORMER WEAPONS STORAGE AREA

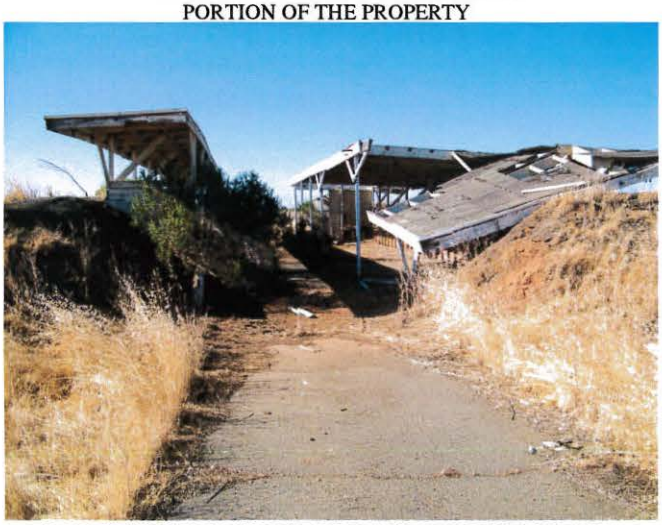


CENTRAL PORTION OF THE FORMER WEAPONS STORAGE AREA

CIRCULAR BERM FEATURE ADJACENT TO MATHER LAKE

COLLAPSED BUILDING IN THE NORTH PORTION OF THE PROPERTY

CRATER FEATURE WITH DEBRIS MIXED WITH SOIL LOCATED EAST OF THE COLLAPSED BUILDING IN THE NORTH PORTION OF THE PROPERTY



EARTHEN BERM AND DILAPIDATED CANOPY (FORMER WEAPONS STORAGE BUNKER)

ENGEO
Expect Excellence

SITE PHOTOGRAPHS
MATHER SOUTH
RANCHO CORDOVA, CALIFORNIA

PROJECT NO.: 9546.001.000		FIGURE NO.
SCALE: NO SCALE		3A
DRAWN BY: SRP	CHECKED BY: SM	

G:\Drafting\DRAFTING2_Dwg\9546\001\ESA\9546001000-ESA-3A-SitePhotographs-0812.dwg Plot Date: 9-28-12 spatters

ORIGINAL FIGURE PRINTED IN COLOR

FORMER JUNCTION BOX IN THE WEST PORTION OF THE FORMER WEAPONS STORAGE AREA

FORMER NUCLEAR WEAPONS STORAGE BUNKERS IN THE FORMER WEAPONS STORAGE AREA

FORMER OBSERVATION PLATFORM IN THE NORTH PORTION OF THE PROPERTY

FORMER ORDNANCE BURNING AND DETONATION AREA XE404 - OT-69

FORMER SMALL ARMS FIRING RANGE AREA OT-86

GROUNDWATER MONITORING WELL LOCATED IN THE SOUTHWEST PORTION OF THE PROPERTY

ENGEO
Expect Excellence

SITE PHOTOGRAPHS
MATHER SOUTH
RANCHO CORDOVA, CALIFORNIA

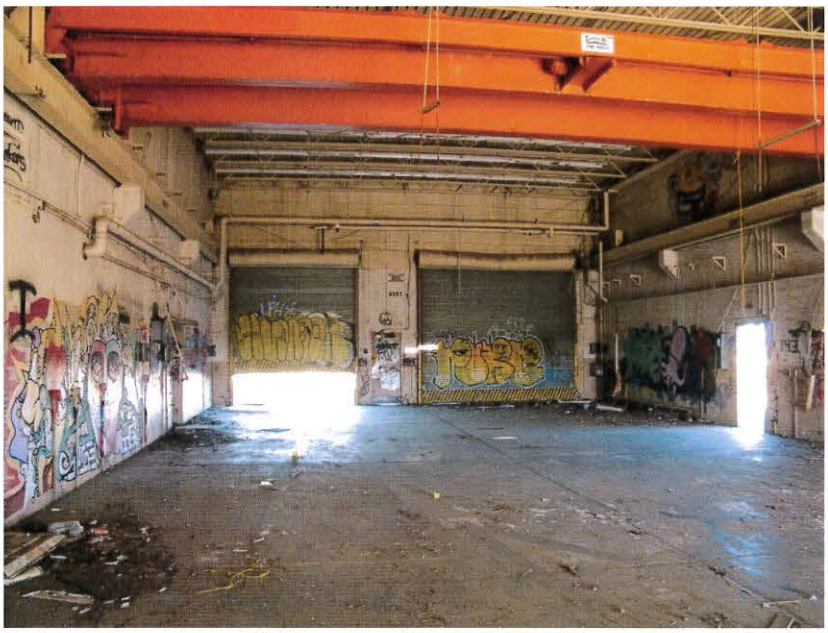
PROJECT NO.: 9546.001.000		FIGURE NO.
SCALE: NO SCALE		3B
DRAWN BY: SRP	CHECKED BY: SM	

G:\Drafting\DRAFTING2_Dwg\9546\001\ESA\9546001000-ESA-3B-SitePhotographs-0812.dwg Plot Date: 9-28-12 spatters

ORIGINAL FIGURE PRINTED IN COLOR

COPYRIGHT © 2012 BY ENGEO INCORPORATED. THIS DOCUMENT MAY NOT BE REPRODUCED IN WHOLE OR IN PART BY ANY MEANS WHATSOEVER, NOR MAY IT BE QUOTED OR EXCERPTED WITHOUT THE EXPRESS WRITTEN CONSENT OF ENGEO INCORPORATED.

COPYRIGHT © 2012 BY ENGEO INCORPORATED. THIS DOCUMENT MAY NOT BE REPRODUCED IN WHOLE OR IN PART BY ANY MEANS WHATSOEVER, NOR MAY IT BE QUOTED OR EXCERPTED WITHOUT THE EXPRESS WRITTEN CONSENT OF ENGEO INCORPORATED.



INTERIOR OF VACANT BUILDING IN FORMER WEAPONS STORAGE AREA.
CEILING MOUNTED CRANE HOIST

NUCLEAR WEAPONS STORAGE BUNKER

ENGEO
Expect Excellence

SITE PHOTOGRAPHS
MATHER SOUTH
RANCHO CORDOVA, CALIFORNIA

PROJECT NO.: 9546.001.000		FIGURE NO.
SCALE: NO SCALE		3C
DRAWN BY: SRP	CHECKED BY: SM	

G:\Drafting\DRAFTING2_Dwg\9546\001\ESA\9546001000-ESA-3C-SitePhotographs-0812.dwg Plot Date: 9-28-12 spotters

ORIGINAL FIGURE PRINTED IN COLOR

APPENDIX A
(ATTACHED CD)

ENVIRONMENTAL DATA RESOURCES, INC.

Radius Map Report

APPENDIX A

APPENDIX B

ENVIRONMENTAL DATA RESOURCES, INC.

Sanborn Map Report

APPENDIX B

South Mather Property
Eagles Nest Road and Douglas
Rancho Cordova, CA 95742

Inquiry Number: 3376143.3
July 26, 2012

Certified Sanborn® Map Report

EDR® Environmental Data Resources Inc

440 Wheelers Farms Road
Milford, CT 06461
800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

7/26/12

Site Name:	**Client Name:**
South Mather Property	Engeo
Eagles Nest Road and Douglas	2213 Plaza Drive
Rancho Cordova, CA 95742	Rocklin, CA 95765
EDR Inquiry # 3376143.3	Contact: Morgan Johnson

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 Engeo 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:	South Mather Property
Address:	Eagles Nest Road and Douglas
City, State, Zip:	Rancho Cordova, CA 95742
Cross Street:	
P.O. #	NA
Project:	9546000000
Certification #	3337-40DE-84AA

Sanborn® Library search results
Certification # 3337-40DE-84AA

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

The Sanborn Library LLC Since 1866™

Limited Permission To Make Copies

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

Disclaimer - Copyright and Trademark notice

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

Copyright 2012 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

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

APPENDIX C

ENVIRONMENTAL DATA RESOURCES, INC.

Historical Topographic Map Report

APPENDIX C

South Mather Property
Eagles Nest Road and Douglas
Rancho Cordova, CA 95742

Inquiry Number: 3376143.4
July 27, 2012

EDR Historical Topographic Map Report

EDR® Environmental Data Resources Inc

440 Wheelers Farms Road
Milford, CT 06461
800.352.0050
www.edrnet.com

EDR Historical Topographic Map Report

Environmental Data Resources, Inc.s (EDR) Historical Topographic Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDRs Historical Topographic Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the early 1900s.

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

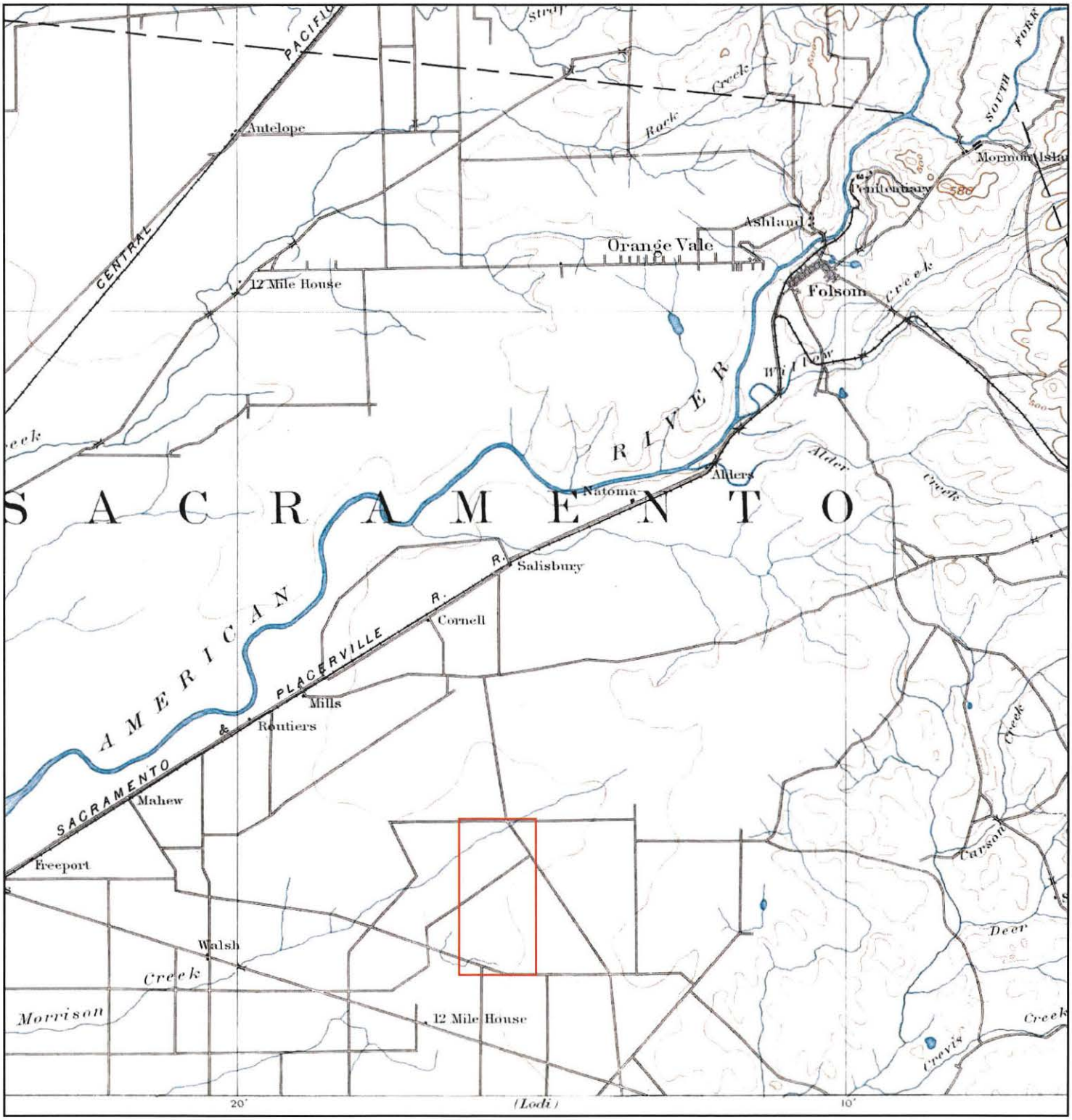
Disclaimer - Copyright and Trademark Notice

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

Copyright 2012 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

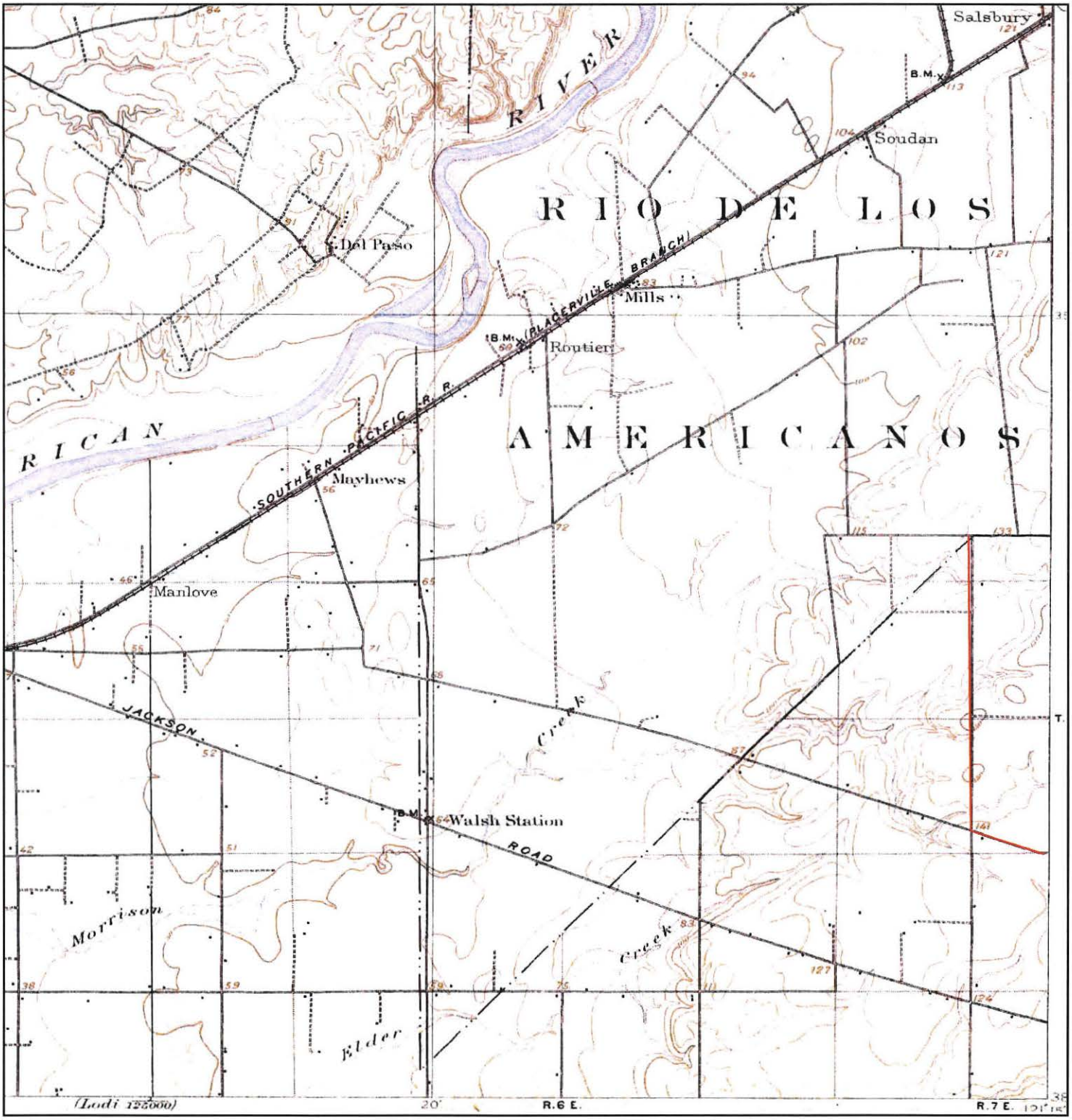
EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

Historical Topographic Map



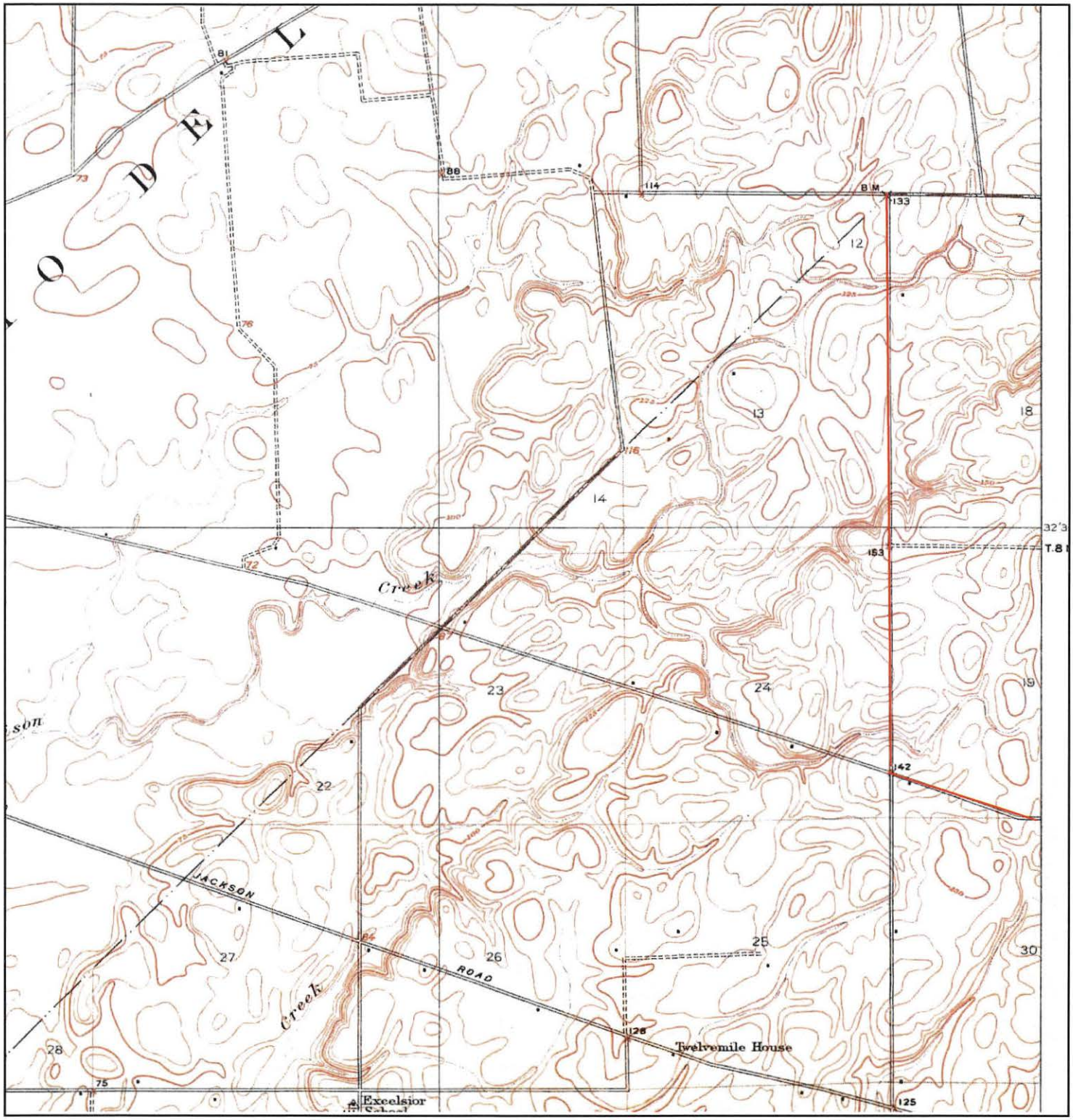
N	TARGET QUAD NAME: SACRAMENTO MAP YEAR: 1893 SERIES: 30 SCALE: 1:125000	SITE NAME: South Mather Property ADDRESS: Eagles Nest Road and Douglas Rancho Cordova, CA 95742 LAT/LONG: 38.5401 / -121.2519	CLIENT: Engeo CONTACT: Morgan Johnson INQUIRY#: 3376143.4 RESEARCH DATE: 07/27/2012

