Appendix F:
Phase I Environmental Site Assessment

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PHASE I
ENVIRONMENTAL
SITE ASSESSMENT

2220 Fulton Road
Santa Rosa
California

FOR

D.M. Jacobson and Sons, Inc.
454 Las Gallinas, #355
San Rafael, CA 94903

basics
ENVIRONMENTAL

March 21, 2019
19-ENV5373

655 12TH STREET, #126 • OAKLAND, CA • 94607 • TEL / FAX 510-834-9099 / 9098

March 21, 2019
19-ENV5373

D.M. Jacobson and Sons, Inc.
454 Las Gallinas, #355
San Rafael, CA 94903

Attention: Mr. David Jacobson

Subject: Phase I Environmental Site Assessment Report
2220 Fulton Road
Santa Rosa, California 95403

Dear Mr. Jacobson:

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13/AAI of 2220 Fulton Road in Santa Rosa, California, the property. Any exceptions to, or deletions from, this practice are described in Section 1 of this report. This assessment has revealed **no obvious evidence of a recognized environmental condition** in connection with the property that warrants further investigation and/or documentation at this time.

Should you have any questions regarding this report, please contact the undersigned.

Sincerely,

Basics Environmental, Inc.

Zachary Shamroukh
Project Manager

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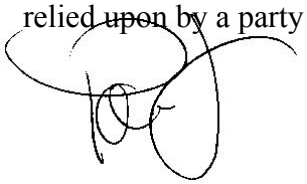
PROFESSIONAL CERTIFICATION

PHASE I ENVIRONMENTAL SITE ASSESSMENT
2220 Fulton Road
Santa Rosa, California
For
D.M. Jacobson and Sons, Inc.
19-ENV5373
March 21, 2019

I declare that, to the best of my professional knowledge and belief, 1 meet the definition of "Environmental Professional" as defined by the Environmental Protection Agency's Final Rule (40 CFR 312.21). I have the specific qualifications based on education, training and experience to assess a property of the nature, history and setting. In performing Phase I Environmental Site Assessments, I develop and perform the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

The findings, interpretations of data, recommendations, specifications or professional opinions are presented within the limits prescribed by available information at the time the report was prepared, in accordance with generally accepted professional environmental practice and within the requirements by the Client. There is no other warranty, either expressed or implied. The data and findings of this report are based on the readily available data and information obtained from numerous public and private agencies regarding the subject site and its immediate vicinity. Additional search (at greater cost) may or may not disclose information which may significantly modify the findings of this report. We accept no liability on completeness or accuracy of the information presented and or provided to us, or any conclusions and decisions which may be made by the Client or others regarding the subject site.

This report was prepared solely for the benefit of Basic's Client. Basics consents to the release of this report to third parties involved in the transaction for which the report was prepared, including without limitation, lenders, title companies, public institutions, attorneys, and other consultants. However, any use of or reliance upon this report shall be solely at the risk of such party and without legal recourse against Basics, or its subcontractors, affiliates, or their respective employees, officers, or directors, regardless of whether the action in which recovery of damage is sought is based upon contract, tort (including the sole, concurrent or other negligence and strict liability of Basics), statute or otherwise. This report shall not be used or relied upon by a party that does not agree to be bound by the above statements.



Donavan G. Tom, M.B.A., E.P., R.E.P.A.
Principal Consultant

1.0 INTRODUCTION

1.1 Purpose of Investigation

Basics Environmental, Inc. (Basics) has performed this Phase I Environmental Site Assessment (ESA) for D.M. Jacobson and Sons, Inc. pursuant to our signed agreement on March 4, 2019. The "subject site" is at 2220 Fulton Road, Santa Rosa, California (APN 034-030-070). The purpose of this ESA is to:

- Observe site conditions at the property in accordance with the protocols set forth by the *American Society for Testing and Materials (ASTM) Standard E1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* and *U.S. Environmental Protection Agency's All Appropriate Inquiry (AAI) Final Rule 40 CFR Part 312*, except where modified by the proposal;

- Identify to the extent feasible recognized environmental conditions in connection with the subject site. The ESA is intended to evaluate the potential for the presence of hazardous or toxic chemicals in the soil and/or groundwater resulting from past and present land use activities. To the extent possible, potential sources of hazardous or toxic chemicals from adjacent off-site operations will also be evaluated; and

- Render findings and professional opinion regarding the potential for adverse environmental impacts on or adjacent to the site.