Historical Topographic Map



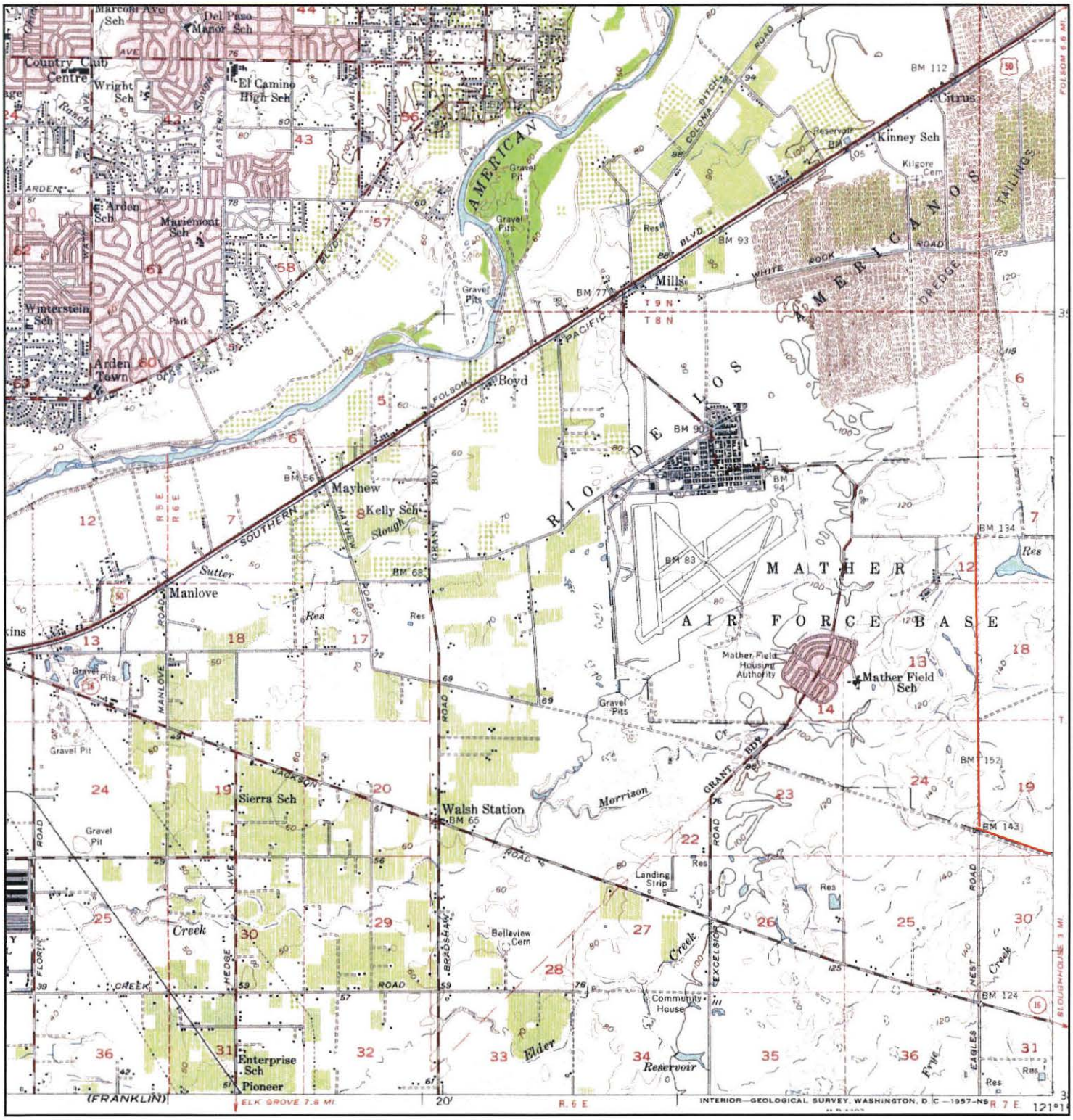
N	TARGET QUAD NAME: FAIR OAKS MAP YEAR: 1902 SERIES: 15 SCALE: 1:62500	SITE NAME: South Mather Property ADDRESS: Eagles Nest Road and Douglas Rancho Cordova, CA 95742 LAT/LONG: 38.5401 / -121.2519	CLIENT: Engeo CONTACT: Morgan Johnson INQUIRY#: 3376143.4 RESEARCH DATE: 07/27/2012

Historical Topographic Map



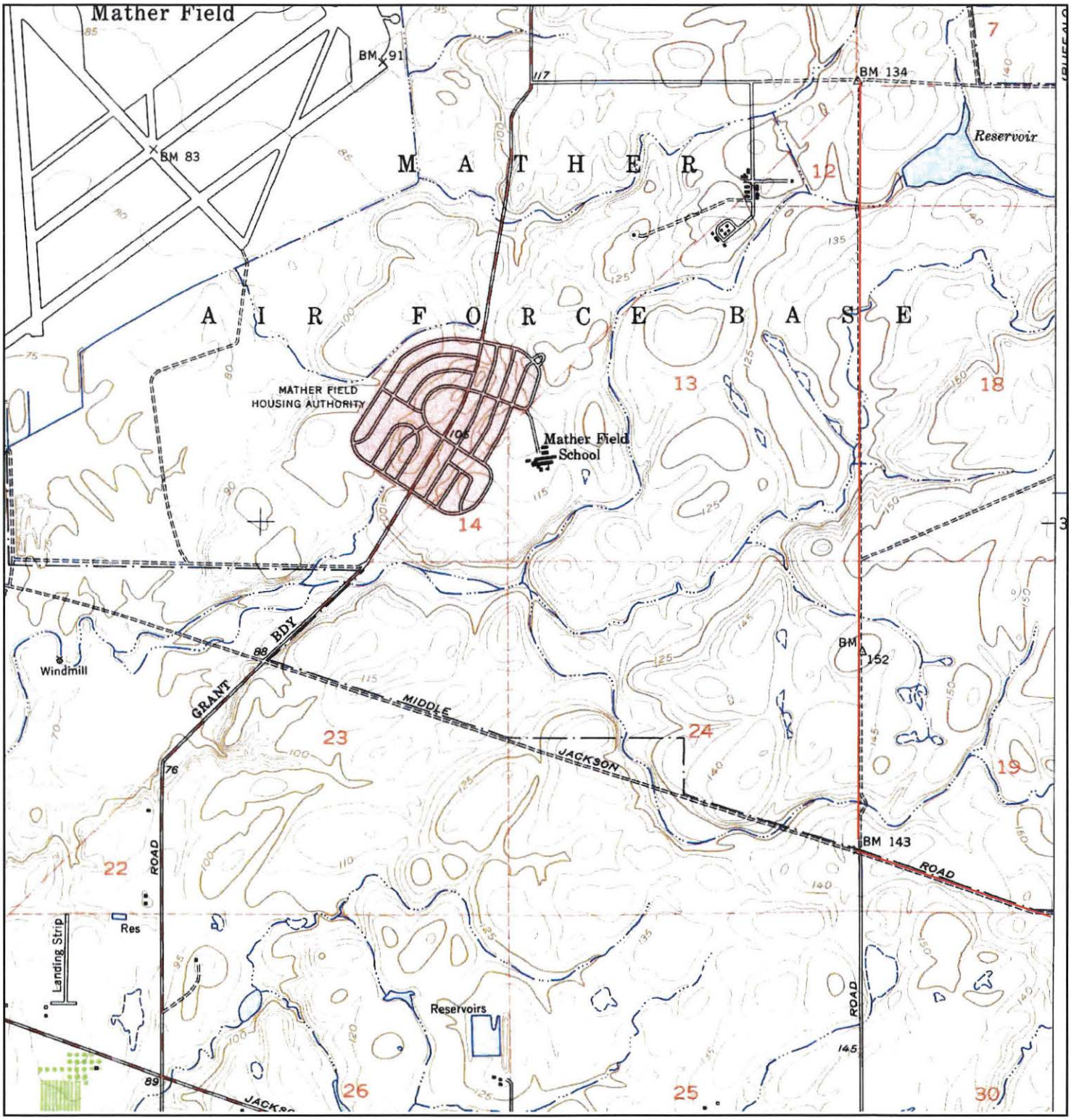
N	TARGET QUAD NAME: MILLS MAP YEAR: 1911 SERIES: 7.5 SCALE: 1:31680	SITE NAME: South Mather Property ADDRESS: Eagles Nest Road and Douglas Rancho Cordova, CA 95742 LAT/LONG: 38.5401 / -121.2519	CLIENT: Engeo CONTACT: Morgan Johnson INQUIRY#: 3376143.4 RESEARCH DATE: 07/27/2012

Historical Topographic Map



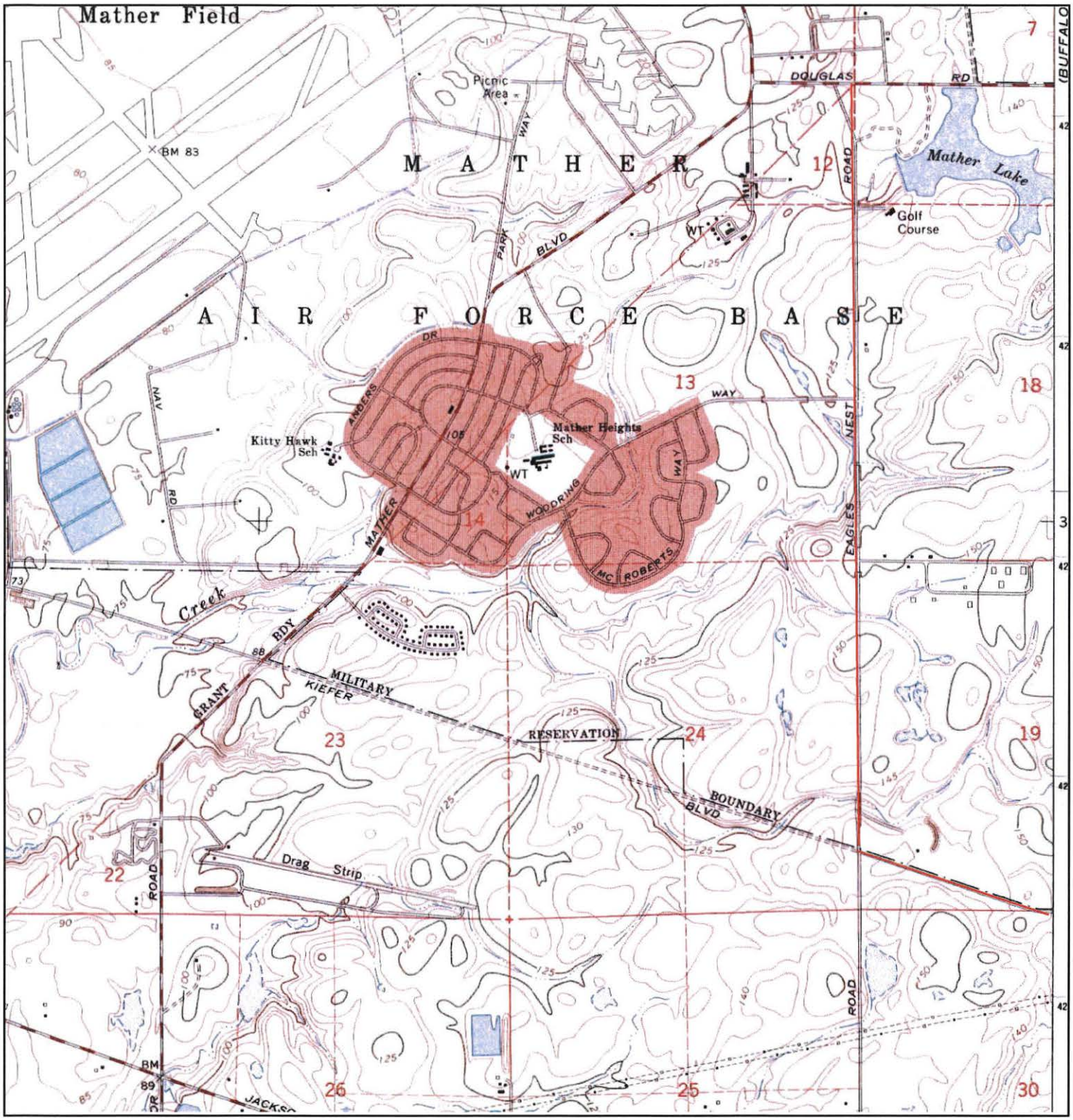
N	TARGET QUAD NAME: FAIR OAKS MAP YEAR: 1954 SERIES: 15 SCALE: 1:62500	SITE NAME: South Mather Property ADDRESS: Eagles Nest Road and Douglas Rancho Cordova, CA 95742 LAT/LONG: 38.5401 / -121.2519	CLIENT: Engeo CONTACT: Morgan Johnson INQUIRY#: 3376143.4 RESEARCH DATE: 07/27/2012

Historical Topographic Map



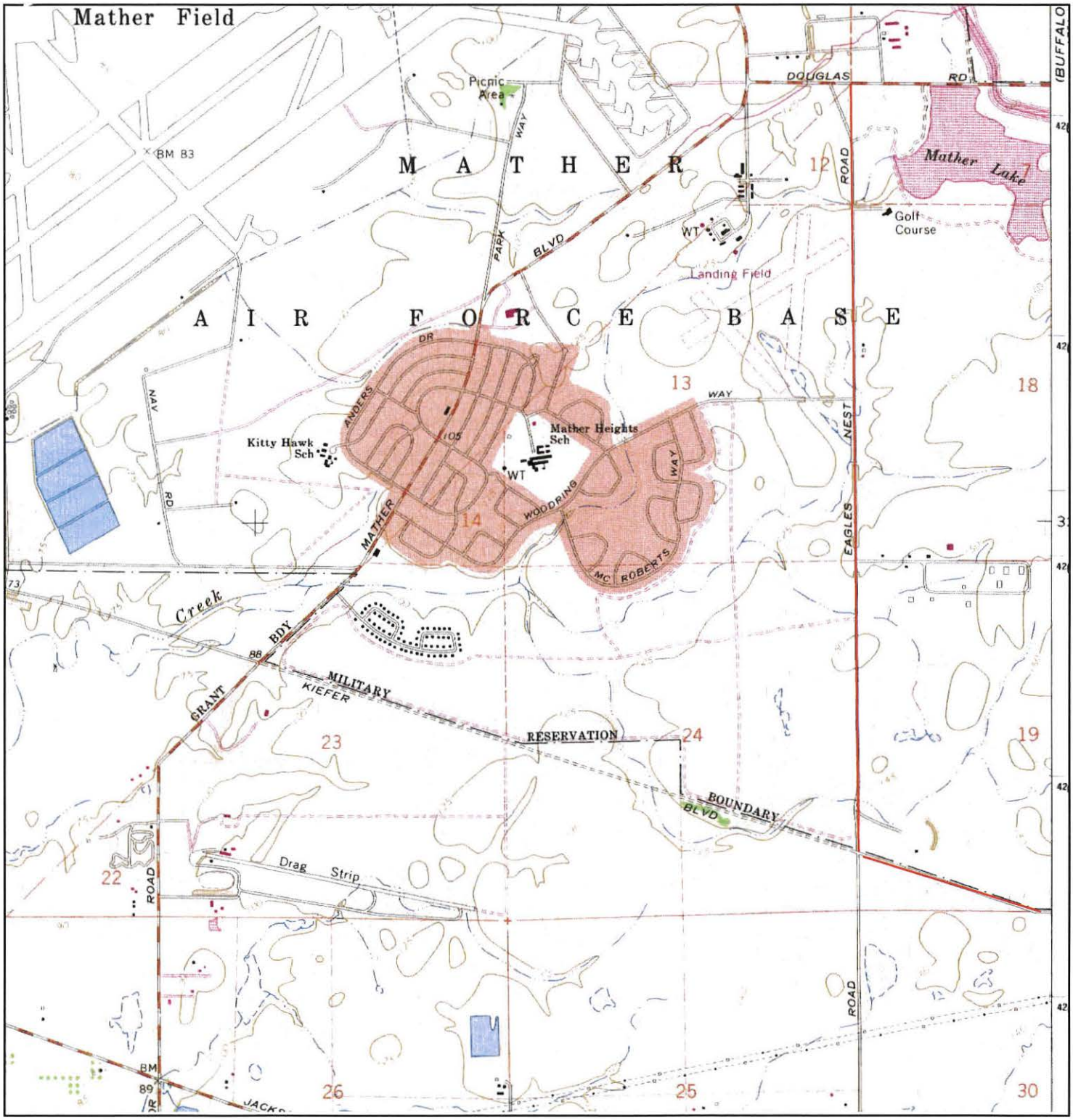
N	TARGET QUAD NAME: CARMICHAEL MAP YEAR: 1954 SERIES: 7.5 SCALE: 1:24000	SITE NAME: South Mather Property ADDRESS: Eagles Nest Road and Douglas Rancho Cordova, CA 95742 LAT/LONG: 38.5401 / -121.2519	CLIENT: Engeo CONTACT: Morgan Johnson INQUIRY#: 3376143.4 RESEARCH DATE: 07/27/2012

Historical Topographic Map



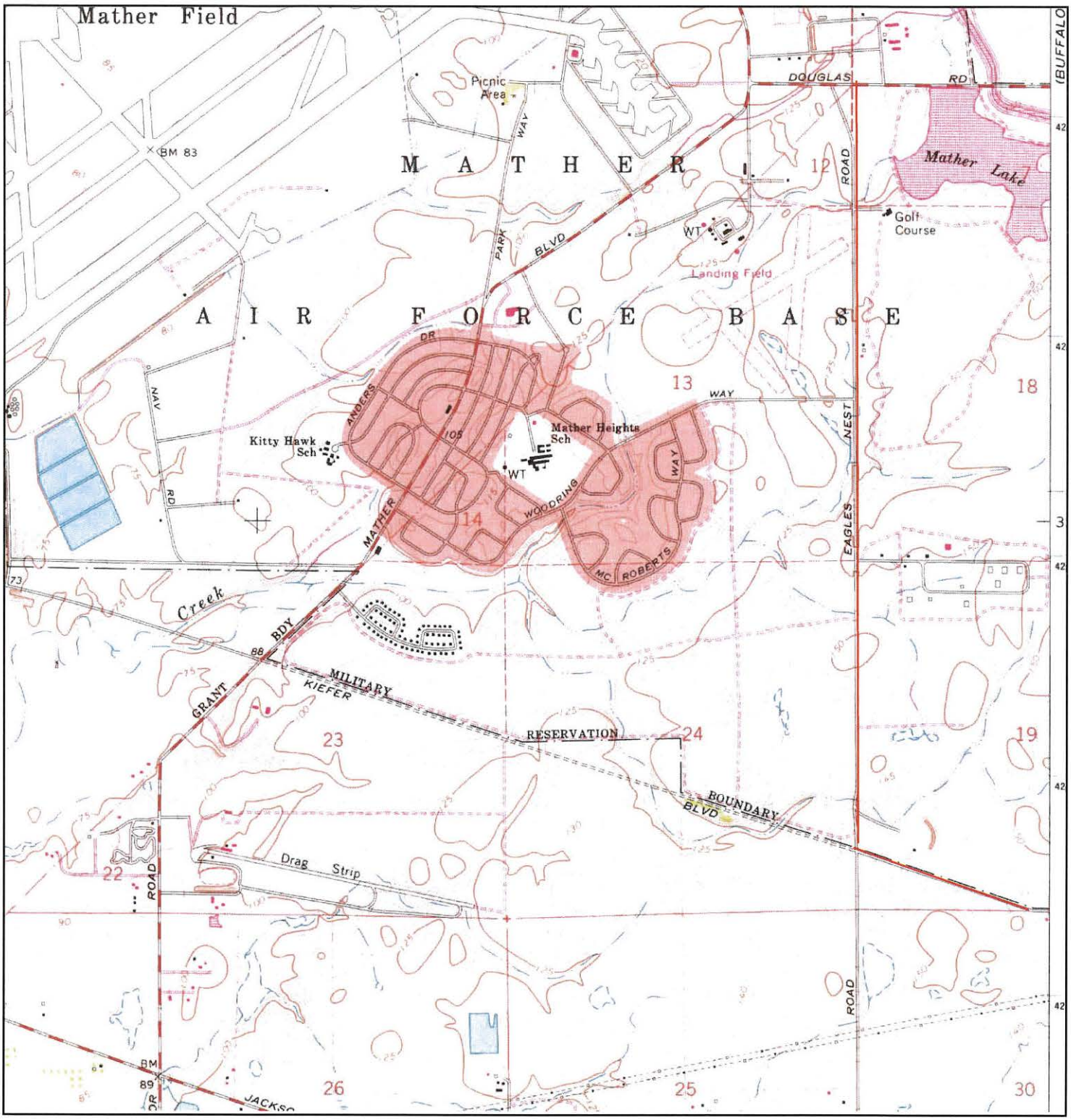
N	TARGET QUAD NAME: CARMICHAEL MAP YEAR: 1967 SERIES: 7.5 SCALE: 1:24000	SITE NAME: South Mather Property ADDRESS: Eagles Nest Road and Douglas Rancho Cordova, CA 95742 LAT/LONG: 38.5401 / -121.2519	CLIENT: Engeo CONTACT: Morgan Johnson INQUIRY#: 3376143.4 RESEARCH DATE: 07/27/2012

Historical Topographic Map



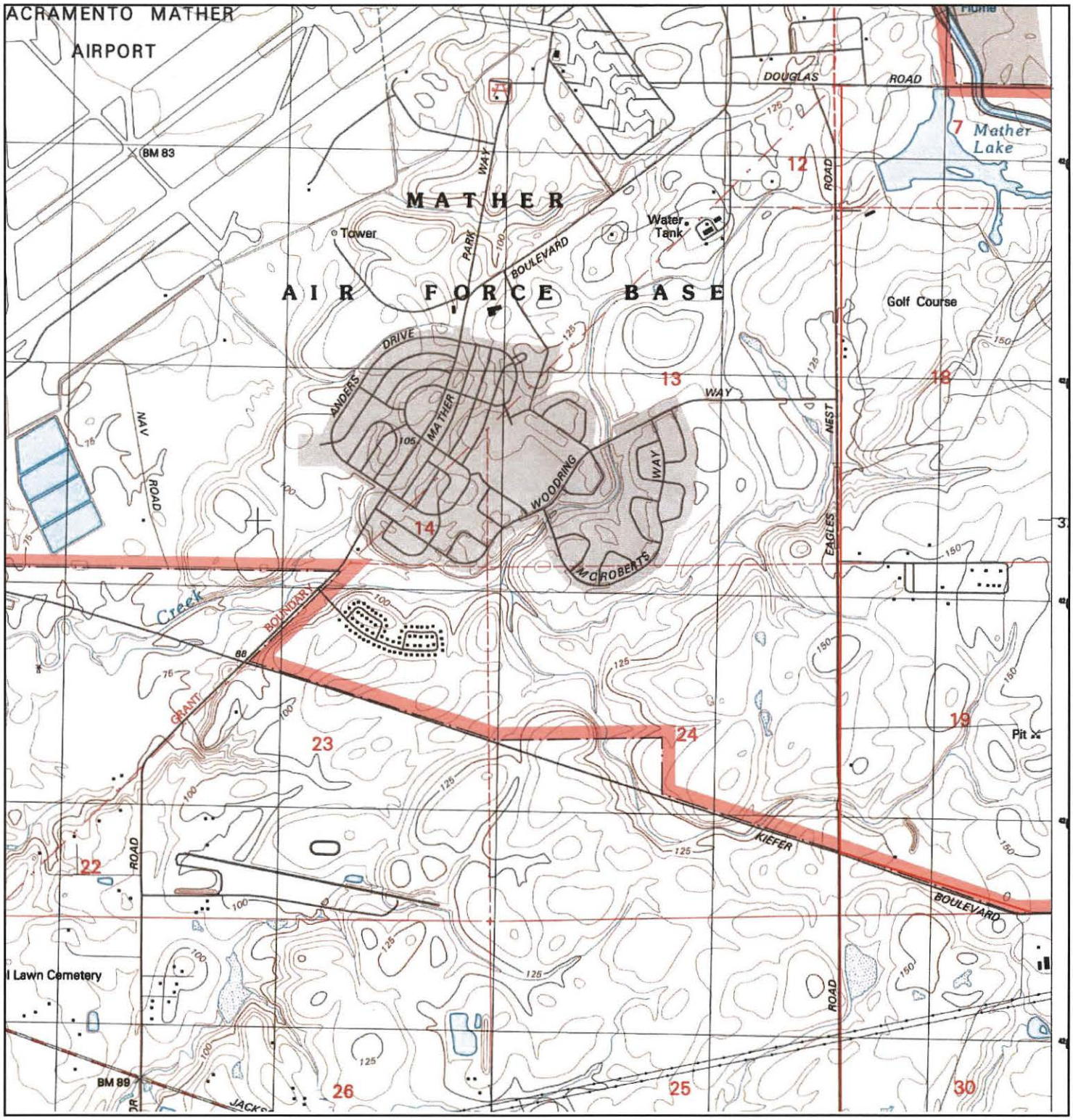
N	TARGET QUAD NAME: CARMICHAEL MAP YEAR: 1975 PHOTOREVISED FROM :1967 SERIES: 7.5 SCALE: 1:24000	SITE NAME: South Mather Property ADDRESS: Eagles Nest Road and Douglas Rancho Cordova, CA 95742 LAT/LONG: 38.5401 / -121.2519	CLIENT: Engeo CONTACT: Morgan Johnson INQUIRY#: 3376143.4 RESEARCH DATE: 07/27/2012