1.2 Scope of Work

The scope of work performed for this ESA consisted of the following tasks:

- Field reconnaissance and personal interviews to evaluate environmental land-use conditions on the subject site and view adjacent properties;

- Aerial photograph, City Directory and/or Fire Insurance/Topographic Map review (typically back to 1940 or first developed use of the property) to evaluate former environmental land-use conditions on the subject site and adjacent properties;

- Review of federal, state and county files and environmental database search report obtained from a commercial service providing up to date and current information;

- Evaluation of the physical setting (geomorphic, geologic and hydrogeologic) of the subject site property; and

- Preparation of this ESA report to present the findings and professional opinions regarding potential recognized environmental conditions on the site.

The work for this ESA was performed within the client approved scope of work and budget for the investigation.

1.3 Special Terms and Conditions

The goal of this ESA is to identify recognized environmental conditions indicating the presence or likely presence of any hazardous substances or petroleum hydrocarbons in structures, ground, groundwater, or surface water of the property. Recognized environmental conditions are not intended to include *de minimis* conditions that do not present risks to public health or environment and that would not be subject to enforcement actions by government agencies.

1.4 Limitations and Exceptions

This ESA only includes a visual evaluation of the presence of asbestos, lead paint, radon, or mold, if applicable. In addition, this ESA does not include the results of any sampling, monitoring, or other types of field and/or laboratory testing or investigation.

1.5 User Responsibilities

The user of this ESA will be responsible for: (1) determining the relationship of the purchase price to the value of the property; (2) disclosure of specialized knowledge, experience or information which may affect the environmental condition of the subject site; and (3) disclosure of any environmental cleanup liens against the property within recorded land title records, if applicable. None of the above was provided by the client for our review, however a previous Phase I Environmental Site Assessment was provided for our review.

2.0 SITE DESCRIPTION AND RECONNAISSANCE

2.1 Site Description and Uses

2.1.1 Interviews

A Basics representative (Mr. Zachary Shamroukh) visited the subject site on March 20, 2019. Basics observed the various facilities and operations conducted at the site and also noted the land-use in the vicinity of the site. Ms. Linda Peterson arranged access with to available areas. Ms. Peterson was also briefly interviewed prior to the site visit. A standard environmental questionnaire was provided to Mr. David Jacobson, owner's representative for the subject site, to obtain disclosure of specialized knowledge, experience or information that may affect the environmental condition of the subject site; however, Mr. Jacobson did not complete the questionnaire prior to report submission.

Discussions with Ms. Peterson indicated to her knowledge that the site is currently developed with a small residential dwelling on the southwest portion. According to Mr. Peter Hellmann of Builders Land Group, the rest of the roughly 28–acres currently consists of both uplands and federally protected wetlands. Ms. Peterson indicated that, for purposes of this assessment, she has no other specialized knowledge or experience pertaining to the site or the adjacent properties that is material to RECs in connection with the subject property.

Additional information obtained from the interviews is incorporated within the appropriate sections of this report.

2.1.2 Site Description and Uses

The subject site is located in the City of Santa Rosa, along the west side of Fulton Road, approximately 500-feet to the north of the corner of Fulton Road and San Miguel Avenue, and approximately one mile to the northwest of the Santa Rosa Creek (See Drawings 1 and 2). The subject site consists a 28.49-acre "rectangular" shaped parcel of land improved on the southwestern portion with a five (5) bedroom, one (1) bathroom, 1,824-square foot two-story residential dwelling (See Photos 1-4) with associated sheds, paved and landscaped areas.

The two-story residential dwelling is composed of wood framing on concrete perimeter foundation with stucco covered masonry exterior walls.

Utilities including electric and natural gas are publicly supplied. An onsite well is located on site and supplies water. Sewage is handled by an onsite septic system. Underground services for natural gas, water, and sanitary sewers traverse the sidewalk and street along the west side of the subject site. No obvious evidence of electrical transformers was observed at the subject site. However, telephone mounted electrical transformers were noted along Fulton Road. Such units are notable because they may be a polychlorinated biphenyl (PCB) source. PCB units may subject the owner/operator to various requirements. The release of PCB fluids or their combustion products (in the event of a fire) is a potential environmental liability and may require remediation. Observations of the area surrounding these features did not reveal any obvious signs of PCBs, hazardous material stains and/or spills. In addition, these features appeared to fairly new with no labels identifying PCBs. Due to the age of the features and lack of PCB labels the probability of PCBs is low.