Historical Topographic Map



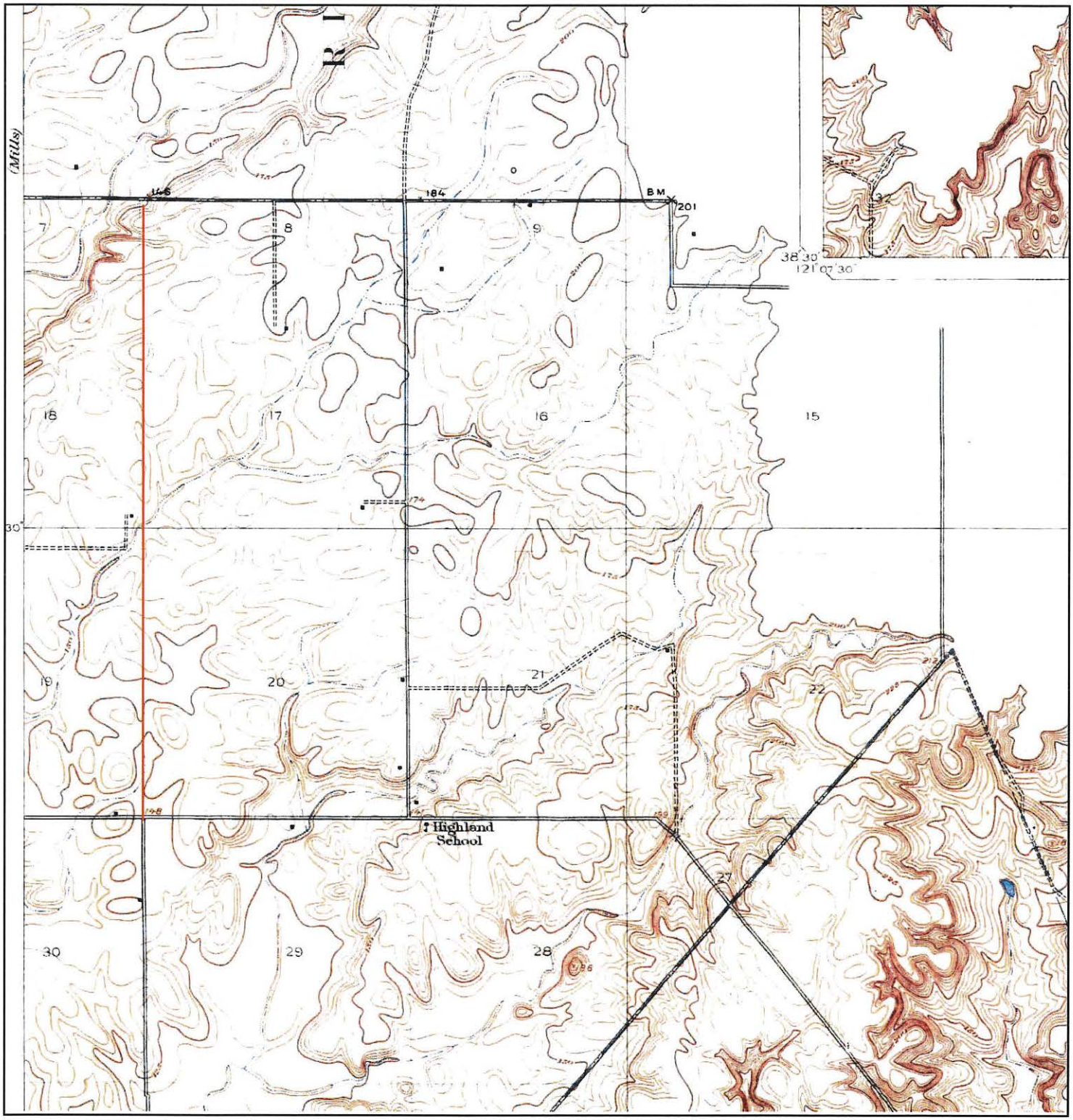
N	TARGET QUAD NAME: CARMICHAEL MAP YEAR: 1980 PHOTOREVISED FROM :1967 SERIES: 7.5 SCALE: 1:24000	SITE NAME: South Mather Property ADDRESS: Eagles Nest Road and Douglas Rancho Cordova, CA 95742 LAT/LONG: 38.5401 / -121.2519	CLIENT: Engeo CONTACT: Morgan Johnson INQUIRY#: 3376143.4 RESEARCH DATE: 07/27/2012

Historical Topographic Map



N	TARGET QUAD NAME: CARMICHAEL MAP YEAR: 1992 SERIES: 7.5 SCALE: 1:24000	SITE NAME: South Mather Property ADDRESS: Eagles Nest Road and Douglas Rancho Cordova, CA 95742 LAT/LONG: 38.5401 / -121.2519	CLIENT: Engeo CONTACT: Morgan Johnson INQUIRY#: 3376143.4 RESEARCH DATE: 07/27/2012

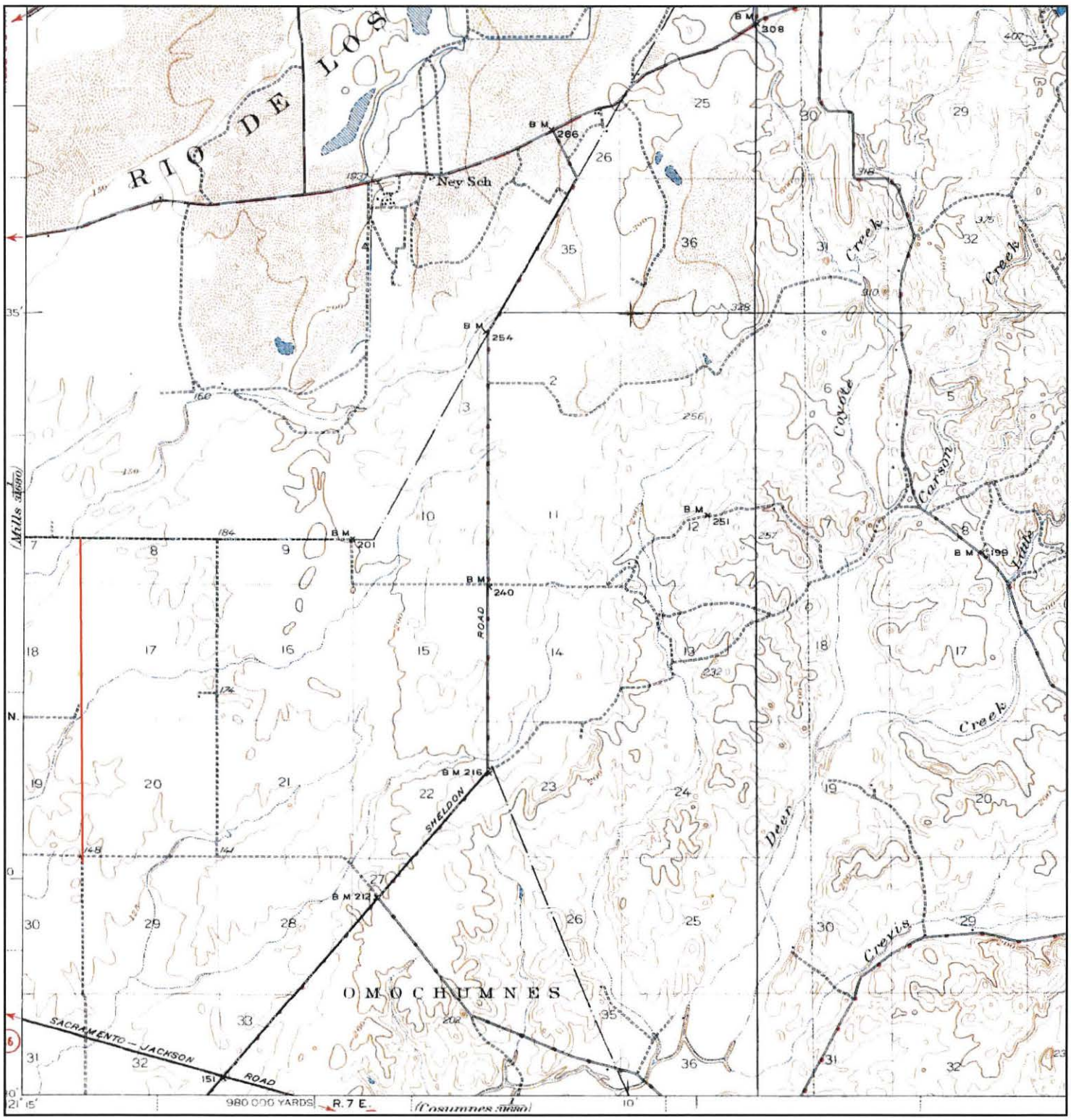
Historical Topographic Map



Unsurveyed Area on the Topographic Map

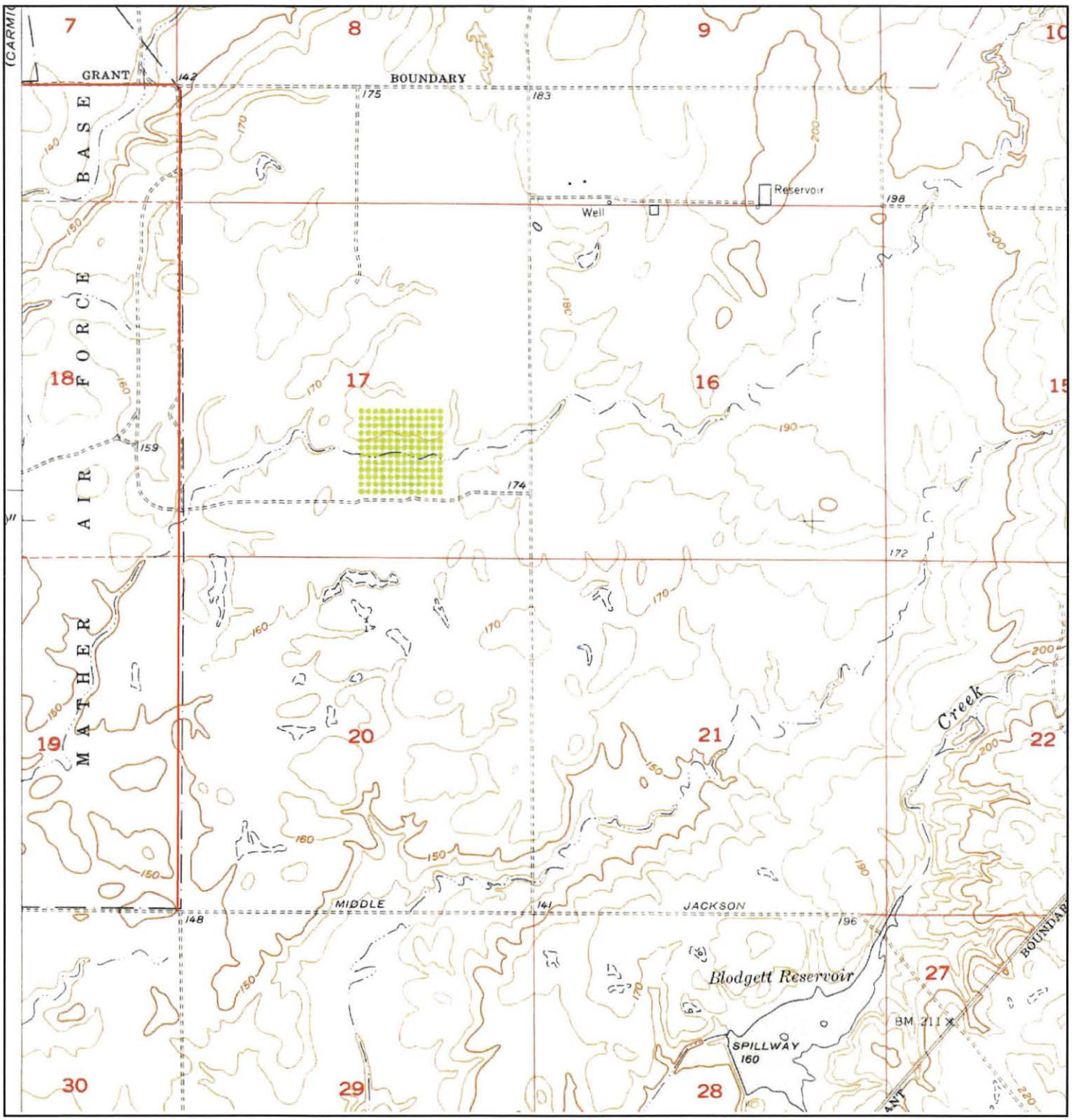
N	ADJOINING QUAD NAME: BUFFALO CREEK MAP YEAR: 1916 PRELIMINARY SERIES: 7.5 SCALE: 1:31680	SITE NAME: South Mather Property ADDRESS: Eagles Nest Road and Douglas Rancho Cordova, CA 95742 LAT/LONG: 38.5401 / -121.2519	CLIENT: Engeo CONTACT: Morgan Johnson INQUIRY#: 3376143.4 RESEARCH DATE: 07/27/2012

Historical Topographic Map



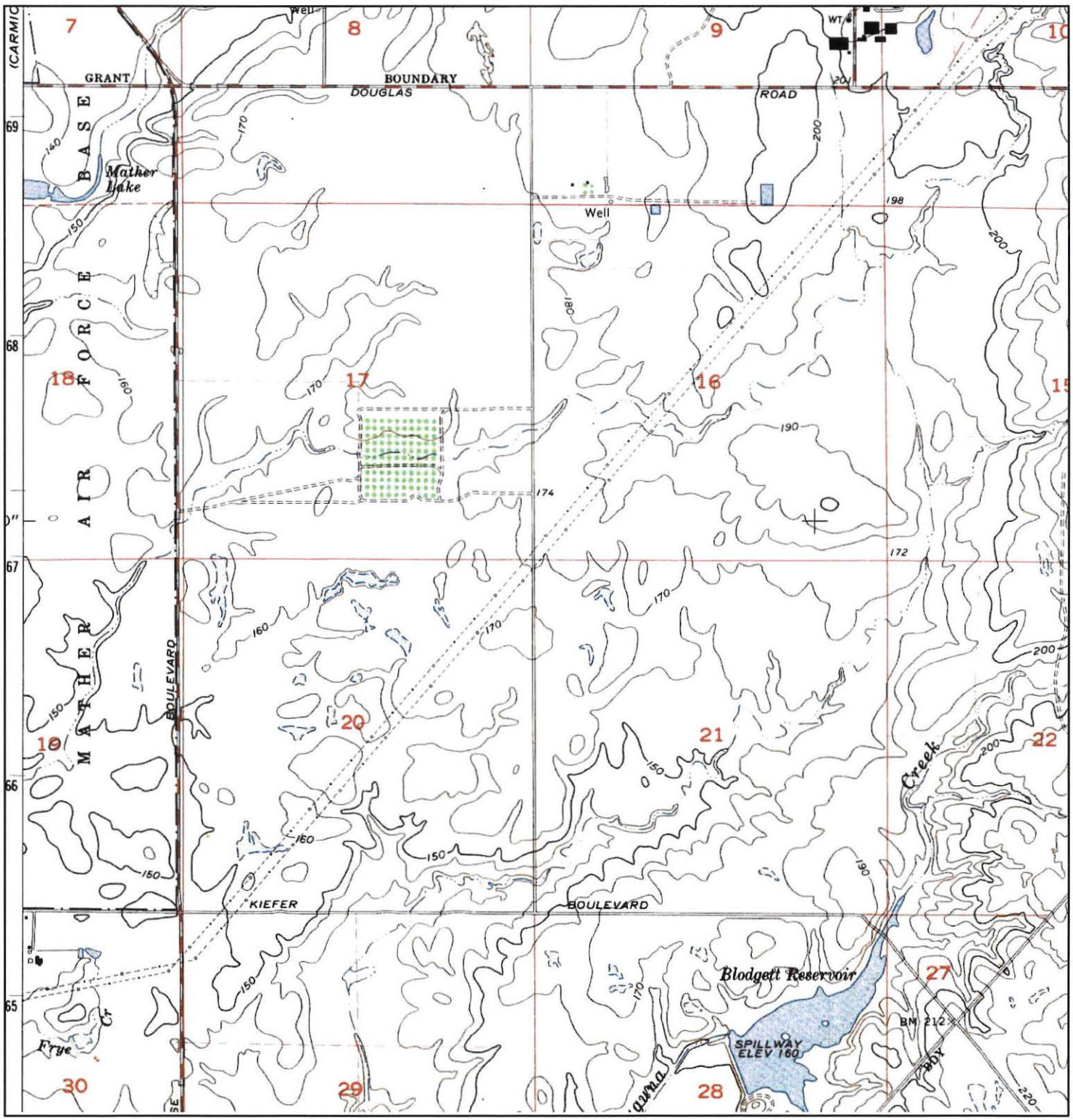
N	ADJOINING QUAD NAME: FOLSOM MAP YEAR: 1944 SERIES: 15 SCALE: 1:62500	SITE NAME: South Mather Property ADDRESS: Eagles Nest Road and Douglas Rancho Cordova, CA 95742 LAT/LONG: 38.5401 / -121.2519	CLIENT: Engeo CONTACT: Morgan Johnson INQUIRY#: 3376143.4 RESEARCH DATE: 07/27/2012

Historical Topographic Map



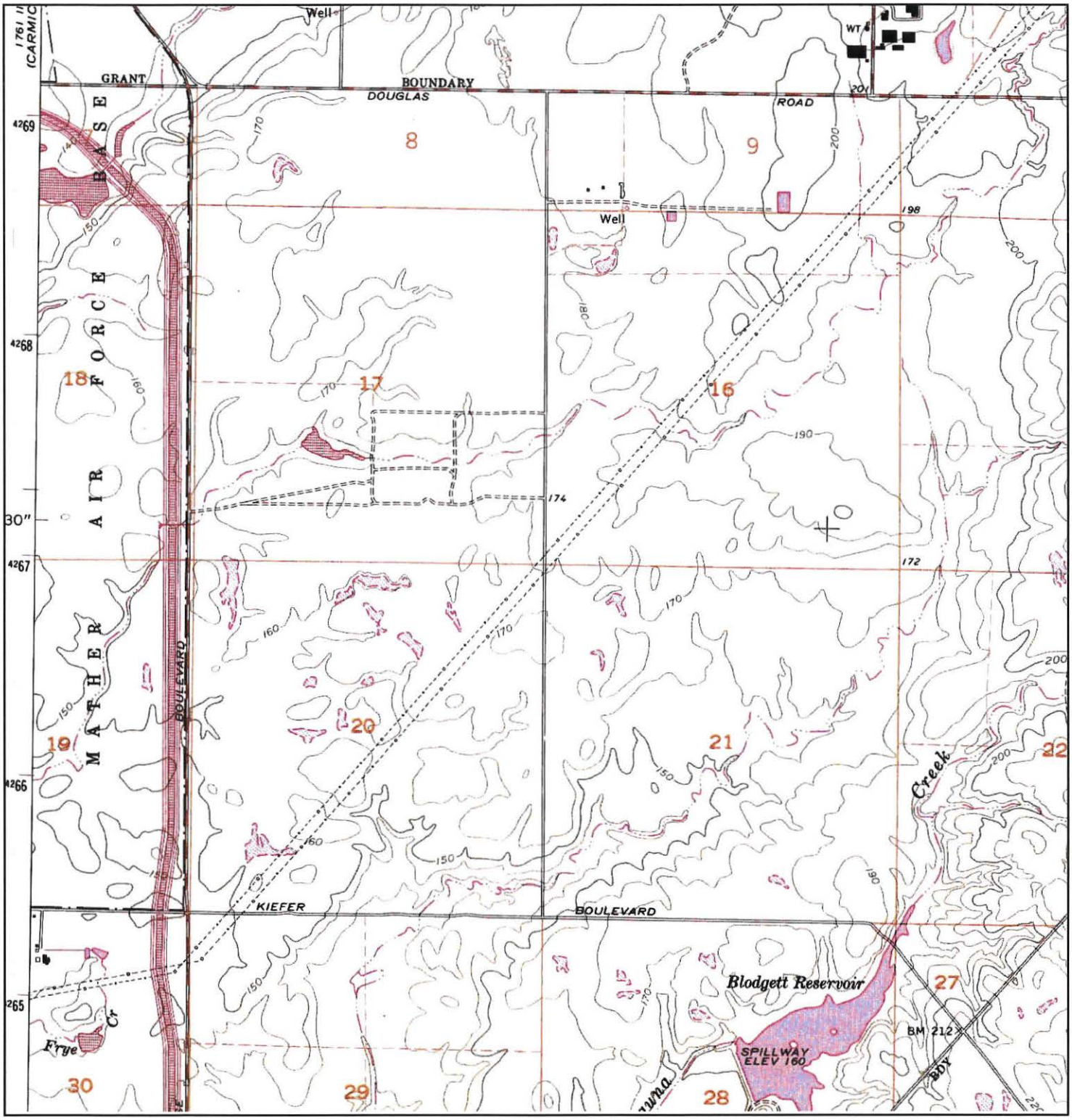
N	ADJOINING QUAD NAME: BUFFALO CREEK MAP YEAR: 1954 SERIES: 7.5 SCALE: 1:24000	SITE NAME: South Mather Property ADDRESS: Eagles Nest Road and Douglas Rancho Cordova, CA 95742 LAT/LONG: 38.5401 / -121.2519	CLIENT: Engeo CONTACT: Morgan Johnson INQUIRY#: 3376143.4 RESEARCH DATE: 07/27/2012

Historical Topographic Map



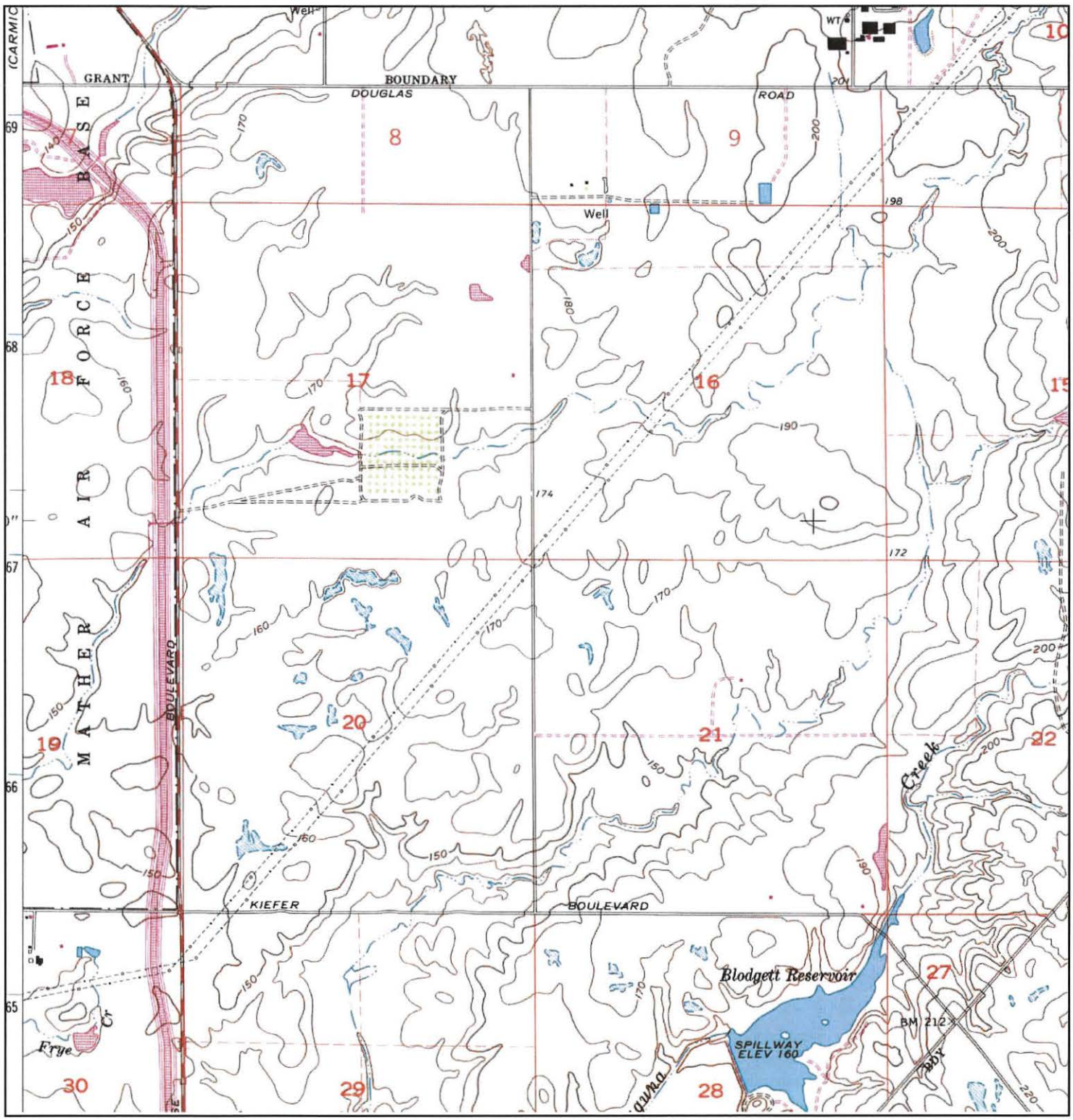
N	ADJOINING QUAD NAME: BUFFALO CREEK MAP YEAR: 1967 SERIES: 7.5 SCALE: 1:24000	SITE NAME: South Mather Property ADDRESS: Eagles Nest Road and Douglas Rancho Cordova, CA 95742 LAT/LONG: 38.5401 / -121.2519	CLIENT: Engeo CONTACT: Morgan Johnson INQUIRY#: 3376143.4 RESEARCH DATE: 07/27/2012

Historical Topographic Map



N	ADJOINING QUAD NAME: BUFFALO CREEK MAP YEAR: 1975 PHOTOREVISED FROM :1967 SERIES: 7.5 SCALE: 1:24000	SITE NAME: South Mather Property ADDRESS: Eagles Nest Road and Douglas Rancho Cordova, CA 95742 LAT/LONG: 38.5401 / -121.2519	CLIENT: Engeo CONTACT: Morgan Johnson INQUIRY#: 3376143.4 RESEARCH DATE: 07/27/2012

Historical Topographic Map



N	ADJOINING QUAD NAME: BUFFALO CREEK MAP YEAR: 1980 PHOTOREVISED FROM :1967 SERIES: 7.5 SCALE: 1:24000	SITE NAME: South Mather Property ADDRESS: Eagles Nest Road and Douglas Rancho Cordova, CA 95742 LAT/LONG: 38.5401 / -121.2519	CLIENT: Engeo CONTACT: Morgan Johnson INQUIRY#: 3376143.4 RESEARCH DATE: 07/27/2012

APPENDIX D

COMMONWEATLH LAND TITLE INSURANCE COMPANY

Commitment for Title Insurance

APPENDIX D

COMMITMENT FOR TITLE INSURANCE

Issued by **Commonwealth Land Title Insurance Company**

COMMONWEALTH LAND TITLE INSURANCE COMPANY, a Nebraska corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate 120 days after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

IN WITNESS WHEREOF, the Company has caused this Commitment to be signed with the facsimile signatures of its President and Secretary and sealed as required by its By-Laws.

COMMONWEALTH LAND TITLE INSURANCE COMPANY

Natalie Bombardier

SEAL

By: President

Attest: Secretary

CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and Stipulations and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitration matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at http://www.alta.org/,

Commonwealth Land Title Company
2150 John Glenn Drive
Suite 300
Concord, CA 94520
Phone: (925) 288-8000
Fax: (925) 957-9946

COMMITMENT FOR TITLE INSURANCE
Issued by
Commonwealth Land Title Insurance Company
SCHEDULE A

Our File No: 12698344
Title Officer: Jeff Martin
Email: jeff.martin@fnf.com
Phone No.: 925-288-8062

1. Effective Date: **May 16, 2011**

2. Policy or Policies to be issued: **ALTA Owners 2006 Policy (6-17-06)**

   Proposed Insured: **TBD**

   Liability: **TO COME**

   Policy or Policies to be issued: **ALTA Loan 2006 Policy (6-17-06)**

   Proposed Insured: **TBD**

   Liability: **TO COME**

3. The estate or interest in the land described or referred to in the Commitment and covered herein is **A FEE** and is at the effective date hereof vested in:

   County of Sacramento, a political subdivision of the State of California

4. The land referred to in this Commitment is situated in the County of Contra Costa, State of California, and is described as follows:

   As Fully Set forth on Exhibit "A" attached hereto and by this reference incorporated herein.

EXHIBIT "A

All that certain real property situated in the County of Sacramento, State of California, described as follows:

Unincorporated Area

All that portion of Section 19, Township 8 North, Range 7 East and Section 24, Township 8 North, Range 6 East, M.D.M., being also a portion of the former Mather Air Force Base, situate in the County of Sacramento, State of California, described as follows:

Commencing at a 2" Sacramento County brass disc set in the East end of a concrete headwall, located in the Northwest quadrant of the intersection of Woodring Way and Eagles Nest Road, marked and identified as "MAFB4, as shown on the Record of Survey filed in Book 53 of Surveys, Map 13, Official Records of said County; thence South 31° 59' 43" East 8994.80 feet to a point on the Northerly right of way of Kiefer Boulevard and the Westerly boundary of the property of the United States of America known as the Folsom South Canal, said point being the true point of beginning of this description; thence North 89° 58' 52" West 1998.32 feet on said Northerly right of way of Kiefer Boulevard; thence North 72° 22' 48" West 5050.19 feet along said Northerly right of way to the East line of the William Monson Irrevocable Trust as recorded in Book 950321, Page 732, Official Records of Sacramento County; thence North 00° 15' 11" West 1896.36 feet along the East line of said William Monson Trust; thence leaving said East line North 88° 19' 11" East 2153.04 feet to the centerline of Eagles Nest Road; thence North 00° 31' 17" West 554.92 feet on said centerline; thence leaving said centerline South 89° 53' 55" East 1478.21 feet; thence North 44° 24' 33" East 630.68 feet; thence South 89° 57' 30" East 2832.23 feet to said Westerly boundary of the property of the United States of America . known as the Folsom South Canal; thence South 00° 33' 23" East 1328.77 feet on said Westerly boundary to a T-Bar in concrete with a cap stamped 245-859; thence South 00° 34' 21" East 1000.50 feet on said Westerly boundary to a T-Bar as previously described; thence South 00° 49' 19" East 914.14 feet on said Westerly boundary to a T-Bar as previously described; thence Southerly on said Westerly boundary on a non-tangent curve, concave to the West, having a radius of 750.00 feet, the chord of which bears South 03° 46' 54" West 121.14 feet to a T-Bar previously described; thence South 06° 09' 29" West 886.66 feet on said Westerly boundary to a T-Bar as previously described; thence Southerly on said Westerly boundary along a non-tangent

curve, concave to the East, having a radius of 1215.00 feet, the chord of which bears South 04° 00' 40" West 185.19 feet to a T-Bar as previously described; thence South 01° 12' 11" East 59.18 feet to the true point of beginning.

APN: 067-0090-034-0000, 067-0050-057-0000

SCHEDULE B – SECTION I

The following are requirements to be complied with:

1. Instrument creating the estate or interest to be insured must be executed and filed for record, to wit:

   TBD

2. Pay the full consideration to, or for the account of, the grantors or mortgagors.

3. Pay all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable.

4. Satisfactory evidence should be had that improvements and/or repairs or alterations thereto are completed; that contractor, sub-contractors, labor and materialmen are all paid; and have released of record all liens or notice of intent to perfect a lien for labor or material.

5. In the event the principals desire an ALTA 3.1 (CLTA 123.2) zoning endorsement, the Company will require that a satisfactory ALTA/ACSM survey of said land, containing the following additional items and certifications, be submitted to it for review and approval.

   a. Setbacks, heights and floor space area restrictions of record or disclosed by applicable zoning or building codes. If none, so state,

   b. Exterior dimensions of all buildings at ground level and the floor area of all building,

   c. Measured heights of all buildings above grade at a defined location,

   d. Parking Areas (the striping and type (e.g. Handicapped, regular, etc.)) and number of parking spaces,

   e. Indication of access to a public way such as curb cuts and driveways, and

   f. Location of utilities, existing on or serving the surveyed property,

   g. Statement and list of encroachment.

   Please be advised that additional exceptions may be added to this report or the policy(ies) to be issued following a review of such survey. It is recommended that the surveyor contact the Company prior to starting the survey.

6. Obtaining and recording all necessary Deeds of Reconveyance, Releases and/or Satisfactions as applicable.

7. The Company will require that a fully copy of any unrecorded lease be furnished to this Company, together with all supplements, assignments and amendments, before issuing any policy of title insurance.

8. The Company reserves the right to make additional requirements when the details of the transaction are fully disclosed.

END OF SCHEDULE B – SECTION I

SCHEDULE B – SECTION II
EXCEPTIONS

Schedule B of policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

A. Property taxes, including general and special taxes, personal property taxes, if any, and any assessments collected with taxes, to be levied for the fiscal year 2011 - 2012 which are a lien not yet due or payable.

B. Any possible outstanding charges for utility services, of record or not, due to the City of Folsom, City of Galt, City or County of Sacramento and City of Elk Grove.

Any such amounts may be ascertained by calling:
City of Folsom (916) 355-7200 City of Galt (209) 366-7150
City of Sacramento (916) 264-5454 County of Sacramento (916) 875-5555
City of Elk Grove (916) 478-3642

C. Supplemental or escaped assessments of property taxes, if any, assessed pursuant to the Revenue and Taxation Code of the State of California.

1. Water rights, claims or title to water, whether or not shown by the public records.

2. Any rights in favor of the public which may exist on said land if said land or portions thereof are or were at any time used by the public.

3. Rights and easements for commerce, navigation and fishery.

4. Rights of the Public, County and/or City in that portion lying within the street as it now exists:

Street Name: Kiefer Boulevard, and/or Eagles Nest Road

5. The fact that said land is included within a project area of the Redevelopment Agency shown below, and that proceedings for the redevelopment of said project have been instituted under the Redevelopment law (such redevelopment to proceed only after the adoption of the redevelopment plan) as disclosed by a document.

Redevelopment Agency: Mather Air Force Base
Recorded: May 16, 1995, Book 19950516, Page 1857, Official Records

6. Terms, Conditions and Provisions of an instrument entitled "Disposition and Development Agreement"

Dated: August 4, 1997
By and Between: the Redevelopment Agency of the County of Sacramento, and Mather Housing Company, LLC
Recorded: September 30, 1998, Book 19980930, Page 1063, Official Records

SCHEDULE B – SECTION II
Continued

7. Terms, Conditions and Provisions of an instrument entitled "Development Agreement"

Dated: April 8, 1998
By and Between: the Redevelopment Agency of the County of Sacramento, and Mather Housing Company, LLC
Recorded: October 20, 1998, Book 19981020, Page 926, Official Records

8. Terms, Conditions and Provisions of an instrument entitled "First Amended and Restated Disposition and Development Agreement"

Dated: May 21, 1999
By and Between: the Redevelopment Agency of the County of Sacramento, and Mather Housing Company, LLC
Recorded: June 3, 1999, Book 19990603, Page 988, Official Records

9. Terms, Conditions and Provisions of an instrument entitled "Quitclaim Deed"

Dated: February 1, 2000
By and Between: The United States of America, and the County of Sacramento
Recorded: February 9, 2000, Book 20000209, Page 755, Official Records

10. Terms, Conditions and Provisions of an instrument entitled "Covenant to Restrict Use of Property Environmental Restriction"

By: the County of Sacramento
Recorded: February 18, 2000, Book 20000218, Page 242, Official Records

11. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment.

NOTE: CALIFORNIA INSURANCE CODE 12413.1 REGULATES THE DISBURSEMENT OF ESCROW AND SUB-ESCROW FUNDS BY TITLE COMPANIES. THE LAW REQUIRES THAT FUNDS BE DEPOSITED IN THE TITLE COMPANY ESCROW ACCOUNT AND AVAILABLE FOR WITHDRAWAL PRIOR TO DISBURSEMENT. FUNDS DEPOSITED WITH THE COMPANY VIA WIRE TRANSFER MAY BE DISBURSED UPON RECEIPT. FUNDS DEPOSITED WITH THE COMPANY VIA CASHIER'S OR TELLER'S CHECKS DRAWN ON A CALIFORNIA BASED BANK MAY BE DISBURSED THE NEXT BUSINESS DAY AFTER THE DAY OF DEPOSIT. IF FUNDS ARE DEPOSITED WITH THE COMPANY BY OTHER METHODS RECORDING AND/OR DISBURSEMENT MAY BE DELAYED. ALL ESCROW AND SUB-ESCROW FUNDS RECEIVED BY THE COMPANY WILL BE DEPOSITED IN AN ESCROW ACCOUNT OF THE COMPANY IN A STATE OR NATIONAL BANK. THE COMPANY MAY RECEIVE CERTAIN DIRECT OR INDIRECT BENEFITS FROM THE BANK BY REASON OF THE DEPOSIT OF ANY SUCH FUNDS OR THE MAINTENANCE OF SUCH ACCOUNTS WITH SUCH BANK, AND THE COMPANY SHALL HAVE NO OBLIGATION TO ACCOUNT TO THE PARTIES TO ANY ESCROW IN ANY MANNER FOR THE VALUE OF, OR TO PAY TO SUCH PARTY ANY BENEFIT RECEIVED BY THE COMPANY. THOSE BENEFITS MAY INCLUDE, WITHOUT LIMITATION, CREDITS ALLOWED BY SUCH BANK ON LOANS TO THE COMPANY OR ITS PARENT COMPANY AND EARNINGS ON INVESTMENTS MADE WITH THE PROCEEDS OF SUCH LOANS, ACCOUNTING, REPORTING AND OTHER SERVICES AND PRODUCTS OF SUCH BANK. SUCH BENEFITS WILL BE RETAINED BY THE COMPANY AS PART OF ITS COMPENSATION FOR HANDLING SUCH FUNDS.

SCHEDULE B – SECTION II
Continued

NOTE: AN OWNER'S POLICY ISSUED IN CONNECTION WITH THIS COMMITMENT WILL CONTAIN THE FOLLOWING PRE-PRINTED EXCEPTIONS:

1. Rights or claims of parties other than the Insured in actual possession of any or all of the property.

2. Unrecorded easements, discrepancies or conflicts in boundary lines, shortage in area and encroachments which an accurate and complete survey would disclose.

3. Unfiled mechanic's or materialmen's liens.

NOTE NO. 4: THERE ARE NO CONVEYANCES AFFECTING SAID LAND RECORDED WITHIN TWO (2) YEARS OF THE DATE OF THIS REPORT.

NOTE NO. 5: TITLE SEARCH DISCLOSED NO OPEN DEEDS OF TRUST. PLEASE CONFIRM PRIOR TO CLOSE OF ESCROW.

NOTE NO. 6: Property taxes, including general and special taxes, personal property taxes, if any, and any assessments collected with taxes, for the fiscal year shown below, are paid. For proration purposes the amounts are:

Fiscal year 2010 - 2011
1st Installment: $10.91
2nd Installment: $10.91
Land Value: $0
Improvement Value: $0
Code Area: 52-026
Assessment No.: 067-0050-057-0000

NOTE NO. 7: Property taxes, including general and special taxes, personal property taxes, if any, and any assessments collected with taxes, for the fiscal year shown below, are paid. For proration purposes the amounts are:

Fiscal year 2010 - 2011
1st Installment: $10.91
2nd Installment: $10.91
Land Value: $0
Improvement Value: $0
Code Area: 51-245
Assessment No.: 067-0090-034-0000

END OF SCHEDULE B – SECTION II

MO

Commonwealth Land Title Company
2150 John Glenn Drive
Suite 300
Concord, CA 94520
Phone: (925) 288-8000
Fax: (925) 957-9946

File No. **12698344**

Notice of Available Discounts

Pursuant to Section 2355.3 in Title 10 of the California Code of Regulations Fidelity National Financial, Inc. and its subsidiaries ("FNF") must deliver a notice of each discount available under our current rate filing along with the delivery of escrow instructions, a preliminary report or commitment. Please be aware that the provision of this notice does not constitute a waiver of the consumer's right to be charged the filed rate. As such, your transaction may not qualify for the below discounts.

You are encouraged to discuss the applicability of one or more of the below discounts with a Company representative. These discounts are generally described below; consult the rate manual for a full description of the terms, conditions and requirements for such discount. These discounts only apply to transactions involving services rendered by the FNF Family of Companies. This notice only applies to transactions involving property improved with a one-to-four family residential dwelling.

Not all discounts are offered by every FNF Company. The discount will only be applicable to the FNF Company as indicated by the named discount.

FNF Underwritten Title Companies
CTC – Chicago Title Company
CLTC – Commonwealth Land Title Company
FNTC – Fidelity National Title Company
FNTCCA – Fidelity National Title Company of California
LTC – Lawyers Title Company
TTCC – Ticor Title Company of California

FNF Underwriters
CTIC – Chicago Title Insurance Co.
CLTIC – Commonwealth Land Title Insurance Co.
FNTIC – Fidelity National Title Insurance Co.
SUTIC – Security Union Title Insurance Co.
LTIC – Lawyers Title Insurance Corp.
TTIC – Ticor Title Insurance Co.
TTIFL – Ticor Title Insurance Co. of Florida

Available Discounts

CREDIT FOR PRELIMINARY TITLE REPORTS AND/OR COMMITMENTS ON SUBSEQUENT POLICIES (CTIC, FNTIC, SUTIC, TTIC)

Where no major change in the title has occurred since the issuance of the original report or commitment, the order may be reopened within 12 - 36 months and all or a portion of the charge previously paid for the report or commitment may be credited on a subsequent policy charge within the following time period from the date of the report.

SENIOR CITIZENS RATE (SUTIC)

Owner's or loan title insurance policies purchased by persons 55 years of age or older in connection with the financing, refinancing, sale or purchase of their primary residence may be charged at a rate of 90% of Basic Insurance Rate Table.

FEE REDUCTION SETTLEMENT PROGRAM (CTC, CTIC, CLTC, CLTIC, FNTC, FNTCCA, FNTIC, LTC, LTIC, SUTIC, TTCC, TTIC)

Eligible customers shall receive a $20.00 reduction in their title and/or escrow fees charged by the Company for each eligible transaction in accordance with the terms of the Final Judgments entered in The People of the State of California.

DISASTER LOANS (CTIC, CLTIC, FNTIC, LTIC, SUTIC, TTIC, TTIFL)

The charge for a Lender's Policy (Standard or Extended coverage) covering the financing or refinancing by an owner of record, within 24 months of the date of a declaration of a disaster area by the government of the United States or the State of California on any land located in said area, which was partially or totally destroyed in the disaster, will be 50% of the appropriate title insurance rate.