The general area surrounding the property is developed residential. The subject site is zoned Planned Development (PD 04-007). A site plan illustrating the site and adjacent properties is shown in Drawing 3.

The two-story residential dwelling (2220 Fulton Road) is currently occupied by private residents and utilized as a residential dwelling.

2.1.3 Environmental Land-Use Conditions

The subject site was evaluated for the use and storage of hazardous substances and petroleum products; use of aboveground and underground storage tanks, storage and disposal of hazardous wastes; evidence of releases from hazardous materials, and identification of conduits to the subsurface.

Two-Story Residential Dwelling and Associated Sheds (2220 Fulton Road) (circa 1930) - The five bedroom one bathroom two-story residential dwelling is located on the southwestern portion of the subject site. The main entrance to the building is located on the west side of the building. Two additional doors are located along the east side of the building, one of which is

accessible via an exterior stairway and provides access to the second floor (See Photos 1-3). Discussions with Ms. Peterson indicated to her knowledge no hazardous materials, underground fuel storage, or heating oil tanks are utilized onsite. She stated that a roughly 80-year old couple has occupied the residential dwelling for a long time. Discussions with Mr. Jacobson indicated that a septic tank is currently utilized onsite. Due to private occupancy, visual observations were limited to the exterior areas. General observations of the exterior of the dwelling did not reveal any obvious signs of hazardous materials, stains and/or spills.

The two-story residential dwelling is bordered on the eastern portion with five (5) dilapidated sheds. All five sheds are constructed with wood framing and wood exterior walls, and most are extremely run-down with no doors or a crumbling frame. The sheds are utilized to store common household items and supplies (bikes, tools, storage, etc.) (See Photos 1-4). General observations of the sheds did not reveal any obvious signs of hazardous materials, stains and/or spills.

Associated Outside Areas – The outside areas consist of the large federally protected wetlands, and paved and landscaped area.

Wetlands – Occupying the eastern portion of the subject site are federally protected wetlands. Throughout this area are several surface water ponds and vernal pools supporting biodiversity in the Santa Rosa plain (See Photos 5-11). General observations of the wetlands area did not reveal any obvious evidence of hazardous materials. Visual observations of the wetlands area did not reveal any other obvious evidence of drains, sumps of other conduits to the subsurface.

Associated Paved and Landscaped Areas - The associated paved and landscaped area is located on southwest portion of the subject site, along the north, south, east and west perimeters of the residential dwelling. A gravel driveway and parking area for the residential dwelling is located along the southern perimeter of the house and is accessible via Fulton Road to the west. The associated landscaped areas are located along the subject site perimeters and interspersed between the subject site buildings and associated paved areas.

Visual observations of the rest of the associated paved and landscaped areas did not reveal any obvious signs of hazardous materials or spills. No obvious evidence of underground

fuel storage tanks, distressed vegetation, or surface impoundments were observed throughout the associated paved and landscaped areas during the inspection.

2.2 Adjacent Properties

2.2.1 Immediate Adjacent Properties

Sites in the vicinity of the subject site were observed during the site reconnaissance to evaluate conditions or businesses indicative of hazardous or potentially toxic materials use.

The following are the uses of the adjoining properties.

North - Several Two-Story Residential Dwellings (2324-2480 Tedeschi Drive) and Wetlands
South - Several Two-Story Residential Dwellings (2255-2487 Orleans Street)
East - Residential Dwelling with Associated Sheds (2193 Francisco Avenue) and Undeveloped Land
West - Fulton Road followed by a Residential Dwelling and Associated Sheds (2265 Fulton Road)

Visual observations of the immediate adjacent properties did not reveal any obvious potential business activities indicative to the use, storage and/or treatment of hazardous materials. In addition, no obvious evidence was noted at the immediate adjacent properties that would represent a significant environmental concern to the subject site.

2.2.2 Wells

Located within the western portion of the subject site, near the residential dwelling, is an onsite well and associated well house. The interior of the well house was not observed. General observations of the exterior of the well house did not reveal any obvious evidence of hazardous materials, stains or spills. No obvious evidence of groundwater monitoring wells was noted on or nearby the subject site.

2.3 Non-ASTM E1527 Considerations

2.3.1 Asbestos Containing Construction Materials

An asbestos survey was not conducted at the property as part of this assessment. However, the subject site structures were confirmed to have been constructed before 1979, the year asbestos containing construction materials was banned, thus, asbestos may have been utilized in their construction. No obvious evidence of friable or non-friable suspect asbestos containing materials was observed within easily accessible areas of the structure. Visual observations of the easily accessible areas of the structure appeared to be in fair condition with no obvious signs of significant health risk concerns.