CHURCHES OR CHARITABLE NON-PROFIT ORGANIZATIONS (CTIC, FNTIC, TTIC, TTIFL)

On properties used as a church or for charitable purposes within the scope of the normal activities of such entities, provided said charge is normally the church's obligation the charge for an owner's policy shall be 50% to 70% of the appropriate title insurance rate, depending on the type of coverage selected. The charge for a lender's policy shall be 32% to 50% of the appropriate title insurance rate, depending on the type of coverage selected.

CHURCHES OR CHARITABLE NON-PROFITABLE ORGANIZATIONS (SUTIC)

Where established custom dictates that charges for owners and/or lenders insurance be paid for by churches, charitable or like eleemosynary non-profit organizations on property dedicated to church or charitable use, the following charge may be applied: 50% of the Basic Insurance Rate Table, applicable for the type of coverage requested.

SHORT TERM RATE (SUTIC)

Unless expressly excluded herein, the Short Term Rate applies on orders placed within sixty (60) months of the date of prior CLTA or ALTA policy. Short Term Rate is applicable to policies of title insurance only and not to any other charges contained herein. The Short Term Rate may be applied to increased liability charges provided the reissued policy is issued within sixty (60) months. The short term rate is 64% to 100% of the appropriate title insurance rate depending on the type of coverage selected.

SHORT TERM RATE (CTIC, TTIC, TTIFL)

The Short Term Rate is a reduction of the charges shown in the Insurance Tables which is allowable only when the current order is placed within 60 months from the date of issuance of a prior CLTA or ALTA Form of Policy of any qualified title insurer and provided further that the grantor, borrower, lender, lessor or assignor is insured by or under the terms of a prior policy, or is the vested owner of the interest insured by said policy. The short term rate is 64% to 92% of the appropriate title insurance rate depending on the type of coverage selected.

SHORT TERM RATE (CLTIC, FNTIC, LTIC)

If there is an insured owner and an order for title insurance is placed within 5 years following the effective date of any prior policy of any title insurer, the charge will be 80% of the appropriate title insurance rate.

EMPLOYEE RATE (CTC, CTIC, CLTC, CLTIC, FNTC, FNTCCA, FNTIC, LTC, LTIC, SUTIC, TTCC, TTIC)

No charge shall be made to employees (including employees on approved retirement) of the Company or its underwritten, subsidiary or affiliated title companies for policies or escrow services in connection with financing, refinancing, sale or purchase of the employees' bonafide home property. Waiver of such charges is authorized only in connection with those costs which the employee would be obligated to pay, by established custom, as a party to the transaction.

Commonwealth Land Title Company
2150 John Glenn Drive
Suite 300
Concord, CA 94520
Phone: (925) 288-8000
Fax: (925) 957-9946

Order No: 12698344

"Notice to Customers"

(**I**nvolves **R**esidential **R**eal **P**roperty in **C**alifornia **ONLY**)

You may be entitled to receive a $20.00 discount on escrow services if you purchased, sold or refinanced residential property in California between May 19, 1995 and November 1, 2002. If you had more than one qualifying transaction, you may be entitled to multiple discounts.

If your previous transaction involved the same property that is the subject of your current transaction, you do no have to do anything; the Company will provide the discount, provided you are paying for escrow or title services in this transaction.

If your previous transaction involved property different from the property that is subject of your current transaction, you must – prior to the close of the current transaction – inform the Company of the earlier transaction, provide the address of the property involved in the previous transaction, and the date or approximate date that the escrow closed to be eligible for the discount.

Unless you inform the Company if the prior transaction on property that is not the subject of this transaction, the Company has no obligation to conduct an investigation to determine if you qualify for a discount. If you provide the Company information concerning a prior transaction, the Company is required to determine if you quality for a discount which is subject to other terms and conditions.

Name: _____

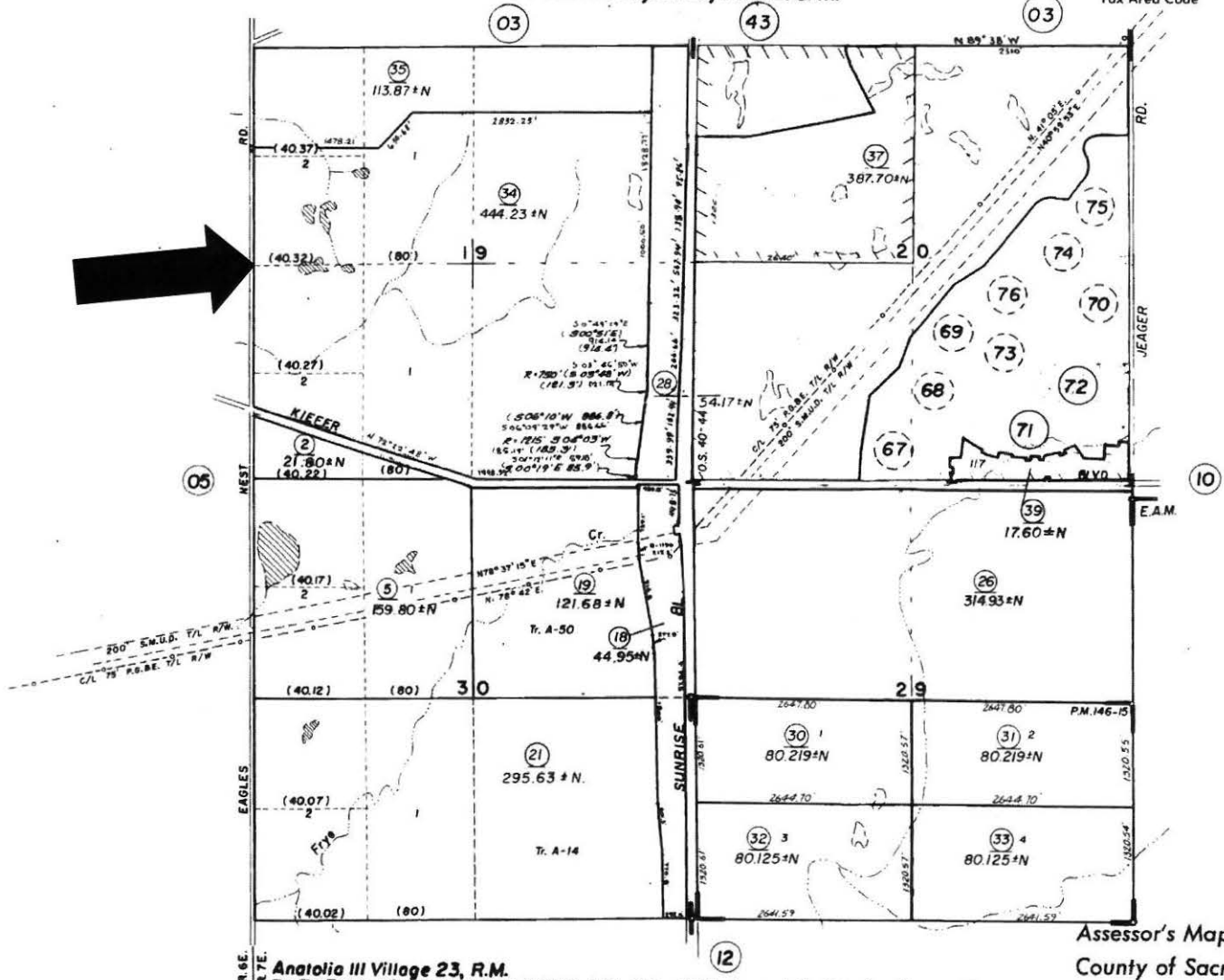
Address: _____

Telephone No: _____

POR. T. 8N., R.7E., M.D.B. & M.

Tax Area Code

67-09



1" = 1200'

Anatolia III Village 23, R.M.
Por. Tr. I, Estate of Archibald Mull, R.M. Bk. 4, Pg. 34
Por. O.S. Bk. 40. Pg. 44 (3-28-86)

NOTE--Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

Assessor's Map Bk.67 -Pg.09
County of Sacramento, Calif.

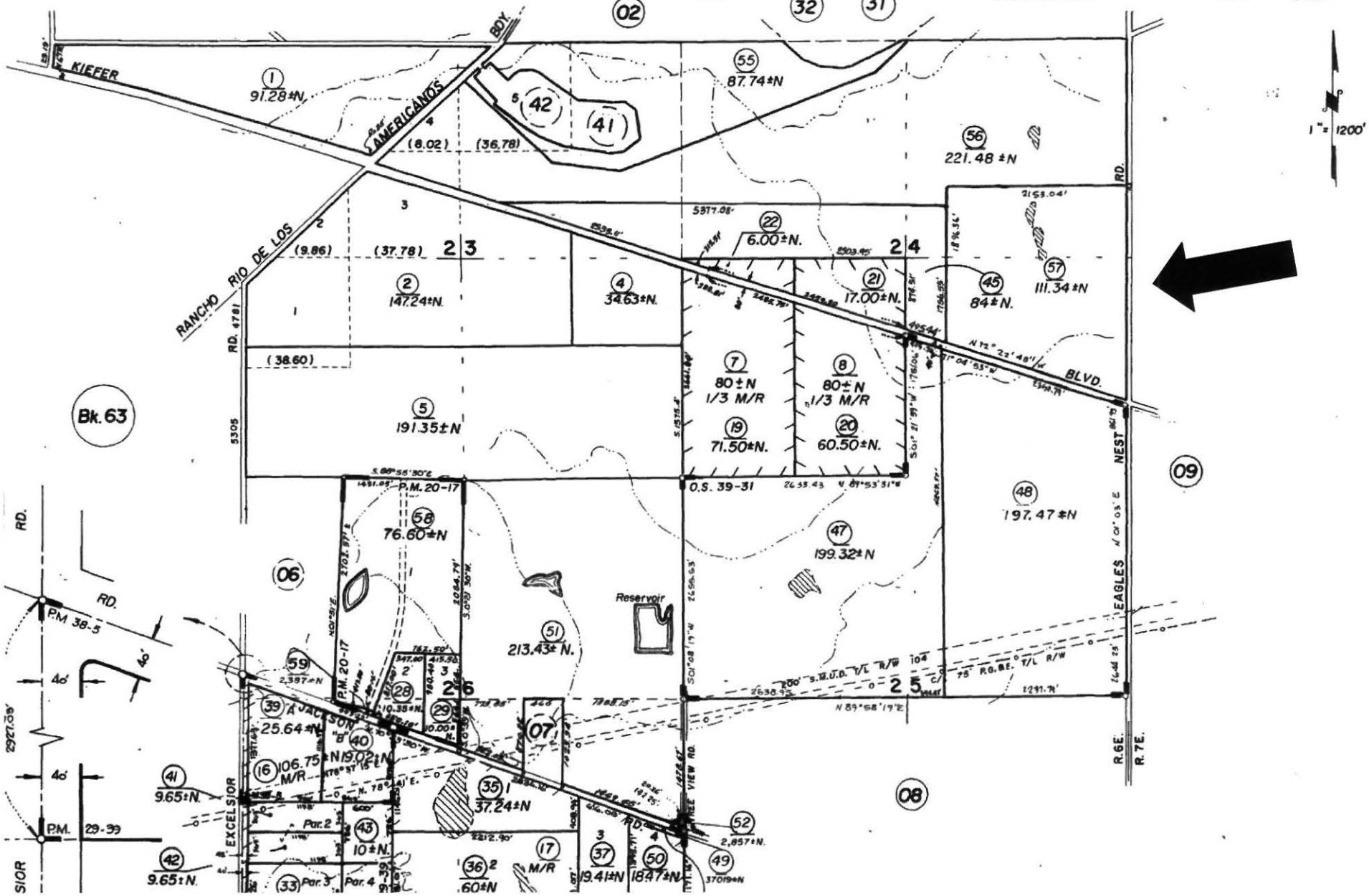
APR 2 1 2008

CA Di

POR. T.8N., R.6E., M.D.B. & M.

(POR. PROJ. INTO RANCHO RIO DE LOS AMERICANOS)

Tax Area Code **67-05**



COMMITMENT FOR TITLE INSURANCE

Issued by **Commonwealth Land Title Insurance Company**

COMMONWEALTH LAND TITLE INSURANCE COMPANY, a Nebraska corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate 120 days after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

IN WITNESS WHEREOF, the Company has caused this Commitment to be signed with the facsimile signatures of its President and Secretary and sealed as required by its By-Laws.

COMMONWEALTH LAND TITLE INSURANCE COMPANY

Natalie Bombardier

COMMONWEALTH LAND TITLE INSURANCE COMPANY SEAL NEBRASKA

By: President

Attest: Secretary

CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and Stipulations and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitration matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at http://www.alta.org/,

Policy/File No.: 12698379

Commonwealth Land Title Company
2150 John Glenn Drive
Suite 300
Concord, CA 94520
Phone: (925) 288-8000
Fax: (925) 957-9946

COMMITMENT FOR TITLE INSURANCE
Issued by
Commonwealth Land Title Insurance Company
SCHEDULE A

Our File No: 12698379
Title Officer: Jeff Martin
Email: jeff.martin@fnf.com
Phone No.: 925-288-8062

1. Effective Date: **May 10, 2011**

2. Policy or Policies to be issued: **ALTA Owners 2006 Policy (6-17-06)**

   Proposed Insured: **TBD**

   Liability: **TO COME**

   Policy or Policies to be issued: **ALTA Loan 2006 Policy (6-17-06)**

   Proposed Insured: **TBD**

   Liability: **TO COME**

3. The estate or interest in the land described or referred to in the Commitment and covered herein is **A FEE** and is at the effective date hereof vested in:

   The United States of America

4. The land referred to in this Commitment is situated in the County of Contra Costa, State of California, and is described as follows:

   As Fully Set forth on Exhibit "A" attached hereto and by this reference incorporated herein.

EXHIBIT "A

All that certain real property situated in the County of Sacramento, State of California, described as follows:

Unincorporated Area

PARCEL ONE:

ALL OF SECTION 18, TOWNSHIP 8 NORTH, RANGE 7 EAST, M.D.B. & M.

EXCEPTING THEREFROM ALL THAT PORTION THEREOF DESCRIBED IN THE QUITCLAIM DEED TO COOK INLET REGION, INCORPORATED, AN ALASKAN CORPORATION, RECORDED MAY 17, 1990, IN BOOK 900517, PAGE 1227, OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF SECTIONS 7 AND 18, TOWNSHIP 8 NORTH, RANGE 7 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 7; THENCE NORTH 00° 46' 37" WEST 1773.22 FEET, ALONG THE EAST LINE OF SAID SECTION, TO THE SOUTH BOUNDARY OF THE RANCHO RIO DE LOS AMERICANOS; THENCE, ALONG SAID SOUTH BOUNDARY, NORTH , 89° 36' 32" WEST 1213.85 FEET; THENCE, LEAVING SAID SOUTH BOUNDARY, SOUTH 00° 23'. . 28" WEST 588.60 FEET TO A POINT THAT SHALL HEREAFTER BE REFERRED TO AS POINT "A"; THENCE CONTINUING SOUTH 00° 23' 28" WEST 350.00 FEET; THENCE SOUTH 46° 44' 05" EAST 531.54 FEET; THENCE SOUTH 28° 34' 07" EAST 80.97 FEET; THENCE SOUTH 41° 32' 10" EAST 964.48 FEET; THENCE SOUTH 88° 52' 31" EAST 84.15 FEET; THENCE NORTH 89° 03' 34" EAST 100.00 FEET TO THE EAST LINE OF SAID SECTION 18; THENCE, ALONG SAID EAST LINE, NORTH 00° 56' 26" WEST 314.65 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM ALL THAT PORTION DESCRIBED IN DEED TO THE COUNTY OF SACRAMENTO RECORDED OCTOBER 28, 2003 IN BOOK 20031028, PAGE 1111 OF OFFICIAL RECORDS

ASSESSORS PARCEL NO: 067-0030-035-000 (portion); 067-0030-036-000 (portion); 067-0030-046-000 (portion); 067-0030-048-000 (portion); 067-0030-050-000

PARCEL TWO:

EXHIBIT "A" - Continued

That portion of the West three-quarter of Section 19, Township 8 North, Range 7 East, M.D.B.& M., lying North of the Middle Jackson Road, and Lots 1601 to 1608, both inclusive as shown on the official "Plat of H.J. Goethe Company's Colony No. 16" recorded in the office of the County Recorder of Sacramento County, April 7, 1904 in Book 5 of Maps, Map No. 39; being the East one-quarter of Section 19, Township 8 North, Range 7 East, M.D,B.& M., lying Westerly of the Westerly boundary of the Folsom South Canal.

Excepting therefrom all that portion of land described in Quitclaim Deed to the County of Sacramento recorded February 9, 2000 in Book 20000209 Page 755 of Official Records thereof.

ASSESSORS PARCEL NO: 067-0090-035-0000

SCHEDULE B – SECTION I

The following are requirements to be complied with:

1. Instrument creating the estate or interest to be insured must be executed and filed for record, to wit:

   TBD

2. Pay the full consideration to, or for the account of, the grantors or mortgagors.

3. Pay all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable.

4. Satisfactory evidence should be had that improvements and/or repairs or alterations thereto are completed; that contractor, sub-contractors, labor and materialmen are all paid; and have released of record all liens or notice of intent to perfect a lien for labor or material.

5. In the event the principals desire an ALTA 3.1 (CLTA 123.2) zoning endorsement, the Company will require that a satisfactory ALTA/ACSM survey of said land, containing the following additional items and certifications, be submitted to it for review and approval.

   a. Setbacks, heights and floor space area restrictions of record or disclosed by applicable zoning or building codes. If none, so state,

   b. Exterior dimensions of all buildings at ground level and the floor area of all building,

   c. Measured heights of all buildings above grade at a defined location,

   d. Parking Areas (the striping and type (e.g. Handicapped, regular, etc.)) and number of parking spaces,

   e. Indication of access to a public way such as curb cuts and driveways, and

   f. Location of utilities, existing on or serving the surveyed property,

   g. Statement and list of encroachment.

   Please be advised that additional exceptions may be added to this report or the policy(ies) to be issued following a review of such survey. It is recommended that the surveyor contact the Company prior to starting the survey.

6. Obtaining and recording all necessary Deeds of Reconveyance, Releases and/or Satisfactions as applicable.

7. The Company will require that a fully copy of any unrecorded lease be furnished to this Company, together with all supplements, assignments and amendments, before issuing any policy of title insurance.

8. The Company reserves the right to make additional requirements when the details of the transaction are fully disclosed.

END OF SCHEDULE B – SECTION I

SCHEDULE B – SECTION II
EXCEPTIONS

Schedule B of policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

A. Property taxes, including general and special taxes, personal property taxes, if any, and any assessments collected with taxes, to be levied for the fiscal year 2011 - 2012 which are a lien not yet due or payable.

B. Any possible outstanding charges for utility services, of record or not, due to the City of Folsom, City of Galt, City or County of Sacramento and City of Elk Grove.

Any such amounts may be ascertained by calling:
City of Folsom (916) 355-7200 City of Galt (209) 366-7150
City of Sacramento (916) 264-5454 County of Sacramento (916) 875-5555
City of Elk Grove (916) 478-3642

C. Note : No taxes have been assessed for the 2010-2011 tax year due to the fact that the herein described property is owned by a government agency

D. Supplemental or escaped assessments of property taxes, if any, assessed pursuant to the Revenue and Taxation Code of the State of California.

1. Water rights, claims or title to water, whether or not shown by the public records.

2. Any rights in favor of the public which may exist on said land if said land or portions thereof are or were at any time used by the public.

3. Rights and easements for commerce, navigation and fishery.

4. Rights of the Public, County and/or City in that portion lying within the street as it now exists:

Street Name: Eagles Nest Road, and/or Sunrise Boulevard

5. An easement for the purpose shown below and rights incidental thereto as set forth in a document
Granted to: Sacramento Municipal Utility District
Purpose: public utilities
Recorded: May 25, 1956, Book 3089, Page 387, Official Records
Affects: a portion of Parcel Two

6. An easement for the purpose shown below and rights incidental thereto as set forth in a document
Granted to: County of Sacramento
Purpose: roadway
Recorded: December 18, 1958, Book 3658, Page 646, Official Records
Affects: the easterly one-hundred feet of Parcel Two

SCHEDULE B – SECTION II
Continued

7. Terms, Conditions and Provisions of an instrument entitled "Placer Mining Claim Location Notice"

Dated: May 12, 1989
By: "Jonsson"
Recorded: May 12, 1989, Book 890512, Page 2229, Official Records
Affects a portion of Parcel Two, and other property

8. The fact that said land is included within a project area of the Redevelopment Agency shown below, and that proceedings for the redevelopment of said project have been instituted under the Redevelopment law (such redevelopment to proceed only after the adoption of the redevelopment plan) as disclosed by a document.

Redevelopment Agency: Mather Air Force Base
Recorded: May 16, 1995, Book 19950516, Page 1857, Official Records

9. An easement for the purpose shown below and rights incidental thereto as set forth in a document
Granted to: County of Sacramento
Purpose: water pipeline
Recorded: May 28, 1998, Book 19980528, Page 789, Official Records
Affects: a portion of Parcel Two

10. An easement for the purpose shown below and rights incidental thereto as set forth in a document
Granted to: County of Sacramento
Purpose: water pipeline
Recorded: December 9, 1998, Book 19981209, Page 712, Official Records
Affects: a portion of Parcel Two

11. An easement for the purpose shown below and rights incidental thereto as set forth in a document
Granted to: County of Sacramento
Purpose: water pipeline
Recorded: December 9, 1998, Book 19981209, Page 713, Official Records
Affects: a portion of Parcel Two

12. An easement for the purpose shown below and rights incidental thereto as set forth in a document
Granted to: City of Rancho Cordova
Purpose: drainage channel
Recorded: September 8, 2010, Book 20100908, Page 1730
Affects: a portion of premises

13. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment.

SCHEDULE B – SECTION II
Continued

NOTE: CALIFORNIA INSURANCE CODE 12413.1 REGULATES THE DISBURSEMENT OF ESCROW AND SUB-ESCROW FUNDS BY TITLE COMPANIES. THE LAW REQUIRES THAT FUNDS BE DEPOSITED IN THE TITLE COMPANY ESCROW ACCOUNT AND AVAILABLE FOR WITHDRAWAL PRIOR TO DISBURSEMENT. FUNDS DEPOSITED WITH THE COMPANY VIA WIRE TRANSFER MAY BE DISBURSED UPON RECEIPT. FUNDS DEPOSITED WITH THE COMPANY VIA CASHIER'S OR TELLER'S CHECKS DRAWN ON A CALIFORNIA BASED BANK MAY BE DISBURSED THE NEXT BUSINESS DAY AFTER THE DAY OF DEPOSIT. IF FUNDS ARE DEPOSITED WITH THE COMPANY BY OTHER METHODS RECORDING AND/OR DISBURSEMENT MAY BE DELAYED. ALL ESCROW AND SUB-ESCROW FUNDS RECEIVED BY THE COMPANY WILL BE DEPOSITED IN AN ESCROW ACCOUNT OF THE COMPANY IN A STATE OR NATIONAL BANK. THE COMPANY MAY RECEIVE CERTAIN DIRECT OR INDIRECT BENEFITS FROM THE BANK BY REASON OF THE DEPOSIT OF ANY SUCH FUNDS OR THE MAINTENANCE OF SUCH ACCOUNTS WITH SUCH BANK, AND THE COMPANY SHALL HAVE NO OBLIGATION TO ACCOUNT TO THE PARTIES TO ANY ESCROW IN ANY MANNER FOR THE VALUE OF, OR TO PAY TO SUCH PARTY ANY BENEFIT RECEIVED BY THE COMPANY. THOSE BENEFITS MAY INCLUDE, WITHOUT LIMITATION, CREDITS ALLOWED BY SUCH BANK ON LOANS TO THE COMPANY OR ITS PARENT COMPANY AND EARNINGS ON INVESTMENTS MADE WITH THE PROCEEDS OF SUCH LOANS, ACCOUNTING, REPORTING AND OTHER SERVICES AND PRODUCTS OF SUCH BANK. SUCH BENEFITS WILL BE RETAINED BY THE COMPANY AS PART OF ITS COMPENSATION FOR HANDLING SUCH FUNDS.

NOTE: AN OWNER'S POLICY ISSUED IN CONNECTION WITH THIS COMMITMENT WILL CONTAIN THE FOLLOWING PRE-PRINTED EXCEPTIONS:

1. Rights or claims of parties other than the Insured in actual possession of any or all of the property.

2. Unrecorded easements, discrepancies or conflicts in boundary lines, shortage in area and encroachments which an accurate and complete survey would disclose.

3. Unfiled mechanic's or materialmen's liens.

NOTE NO. 4: THERE ARE NO CONVEYANCES AFFECTING SAID LAND RECORDED WITHIN TWO (2) YEARS OF THE DATE OF THIS REPORT.

NOTE NO. 5: TITLE SEARCH DISCLOSED NO OPEN DEEDS OF TRUST. PLEASE CONFIRM PRIOR TO CLOSE OF ESCROW.

END OF SCHEDULE B – SECTION II

MO

Commonwealth Land Title Company
2150 John Glenn Drive
Suite 300
Concord, CA 94520
Phone: (925) 288-8000
Fax: (925) 957-9946

File No. **12698379**

Notice of Available Discounts

Pursuant to Section 2355.3 in Title 10 of the California Code of Regulations Fidelity National Financial, Inc. and its subsidiaries ("FNF") must deliver a notice of each discount available under our current rate filing along with the delivery of escrow instructions, a preliminary report or commitment. Please be aware that the provision of this notice does not constitute a waiver of the consumer's right to be charged the filed rate. As such, your transaction may not qualify for the below discounts.

You are encouraged to discuss the applicability of one or more of the below discounts with a Company representative. These discounts are generally described below; consult the rate manual for a full description of the terms, conditions and requirements for such discount. These discounts only apply to transactions involving services rendered by the FNF Family of Companies. This notice only applies to transactions involving property improved with a one-to-four family residential dwelling.

Not all discounts are offered by every FNF Company. The discount will only be applicable to the FNF Company as indicated by the named discount.

FNF Underwritten Title Companies
CTC – Chicago Title Company
CLTC – Commonwealth Land Title Company
FNTC – Fidelity National Title Company
FNTCCA – Fidelity National Title Company of California
LTC – Lawyers Title Company
TTCC – Ticor Title Company of California

FNF Underwriters
CTIC – Chicago Title Insurance Co.
CLTIC – Commonwealth Land Title Insurance Co.
FNTIC – Fidelity National Title Insurance Co.
SUTIC – Security Union Title Insurance Co.
LTIC – Lawyers Title Insurance Corp.
TTIC – Ticor Title Insurance Co.
TTIFL – Ticor Title Insurance Co. of Florida

Available Discounts

CREDIT FOR PRELIMINARY TITLE REPORTS AND/OR COMMITMENTS ON SUBSEQUENT POLICIES (CTIC, FNTIC, SUTIC, TTIC)

Where no major change in the title has occurred since the issuance of the original report or commitment, the order may be reopened within 12 - 36 months and all or a portion of the charge previously paid for the report or commitment may be credited on a subsequent policy charge within the following time period from the date of the report.

SENIOR CITIZENS RATE (SUTIC)

Owner's or loan title insurance policies purchased by persons 55 years of age or older in connection with the financing, refinancing, sale or purchase of their primary residence may be charged at a rate of 90% of Basic Insurance Rate Table.

FEE REDUCTION SETTLEMENT PROGRAM (CTC, CTIC, CLTC, CLTIC, FNTC, FNTCCA, FNTIC, LTC, LTIC, SUTIC, TTCC, TTIC)

Eligible customers shall receive a $20.00 reduction in their title and/or escrow fees charged by the Company for each eligible transaction in accordance with the terms of the Final Judgments entered in The People of the State of California.

DISASTER LOANS (CTIC, CLTIC, FNTIC, LTIC, SUTIC, TTIC, TTIFL)

The charge for a Lender's Policy (Standard or Extended coverage) covering the financing or refinancing by an owner of record, within 24 months of the date of a declaration of a disaster area by the government of the United States or the State of California on any land located in said area, which was partially or totally destroyed in the disaster, will be 50% of the appropriate title insurance rate.

CHURCHES OR CHARITABLE NON-PROFIT ORGANIZATIONS (CTIC, FNTIC, TTIC, TTIFL)

On properties used as a church or for charitable purposes within the scope of the normal activities of such entities, provided said charge is normally the church's obligation the charge for an owner's policy shall be 50% to 70% of the appropriate title insurance rate, depending on the type of coverage selected. The charge for a lender's policy shall be 32% to 50% of the appropriate title insurance rate, depending on the type of coverage selected.

CHURCHES OR CHARITABLE NON-PROFITABLE ORGANIZATIONS (SUTIC)

Where established custom dictates that charges for owners and/or lenders insurance be paid for by churches, charitable or like eleemosynary non-profit organizations on property dedicated to church or charitable use, the following charge may be applied: 50% of the Basic Insurance Rate Table, applicable for the type of coverage requested.

SHORT TERM RATE (SUTIC)

Unless expressly excluded herein, the Short Term Rate applies on orders placed within sixty (60) months of the date of prior CLTA or ALTA policy. Short Term Rate is applicable to policies of title insurance only and not to any other charges contained herein. The Short Term Rate may be applied to increased liability charges provided the reissued policy is issued within sixty (60) months. The short term rate is 64% to 100% of the appropriate title insurance rate depending on the type of coverage selected.

SHORT TERM RATE (CTIC, TTIC, TTIFL)

The Short Term Rate is a reduction of the charges shown in the Insurance Tables which is allowable only when the current order is placed within 60 months from the date of issuance of a prior CLTA or ALTA Form of Policy of any qualified title insurer and provided further that the grantor, borrower, lender, lessor or assignor is insured by or under the terms of a prior policy, or is the vested owner of the interest insured by said policy. The short term rate is 64% to 92% of the appropriate title insurance rate depending on the type of coverage selected.

SHORT TERM RATE (CLTIC, FNTIC, LTIC)

If there is an insured owner and an order for title insurance is placed within 5 years following the effective date of any prior policy of any title insurer, the charge will be 80% of the appropriate title insurance rate.

EMPLOYEE RATE (CTC, CTIC, CLTC, CLTIC, FNTC, FNTCCA, FNTIC, LTC, LTIC, SUTIC, TTCC, TTIC)

No charge shall be made to employees (including employees on approved retirement) of the Company or its underwritten, subsidiary or affiliated title companies for policies or escrow services in connection with financing, refinancing, sale or purchase of the employees' bonafide home property. Waiver of such charges is authorized only in connection with those costs which the employee would be obligated to pay, by established custom, as a party to the transaction.

Commonwealth Land Title Company
2150 John Glenn Drive
Suite 300
Concord, CA 94520
Phone: (925) 288-8000
Fax: (925) 957-9946

Order No: 12698379

"Notice to Customers"

(**I**nvolves **R**esidential **R**eal **P**roperty in **C**alifornia **ONLY**)

You may be entitled to receive a $20.00 discount on escrow services if you purchased, sold or refinanced residential property in California between May 19, 1995 and November 1, 2002. If you had more than one qualifying transaction, you may be entitled to multiple discounts.

If your previous transaction involved the same property that is the subject of your current transaction, you do no have to do anything; the Company will provide the discount, provided you are paying for escrow or title services in this transaction.

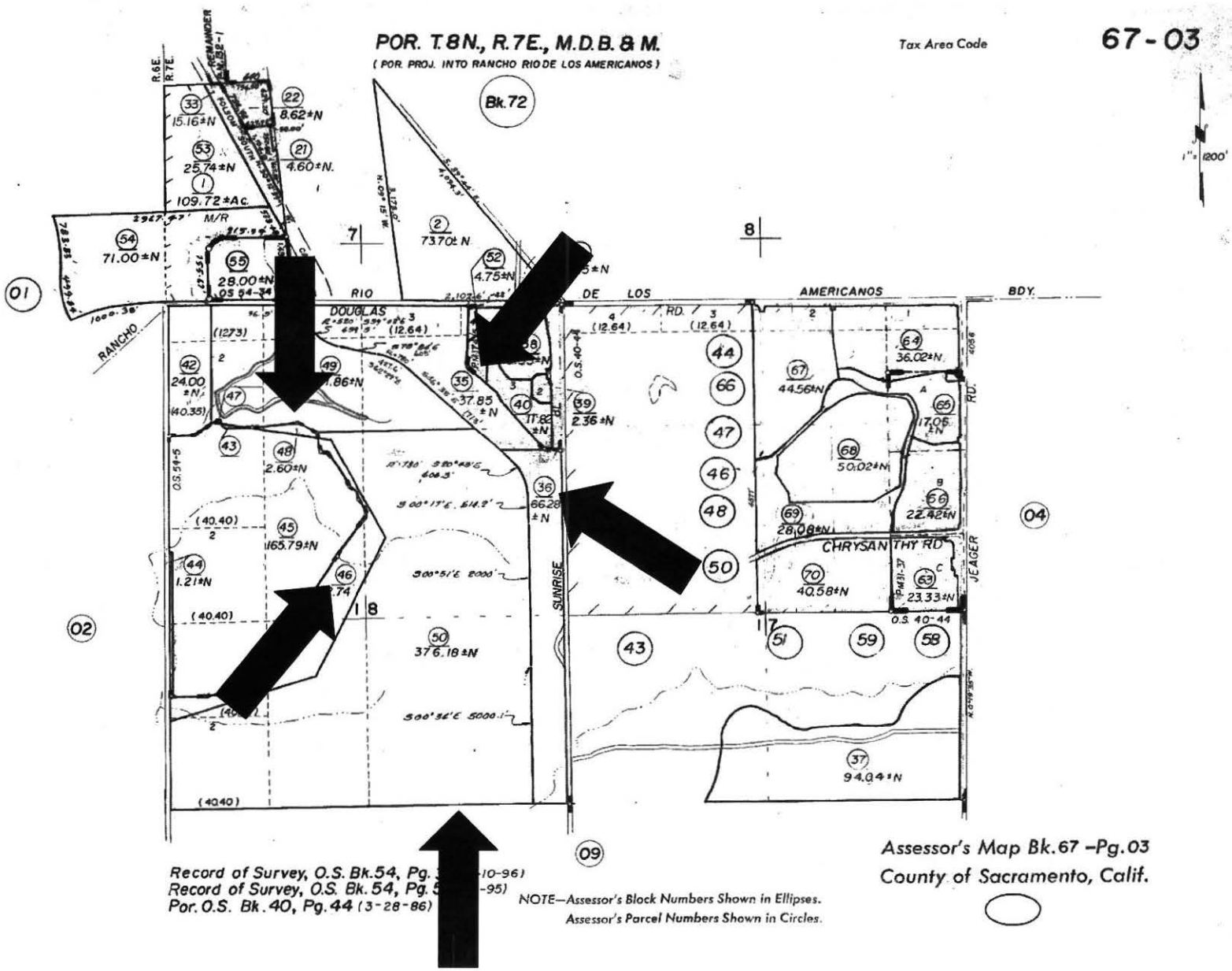
If your previous transaction involved property different from the property that is subject of your current transaction, you must - prior to the close of the current transaction - inform the Company of the earlier transaction, provide the address of the property involved in the previous transaction, and the date or approximate date that the escrow closed to be eligible for the discount.

Unless you inform the Company if the prior transaction on property that is not the subject of this transaction, the Company has no obligation to conduct an investigation to determine if you qualify for a discount. If you provide the Company information concerning a prior transaction, the Company is required to determine if you quality for a discount which is subject to other terms and conditions.

Name: _____

Address: _____

Telephone No: _____

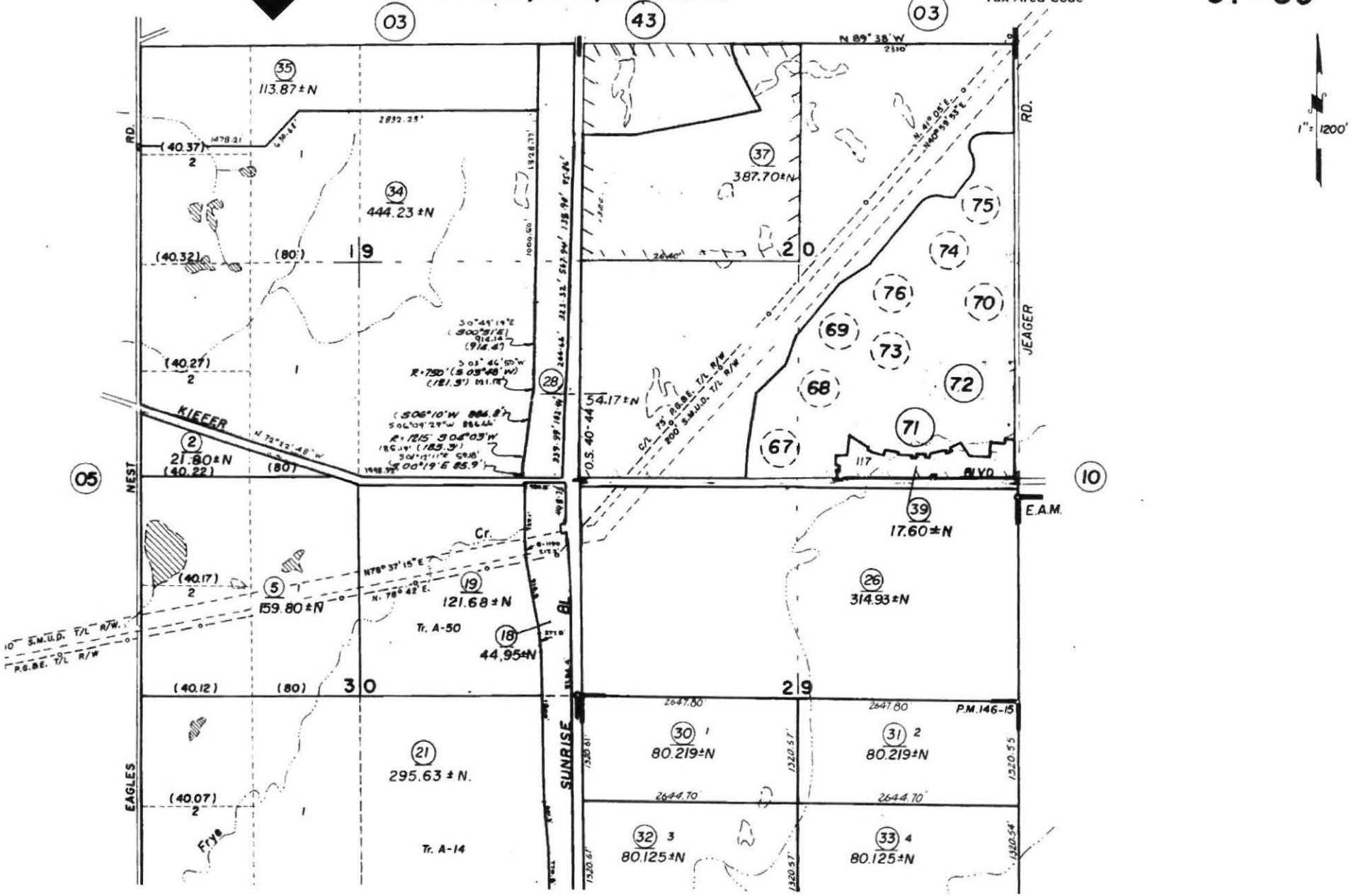

POR. T.8N., R.7E., M.D.B. & M.
(POR. PROJ. INTO RANCHO RIO DE LOS AMERICANOS)
Tax Area Code
67-03
Bk.72
1" = 1200'
RIO DE LOS AMERICANOS BDY.
RANCHO
DOUGLAS RD.
SUNRISE
CHRYSANTHY RD.
JEAGER RD.
01
02
04
09
109.72 ±Ac.
73.70± N
376.18 ±N
94.04 ±N
Record of Survey, O.S. Bk.54, Pg.
Record of Survey, O.S. Bk. 54, Pg.
Por. O.S. Bk. 40, Pg. 44 (3-28-86)
NOTE—Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.
Assessor's Map Bk.67 -Pg.03
County of Sacramento, Calif.

CA Di

POR. T.8N., R.7E., M.D.B.&M.

Tax Area Code

67-09



APPENDIX E

ENVIRONMENTAL DATA RESOURCES, INC.

Aerial Photo Decade Package

APPENDIX E

South Mather Property
Eagles Nest Road and Douglas
Rancho Cordova, CA 95742

Inquiry Number: 3376143.5
August 01, 2012

The EDR Aerial Photo Decade Package

EDR® Environmental Data Resources Inc

440 Wheelers Farms Road
Milford, CT 06461
800.352.0050
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. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

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

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

Disclaimer - Copyright and Trademark Notice

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

Copyright 2012 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

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

Date EDR Searched Historical Sources:

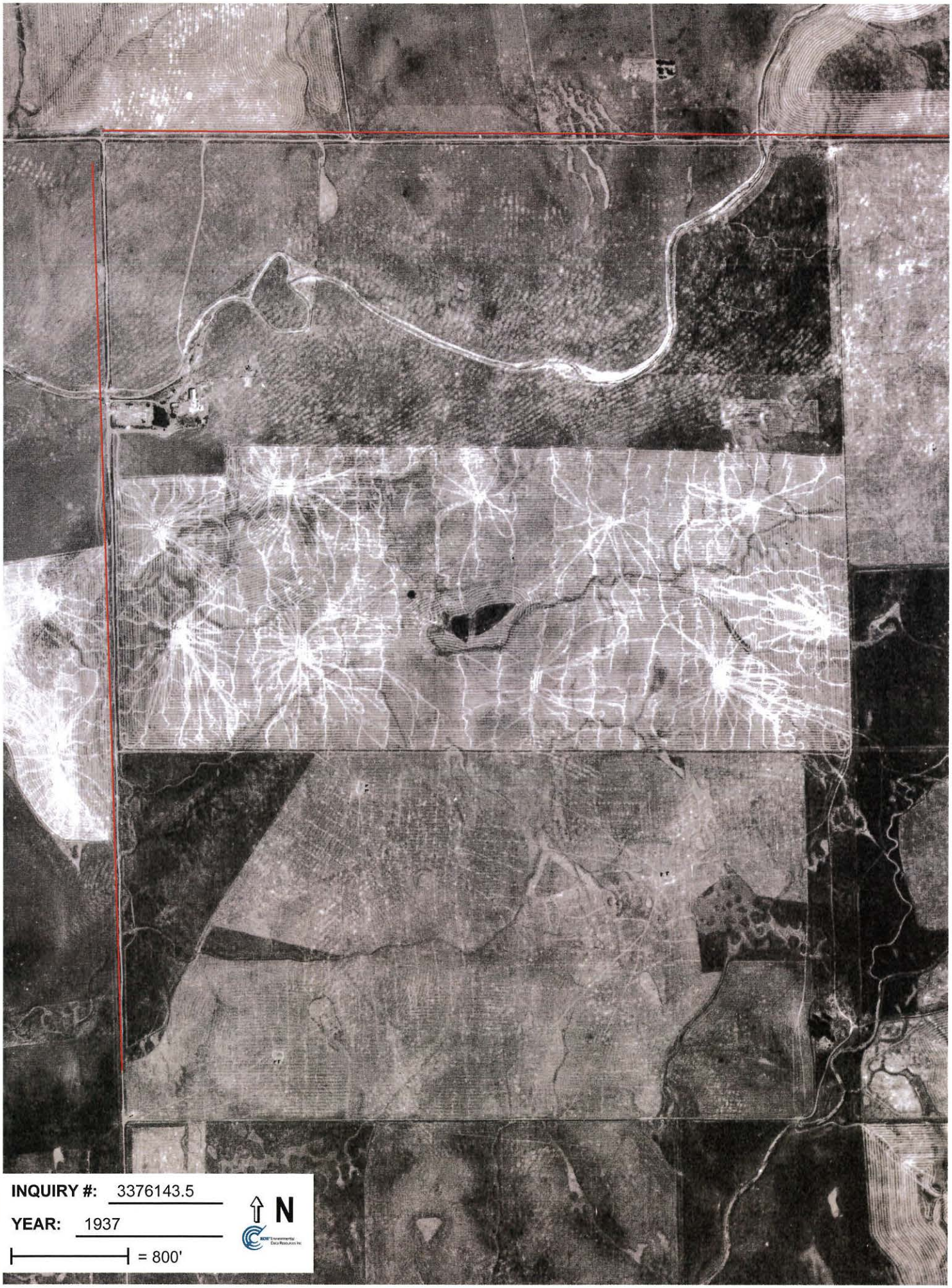
Aerial Photography August 01, 2012

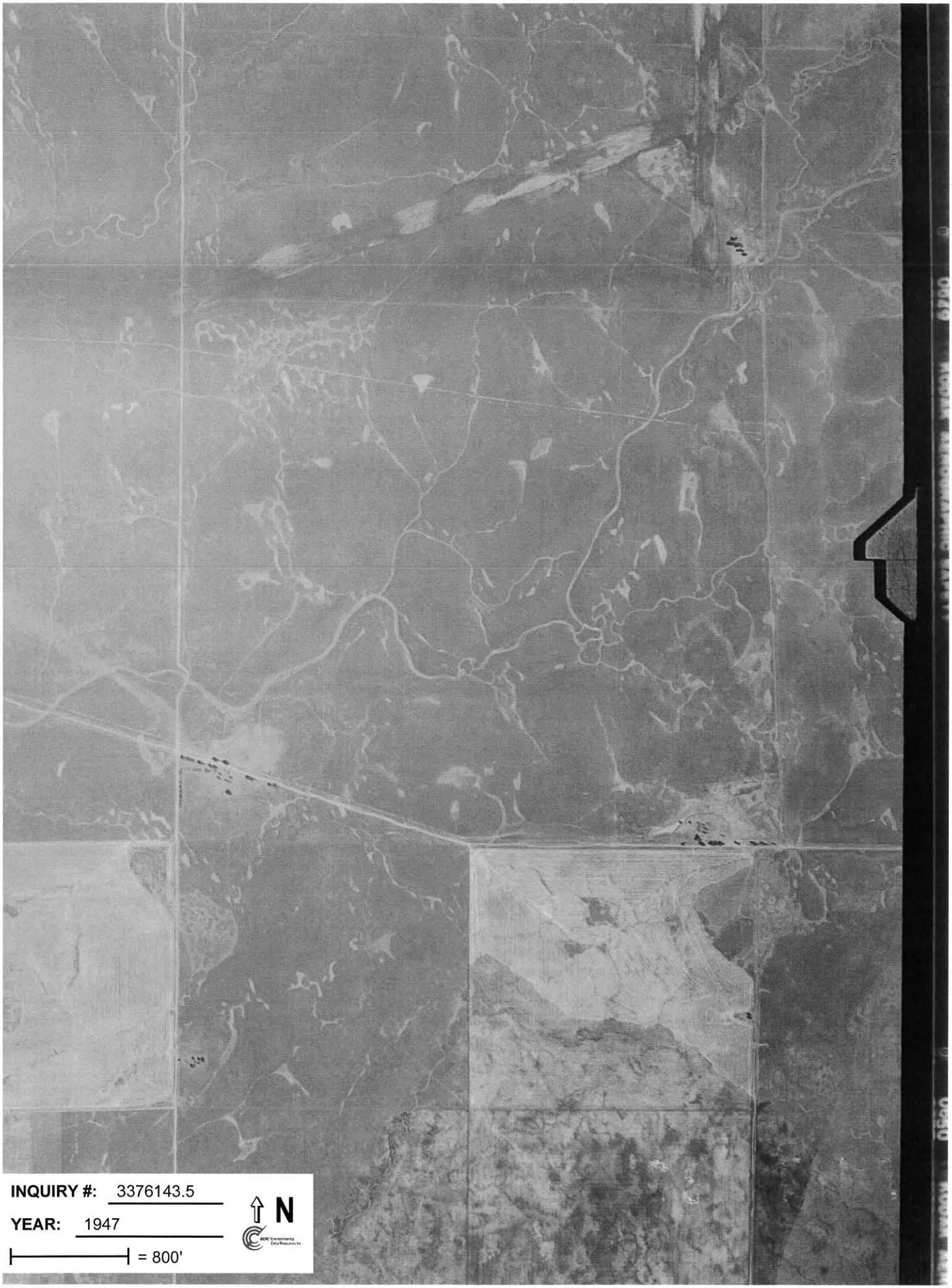
Target Property:

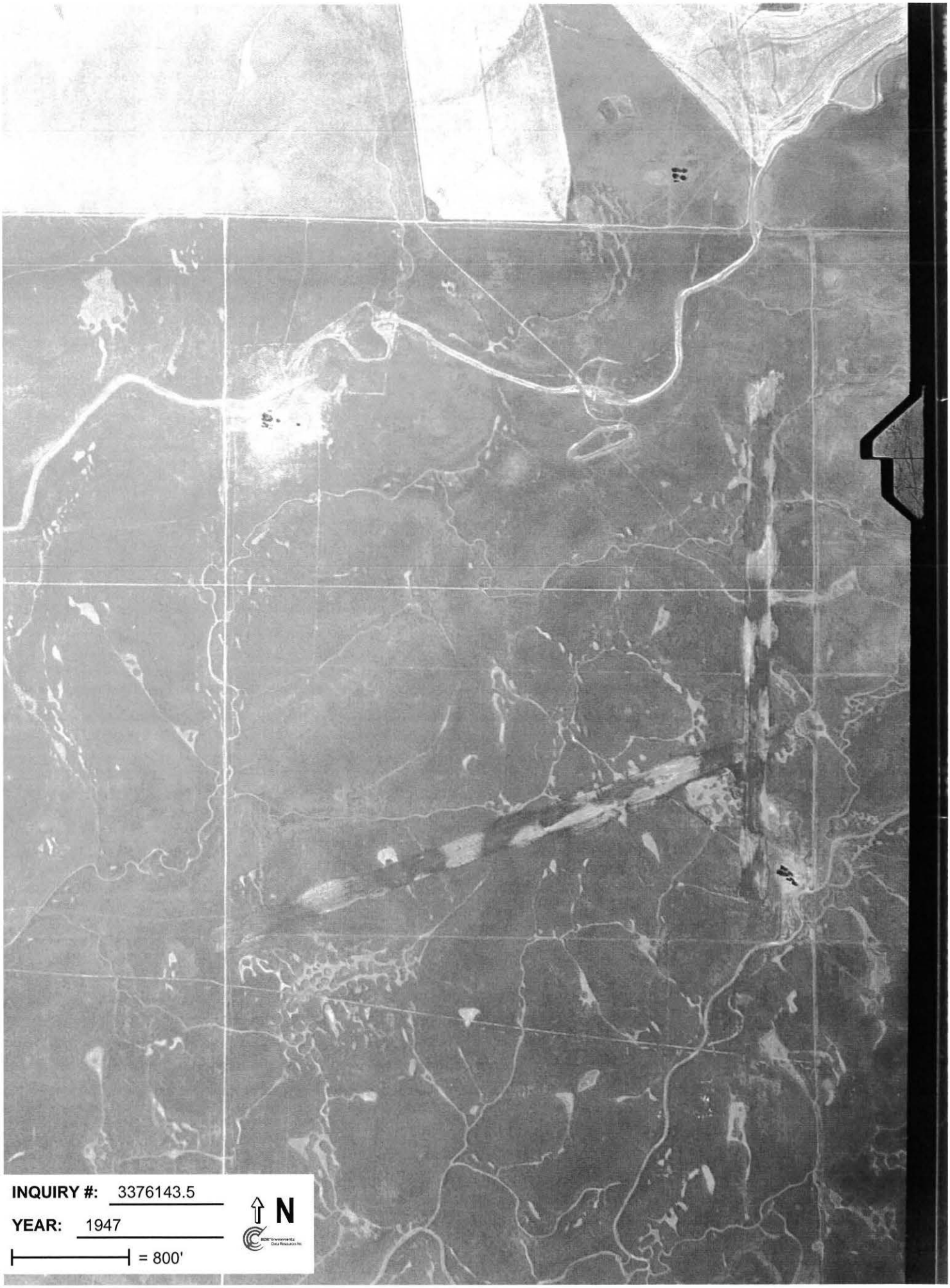
Eagles Nest Road and Douglas
Rancho Cordova, CA 95742

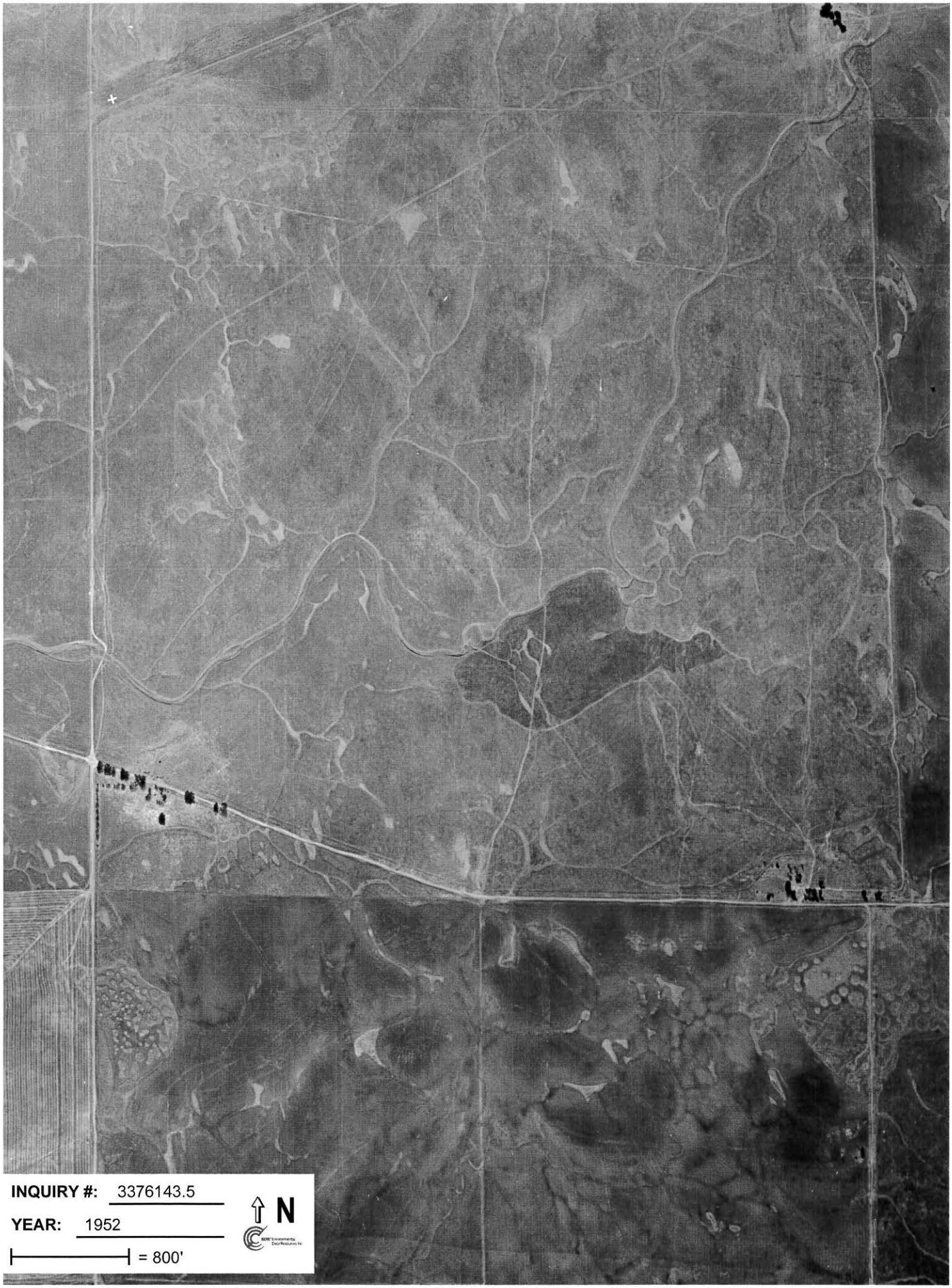
Year	*Scale*	*Details*	*Source*
1937	Aerial Photograph. Scale: 1"=800'	Flight Year: 1937	Laval
1937	Aerial Photograph. Scale: 1"=800'	Flight Year: 1937	Laval
1947	Aerial Photograph. Scale: 1"=800'	Flight Year: 1947	USGS
1947	Aerial Photograph. Scale: 1"=800'	Flight Year: 1947	USGS
1952	Aerial Photograph. Scale: 1"=800'	Flight Year: 1952	Pacific Air
1952	Aerial Photograph. Scale: 1"=800'	Flight Year: 1952	Pacific Air
1961	Aerial Photograph. Scale: 1"=800'	Flight Year: 1961 Best Copy Available from original source	Cartwright
1961	Aerial Photograph. Scale: 1"=800'	Flight Year: 1961 Best Copy Available from original source	Cartwright
1971	Aerial Photograph. Scale: 1"=800'	Flight Year: 1971	Cartwright
1971	Aerial Photograph. Scale: 1"=800'	Flight Year: 1971	Cartwright
1981	Aerial Photograph. Scale: 1"=800'	Flight Year: 1981	Cartwright
1981	Aerial Photograph. Scale: 1"=800'	Flight Year: 1981	Cartwright
1993	Aerial Photograph. Scale: 1"=800'	Flight Year: 1993	USGS
1993	Aerial Photograph. Scale: 1"=800'	Flight Year: 1993	USGS
1998	Aerial Photograph. Scale: 1"=800'	Flight Year: 1998	USGS
1998	Aerial Photograph. Scale: 1"=800'	Flight Year: 1998	USGS

INQUIRY #: 3376143.5
YEAR: 1937
= 800'
N


INQUIRY #: 3376143.5
YEAR: 1937
= 800'
N


INQUIRY #: 3376143.5
YEAR: 1947
= 800'
N


INQUIRY #: 3376143.5
YEAR: 1947
= 800'
N


INQUIRY #: 3376143.5
YEAR: 1952
= 800'
N

INQUIRY #: 3376143.5
YEAR: 1952
= 800'
N

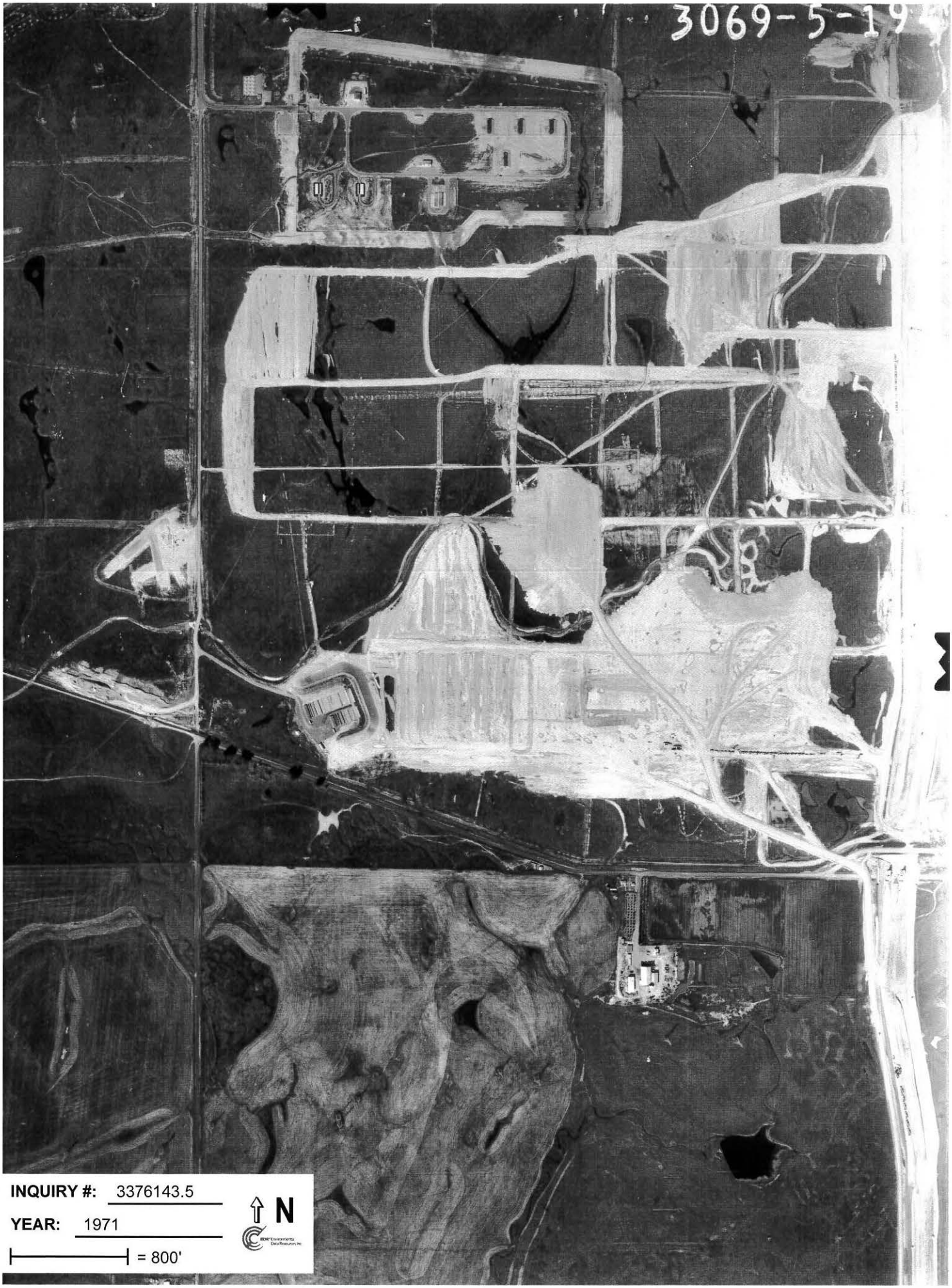
INQUIRY #: 3376143.5
YEAR: 1961
= 800'
N

INQUIRY #: 3376143.5

YEAR: 1961

= 800'

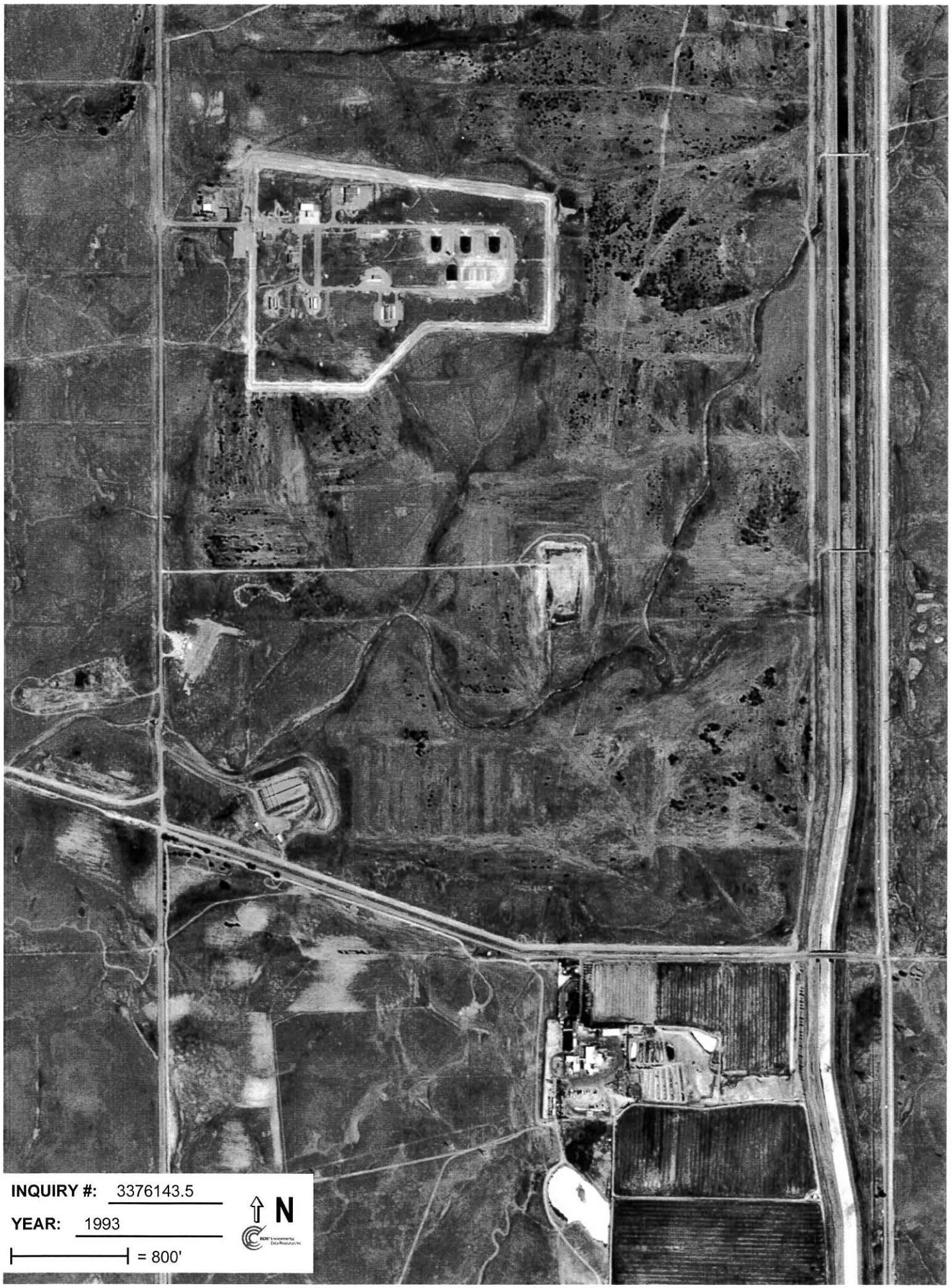
N


3069-5-194
INQUIRY #: 3376143.5
YEAR: 1971
= 800'
N

3069-5-19
INQUIRY #: 3376143.5
YEAR: 1971
= 800'
N

1:12000
81081
INQUIRY #: 3376143.5
YEAR: 1981
= 800'
N

4 - 9-81
1:12000
81081
INQUIRY #: 3376143.5
YEAR: 1981
= 800'
N


INQUIRY #: 3376143.5
YEAR: 1993
= 800'
N

INQUIRY #: 3376143.5
YEAR: 1993
= 800'
N

INQUIRY #: 3376143.5
YEAR: 1998
= 800'
N

INQUIRY #: 3376143.5
YEAR: 1998
= 800'
N

APPENDIX F

ENVIRONMENTAL DATA RESOURCES, INC.

City Directory

APPENDIX F

South Mather Property
Eagles Nest Road and Douglas
Rancho Cordova, CA 95742

Inquiry Number: 3376143.6
August 03, 2012

The EDR-City Directory Image Report

EDR® Environmental Data Resources Inc

440 Wheelers Farms Road
Milford, CT 06461
800.352.0050
www.edrnet.com

TABLE OF CONTENTS

SECTION

Executive Summary

Findings

City Directory Images

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

Disclaimer - Copyright and Trademark Notice

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

Copyright 2012 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc. or its affiliates is prohibited without prior written permission.

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

EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available city directory data at 5 year intervals.

RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

Year	Target Street	Cross Street	Source
2008	☐	☑	Haines Criss-Cross Directory
2005	☐	☑	Haines Criss-Cross Directory
2000	☐	☑	Haines Criss-Cross Directory
1993	☐	☑	Haines Criss-Cross Directory
1986	☐	☑	Haines Criss-Cross Directory
1979	☐	☑	Haines Criss-Cross Directory
1976	☐	☑	Haines Criss-Cross Directory
1972	☐	☑	Haines Criss-Cross Directory

RECORD SOURCES

EDR is licensed to reproduce certain City Directory works by the copyright holders of those works. The purchaser of this EDR City Directory Report may include it in report(s) delivered to a customer. Reproduction of City Directories without permission of the publisher or licensed vendor may be a violation of copyright.

FINDINGS

TARGET PROPERTY STREET

Eagles Nest Road and Douglas
Rancho Cordova, CA 95742

No Addresses Found

FINDINGS

CROSS STREETS

Year	*CD Image*	*Source*	
Eagles Nest Road			
2008	pg. A12	Haines Criss-Cross Directory	
2008	pg. A13	Haines Criss-Cross Directory	
2005	pg. A14	Haines Criss-Cross Directory	
2000	pg. A15	Haines Criss-Cross Directory	
1993	-	Haines Criss-Cross Directory	Street not listed in Source
1986	-	Haines Criss-Cross Directory	Street not listed in Source
1979	-	Haines Criss-Cross Directory	Street not listed in Source
1976	-	Haines Criss-Cross Directory	Street not listed in Source
1972	-	Haines Criss-Cross Directory	Street not listed in Source
Douglas Road			
2008	pg. A1	Haines Criss-Cross Directory	
2008	pg. A2	Haines Criss-Cross Directory	
2005	pg. A3	Haines Criss-Cross Directory	
2000	pg. A4	Haines Criss-Cross Directory	
2000	pg. A5	Haines Criss-Cross Directory	
1993	pg. A6	Haines Criss-Cross Directory	
1986	pg. A7	Haines Criss-Cross Directory	
1979	pg. A8	Haines Criss-Cross Directory	
1976	pg. A9	Haines Criss-Cross Directory	
1976	pg. A10	Haines Criss-Cross Directory	
1972	pg. A11	Haines Criss-Cross Directory	

City Directory Images

Target Street	Cross Street	Source
-	✓	Haines Criss-Cross Directory

Douglas Road 2008

DOUGLAS RD 95742
RANCHO CORDOVA

WEALTH CODE 3 1

X JAEGER RD

11485	XXXX	OO	
11499	★ INSURANCE AUTO AUCTIONS	916-635- 4271	
	★ INSURANCE SALVAGE TRANSPORT	916-635- 3876	
	★ SALVAGE POOL	916-635- 4271	
11535	★ INSURANCE AUTO AUCTION	916-861- 0069	6
11551	★ CORDOVA SHOOTING CENTER	916-351- 0538	
	★ CORDOVA SHOOTING CENTER	916-351- 0205	
	★ RANCHO CORDOVA SHOOTING CENTER	916-351- 0205	2
12525	● WHITLOW David	OO	5
12535	XXXX	OO	

X SECURITY PARK DR

★ 7 BUS 3 RES 0 NEW

Target Street	Cross Street	Source
-	✓	Haines Criss-Cross Directory

Douglas Road 2008

DOUGLAS RD 95742
RANCHO CORDOVA

WEALTH CODE 3 1

X JAEGER RD

11485	XXXX	OO	
11499	★ INSURANCE AUTO AUCTIONS	916-635- 4271	
	★ INSURANCE SALVAGE TRANSPORT	916-635- 3876	
	★ SALVAGE POOL	916-635- 4271	
11535	★ INSURANCE AUTO AUCTION	916-861- 0069	6
11551	★ CORDOVA SHOOTING CENTER	916-351- 0538	
	★ CORDOVA SHOOTING CENTER	916-351- 0205	
	★ RANCHO CORDOVA SHOOTING CENTER	916-351- 0205	2
12525	● WHITLOW David	OO	5
12535	XXXX	OO	

X SECURITY PARK DR

★ 7 BUS 3 RES 0 NEW

Target Street	Cross Street	Source
-	✓	Haines Criss-Cross Directory

Douglas Road 2005

DOUGLAS RD 95742
RANCHO CORDOVA

WEALTH CODE 3 1

11430	* SUNRISE VALLEY RANCH	916-355-8525	8

X JAEGER RD

11485	* CHEVRON WEST	916-635-1756	2
	* CHEVRON WEST	916-859-0728	+5
11499	* INSURANCE AUTO AUCTIONS	916-635-4271	7
	* SALVAGE POOL	916-635-4271	7
11535	XXXX	OO	
11551	* CORDOVA SHOOTING CENTER	916-351-0538	8
	* CORDOVA SHOOTING CENTER	916-351-0205	
	* RANCHO CORDOVA SHOOTING CENTER	916-351-0205	2

* 8 BUS 1 RES 1 NEW

Target Street	Cross Street	Source
-	✓	Haines Criss-Cross Directory

Douglas Road 2000

DOUGLAS RD 95742
RANCHO CORDOVA

WEALTH CODE 1.0

11430	* SUNRISE VALLEY RANCH	916-355-8525	8
11499	* CHEVRON WEST	916-635-1756	1

Target Street	Cross Street	Source
-	✓	Haines Criss-Cross Directory

Douglas Road 2000

DOUGLAS RD 95742 CONT.

	★ INSURANCE AUTO AUCTIONS	916-635-4271	7
	★ SALVAGE POOL	916-635-4271	7
	● SPENCE Bob	OO	9
11505	XXXX	OO	
11535	● SPENCE Bob	OO	9
11551	★ CORDOVA SHOOTING CENTER	916-351-0538	8
	★ CORDOVA SHOOTING CENTER	916-351-0205	
	★ RANCHO CORDOVA SHOOTING CENTER	916-351-0205	7

X JAEGER RD

12515	XXXX	OO	
12525	LEHMAN Danl L	916-985-4185	
12535	XXXX	OO	
12575	WEIDINGER Chris	916-985-0625	5
	WEIDINGER Jim	916-985-0625	5

★ 7 BUS 8 RES 0 NEW

Target Street	Cross Street	Source
-	✓	Haines Criss-Cross Directory

Douglas Road 1993

DOUGLAS RD 95742
RANCHO CORDOVA

11430	XXXX	00	
11499	*CHEVRONWEST	635-1756	1
	*SAC SALVAGE POOL	635-4271	
	*SALVAGE POOL	635-4271	
11505	XXXX	00	
11551	*CORDOVA SHOOTING	351-0205	
	*CORDOVA SHOOTING	351-1127	+3
	RUSSELL Craig	351-1665	9
12515	GOLIGOWSKI C	985-4333	0
12525	LEHMAN Danl L	985-4185	
12535	XXXX	00	
12575	XXXX	00	
*	5 BUS 7 RES	1 NEW	

Target Street	Cross Street	Source
-	✓	Haines Criss-Cross Directory

Douglas Road 1986

DOUGLAS RD 95670
RANCHO CORDOVA

11430	KLEEMANN BERNHARDT	351-9919	8
	KLEEMANN BERNHARDT	351-0422	9
11499	SAC SALVAGE POOL	635-4271	+6
	SALVAGE POOL	635-4271	+6
11505	ARCUS INC	351-0745	+6
	EATON DRILLING CO	351-1408	+6
	PRIMARY ELECTR CNST	985-7244	5
	SAC HEAT TREAT	351-0534	1
11551	CORDOVA SHOOTING	351-0205	
12525	LEHMAN DANL L	985-4185	0
12535	XXXX	00	
12575	XXXX	00	
NO #	CHAMPION CONTR	985-0157	+6
*	8 BUS 5 RES	5 NEW	

Target Street	Cross Street	Source
-	✓	Haines Criss-Cross Directory

Douglas Road 1979

DOUGLAS RD 95670
RANCHO CORDOVA

11430	KLEEMANN BERNHARDT	351-0422	+9
	KLEEMANN BERNHARDT	351-9919	8
11505.....	BUILDING		
*	ACRYLIC PRODUCTS	351-0721	+9
*	AMER WASTE CONTAINR	635-8000	8
*	AMERICN WASTE LQUID	635-8000	+9
*	B&E IRON&STEEL	985-7925	7
*	CAL MOD INC	351-0745	8
*	CARLSON ALMNM PRDCT	351-0655	7
*	CLASSIC COACHWORKS	985-2137	+9
*	E Z PRODUCTS	985-7354	+9
*	ENGINEERING RESRCH	351-0247	+9
*	EXTENSA SYSTEMS	351-0331	8
*	FORMULA PRODUCTS	351-0534	8
*	HAULAWAY CONTAINERS	351-0679	8
*	INSTRU SPEC	351-0231	6
*	INTERSTATE CONTRS	351-0622	7
*	J&W SCIENTIFIC INC	351-0387	7
*	KEYSTONE CONSTR CO	351-0474	+9
*	MAGNUM TOWERS INC	985-7727	7
*	MCDONNELL DOUGLAS	351-0550	
*	PEERLESS INSTRUMENT	351-0464	6
*	SECURITY PARK	351-0550	8
*	SUN MOUNTAIN CORP	351-0381	+9
*	TELETEK ENTERPRISES	351-0535	8
*	TROPHY WOOD PRODUCT	351-0410	7
11505			
11551*	CORDOVA REC RANGE	351-0205	5
*	CORDOVA SHOOTING	351-0205	6
*	25 BUS 2 RES	8 NEW	

Target Street	Cross Street	Source
-	✓	Haines Criss-Cross Directory

Douglas Road 1976

DOUGLAS RD 95670 RANCHO CORDOVA

11430	BURKS ROBT A	351-0391	5
	KLEEMANN BERNHARDT	351-0422	4
11505*	FLAIR CO SACRAMENTO	351-0434	5
	GARRISON APIARIES	351-0492	+6

Target Street	Cross Street	Source
-	✓	Haines Criss-Cross Directory

Douglas Road 1976

```
..DOUGLAS RD                95670 CONT..
     *INSTRU SPEC              351-0231+6
     *MCDONNELL DOUGLAS        351-0550
     *MODO ENTERPRISES         985-7095+6
     *PEERLESS INSTRUMENT351-0464+6
11551*CORDOVA REC RANGE        351-0205 5
     *CORDOVA SHOOTING         351-0205+6
     *SARGE DUPUIS SHOOTG351-0205 5
     *    8 BUS     3 RES     5 NEW
```

Target Street	Cross Street	Source
-	✓	Haines Criss-Cross Directory

Douglas Road 1972

DOUGLAS RD 95670 RANCHO CORDOVA

11505*MCDONNELL DOUGLAS 351-0550
* 1 BUS 0 RES 0 NEW

Target Street	Cross Street	Source
-	✓	Haines Criss-Cross Directory

Eagles Nest Road 2008

EAGLES NEST RD (99)
95655 MATHER

4103	★ MAINTENANCE	916-364-4361	2
	★ MATHER GOLF COURSE	916-364-4354	2

★ 2 BUS 0 RES 0 NEW

Target Street	Cross Street	Source
-	✓	Haines Criss-Cross Directory

Eagles Nest Road 2008

EAGLES NEST RD (99)
95655 MATHER

4103	★ MAINTENANCE	916-364-4361	2
	★ MATHER GOLF COURSE	916-364-4354	2

★ 2 BUS 0 RES 0 NEW

Target Street	Cross Street	Source
-	✓	Haines Criss-Cross Directory

Eagles Nest Road 2005

EAGLES NEST RD (99)
95655 MATHER

4103	* GOLF SHOP	916-364-4354	2
	* MAINTENANCE	916-364-4361	2
	* MATHER GOLF COURSE	916-364-4354	2
	* RESTAURANT	916-364-4354	0

* 4 BUS 0 RES 0 NEW

Target Street	Cross Street	Source
-	✓	Haines Criss-Cross Directory

Eagles Nest Road 2000

EAGLES NEST RD (99)
95655 MATHER A F B

4103	* MATHER FIELD UTILITIES	916-364-4100	9
	* SAC CO RGNL PKS GOLF PRO SHOP	916-364-4354	+0
*	2 BUS 0 RES	1 NEW	

APPENDIX G

Qualification of Environmental Professional

APPENDIX G

SHAWN MUNGER, CHG
PRINCIPAL GEOLOGIST

EDUCATION

BS, Geology, U.C. Davis, 1985

EXPERIENCE

Years with ENGEO: 25
Years with Other Firms: 0

REGISTRATIONS & CERTIFICATIONS

Certified Hydrogeologist, CA, 413
40 Hour HAZWOPER Training, CA
Certified Environmental Manager, NV, 1332
Registered Environmental Assessor II, CA, 20201
Professional Geologist, CA, 5810

SPECIALIZATIONS

- Environmental Assessments and Remediation
- Environmental Restoration
- Water Quality Studies
- Water Wells/Hydrogeology

Since joining ENGEO in 1985, Mr. Munger has been managing groundwater supply evaluations, hydrogeologic studies, chemical assessments, phase I and II site assessment projects, UST site investigations, risk based corrective action (RBCA), VOC remediation, and agricultural impact evaluations. He serves as Principal-in-Charge or Project Manager for environmental and hazardous materials projects involving groundwater hydrology, contaminant fate and transport, and remediation. He is Principal-in-Charge of our on-call contract with DTSC and the environmental components of our on-call contracts with the City of Sacramento and the County of Sacramento.

Selected Project Experience

Seacliff Estates—Richmond, CA
Principal in Charge. Mr. Munger provided oversight, review, and consultation during preparation of phase I and II site assessments and soil remediation. The 12-acre site was formerly part of Kaiser Shipyard No. 3 and was used for ship repair and maintenance along with scrap metal and salvage yards. The property was developed as a single-family residential subdivision.

Renaissance Square—Concord, CA
Project Manager. Mr. Munger provided consultation, data analysis, and field observation. This former automotive dealership was redeveloped as a five-story multi-family residential structure supported on slab-on-grade foundations, with two levels of below-grade parking. Petroleum hydrocarbon-impacted soil was encountered during excavation of the parking structure, which required characterization and remediation. Soil impacts were attributed to former sumps, USTs and hydraulic lifts.

Pleasant Hill BART Station—Walnut Creek, CA
Principal in Charge. Mr. Munger provided oversight, data analysis and consultation during the preparation of a phase II environmental site assessment. The property is an existing BART station that encompasses 20 acres, including the platform/station area, electrical facilities, a parking garage and additional paved parking areas.

Mills Ranch—King City, CA
Principal in Charge. Mr. Munger provided principal oversight of phase I and II environmental site assessments and risk evaluations. The approximate 80-acre property is used for agricultural cultivation and commercial uses. The proposed mixed-use development includes over 400 single-family residential lots.

Select Foods Site/Cross Creek—Hayward, CA
Principal in Charge. Mr. Munger provided principal oversight, consultation, and data analysis. The property was a former processed food facility, a drum recycling business, battery manufacturing operation and a bus assembly plant. Following completion of soil remediation under RWQCB oversight, the property was developed into a single-family residential subdivision.

Southchase Property—West Sacramento, CA
Project Manager. Mr. Munger provided environmental consultation regarding soil contamination and site characterization work. The property is a former farm headquarters with storage structures and orchards.

Westshore—Richmond, CA
Project Manager. Mr. Munger conducted phase I and II site assessments, risk evaluations and prepared a soil management plan. The property was a former automotive manufacturing plant proposed for a multi-unit condominium development, including a 6-story podium structure to include five residential floors with 269 units and one parking floor.

Union Pacific Railroad Corridor—San Jose, CA.
Project Manager. Mr. Munger prepared a phase I and II environmental assessment. Work included a site reconnaissance, historical records research and recovery of soil samples with laboratory analysis. Lead impacted soil was identified which required risk evaluation. This former 1800 lineal foot section of the former Union Pacific Railroad Corridor was proposed for mixed-use development.

Sparklizing Cleaners and Laundry—Fremont, CA
Principal in Charge. Mr. Munger provided principal review and data analysis for this former dry cleaning facility which had released tetrachloroethylene (PCE) to site soil and groundwater. The project site consists of a drycleaning facility located within a commercial/retail center. Drycleaning operations have been conducted at the facility since 1974 and have resulted in chlorinated solvent impacts to soil and groundwater beneath the site. As a result, the CRWQCB opened a Spills, Leaks, Investigations, and Cleanups (SLIC) case and the site was referred to the Alameda County Water District (ACWD) for lead agency oversight. A series of soil and groundwater investigations identified a source area beneath the drycleaner suite and an adjoining retail suite. A CAP submitted to ACWD in 2009 involves using in-situ chemical oxidation (ISCO) to remediate groundwater and vadose zone soil impacts within the source area.

Mare Island, 3rd and Connelly Utility Corridor—Vallejo, CA
Principal in Charge. Mr. Munger provided principal oversight during demolition and soil excavation activities. The project consisted of utility demolition and soil excavation activities

required to prepare for construction of a 300 – foot water and sewer utility corridor along Connelly Street between 3rd Street and Azuar Drive.

Ivy Glen (Former Tredegar)—Fremont, CA
Principal in Charge. Mr. Munger provided oversight of site characterizations, risk evaluations and groundwater monitoring for this for this former industrial facility. The property was a former industrial facility with documented soil and groundwater contamination. Risk assessments allowed redevelopment of the site as a single-family residential subdivision. Groundwater monitoring continues to date as a result of residual docs beneath the property.

County Crossings Property—Antioch, CA
Principal in Charge. Mr. Munger provided environmental consultation and data review with regard to soil and groundwater contamination. Constituents of concern include petroleum hydrocarbons, nitrates and manganese. The approximately 264 acre site includes several former industrial facilities and petroleum pipelines. Soil and groundwater at the site has been impacted with petroleum hydrocarbons, nitrates and manganese. Planned uses include commercial, residential, retail, and a BART-oriented transit village. The center, which is currently in the entitlement phase, is estimated to break ground in 2011.

Arroyo Crossing—Livermore, CA
Principal in Charge. Mr. Munger provided oversight, data analysis and regulatory consultation while ENGEO provided geotechnical and environmental engineering services for this 34-acre site. This former corporation yard and quarry site was developed into a single-family residential subdivision.

620 North Ninth Street—San Jose, CA
Principal in Charge. Mr. Munger provided oversight of soil, groundwater and soil gad characterizations, risk evaluations and remedial action plan preparation. Mr. Munger also closely interacted with RWQCB staff to achieve approval for residential development. The property is a former fruit packing plant and food preparation facility. The proposed development consists of a single-family residential subdivision.

Former SFPP Alignment—Concord, CA
Project Manager. Mr. Munger prepared a Phase I and II environmental assessment for a ± 6,500-foot corridor formerly occupied by the Southern Pacific Railroad (SPRR). Kinder Morgan petroleum pipelines existed within an easement along the property. Work included the recovery of soil and groundwater samples along the SP right of way. The site was a former ± 6,500-foot corridor formerly occupied by the Southern Pacific Railroad. Kinder Morgan petroleum pipelines existed within an easement along the property. The southern portion of the site was crossed by East Bay Municipal Utilities District water distribution lines and a multi-lane highway overpass. The corridor was developed as a self-storage facility.

Gale Ranch Middle School—San Ramon, CA
Principal in Charge. Mr. Munger provided review and supervision of a Preliminary Endangerment Assessment prepared for this school site under the oversight of DTSC. This former site was developed into a public middle school.

Highlands Ranch—Antioch, CA
Principal in Charge. Mr. Munger provided oversight, data analysis, and collaboration with RWQCB personnel. The project site consists of a 140-acre portion of the former Chevron Los Medanos Tank Farm located in Pittsburg, California. The site was historically occupied by 24 crude oil tanks and four wax ponds. Remediation of the crude oil tank and wax pond locations was conducted according to a remedial action plan (RAP) and oversight was provided by the CRWQCB. Remediation was performed over a period of four months and consisted of excavating approximately 110,000 cubic yards of impacted soil and placing the material in windrows for ex-situ bioremediation.

Hercules Property—Hercules, CA
Project Manager. Mr. Munger provided oversight of a phase I environmental site assessment, site asbestos survey, site characterization, and demolition observation/contaminant assessment. The project area consists of ± 167 acres located near and along the southeastern shore of San Pablo Bay in Hercules. The property was once a portion of a 1300-acre manufacturing facility that was operated by DuPont from 1879 to 1913 and Hercules Incorporated from 1913 to 1979. The planned development includes single/multi family residential development with some commercial components.

Gold Rush Ranch and Golf Resort—Sutter creek, CA
Principal in Charge. Mr. Munger provided principal oversight during the preparation of a preliminary endangerment report, including soil, groundwater and surface water sampling. The project site consists of 945 acres of undeveloped land located near the City of Sutter Creek, California. The proposed development plan for the site involves the Gold Rush Ranch and Golf Resort, which includes an 18-hole championship golf course, 1,334 new homes, a commercial center, and open space. The client has entered into a VCA with the Department of Toxic Substances Control (DTSC) to address historic mine tailings at the site. A PEA was prepared to evaluate human health risks associated with elevated arsenic in tailings, soil, and surface water at the site. The PEA was approved by DTSC in 2009. Based on the findings of the PEA, a removal action workplan (RAW) will be prepared to address the human health risks associated with the arsenic impacts.

1000 Howe Road—Martinez, CA
Principal in Charge. Mr. Munger provided oversight and analysis for this soil remediation project. Mr. Munger worked closely with RWQCB personnel to develop a cost effective and timely closure for site closure and approval for residential development. The site is occupied by a general engineering contractor and was a former bus leasing company. Improvements at the property included an office/warehouse structure and an equipment yard. The proposed development consists of a single-family residential subdivision.