Asbestos is a mineral fiber that occurs in rock and soil. Because of its fiber strength and heat resistance asbestos has been used in a variety of building construction materials for insulation and as a fire retardant. Original building materials not easily accessible including, but not limited to, flooring and masting materials, sheet rock muds and taping compounds, ceiling and roofing materials, and ducting and surfacing materials may contain ACCMs. To confirm if any asbestos materials are contained within the structure on the subject site, an asbestos survey should be performed by an AHERA trained asbestos professional. If the property building is slated for renovation or demolition, an asbestos inspection will be required, pursuant to the National Emission Standards for Hazardous Air Pollutant (NESHAPs).

2.3.2 Lead-Based Paint

A lead-based paint survey was not conducted at the property as a part of this assessment. However, the subject site structures were confirmed to have been constructed before the ban on lead-based paints in 1978, thus, lead-based paints may have been utilized in their construction. Visual observations of the painted surfaces of the subject site structure appeared to be in fair condition with no obvious signs of chipping, cracking, and/or significant health risk concerns.

Lead-based paint is any paint, varnish, stain, or other applied coating that has 1 mg per square cm (or 5,000 µg/g by dry weight) or more of lead. In Section 1017 of the Housing and

Urban Development Guidelines, Residential Lead-Based Paint Hazard Reduction Act of 1992, otherwise known as " Title X", states that a lead-based paint hazard is "any condition that causes exposure to lead that would result in adverse human health effects" resulting from lead-contaminated dust, bare, lead-contaminated soil, and/or lead-contaminated paint that is deteriorated or present on accessible, friction, or impact surfaces. Therefore, under Title X, intact lead-based paint on most walls and ceilings would not be considered a "hazard," although the paint should be maintained and its condition monitored to ensure that it does not deteriorate and become a hazard.

2.3.3 Radon

Radon testing was not conducted at the property as a part of this assessment. However, based on the Map of Radon Zones provided by the United States Environmental Protection Agency (EPA), there is a moderate potential that radon concentrations at, or above, 4 picocuries per liter (pCi/l) are present at the site. Concentrations at, or above, 4 pCi/l are considered to be concentrations of concern per Cal-EPA and EPA. Based on the map, radon has been detected in Sonoma County at average levels below 2 pCi/l. Additional information can also be obtained from the California Department of Public Health's Radon Program which provides a list of radon test results from throughout the state which are sorted by zip code.

Radon is a naturally occurring radioactive gas that is odorless, invisible, and without taste. It is released during the natural decay of uranium, which is present in most rock, soil and water. Its occurrence in the state is influenced primarily by geology. Radon can be found throughout California because uranium exists in all rock and soil. Although certain areas of the state are more likely to contain higher radon levels than others, radon is a house-to-house issue. You may live in an area of low radon potential yet your house can have elevated radon but your neighbor's house has a low radon level. Radon, in its natural state cannot be detected with the human senses. To confirm if any radon is contained within the structure on the subject site, testing should be performed by an EPA-authorized state certified radon testing professional.

2.3.4 Mold

A mold survey was not conducted at the property as a part of this assessment. However, no obvious evidence of mold or water damaged materials were observed within easily accessible areas of the structures.

In general, mold is a subset of the fungi family. Fungi are common and found in most ecosystems. Fungi is needed to help recycle organic material to sustain plant and animal life. In order to reproduce, mold release tiny spores into the air, which eventually attach onto surfaces favorable for growth. A class of fungi, molds have been found to cause a variety of health problems in humans, including allergic, toxicological, and infectious responses. Molds are decomposers of organic materials, and thrive in humid environments, and produce spores to reproduce as plants produce seeds. When mold spores land on a damp spot indoors, they may begin growing and digesting whatever they are growing on in order to survive. When excessive moisture or water accumulates indoors, mold growth will often occur, particularly if the moisture problems remain undiscovered or not addressed.

Currently, there are no established "sound, science-based Permissible Exposure Limits (PELs) for indoor molds at this time". As mold becomes a more prevalent issue, building owners will need to stay informed on the subject. There are dozens of Internet web sites geared to the topic, and increased litigation in this area is also fueling increased interest. With any new trend there often is misinformation, incorrect conclusions, and conflicting information. Those involved in the building industry should consider the source and weight of information carefully before drawing conclusions and making decisions.

To confirm if any mold is present within the structure on the subject site, laboratory test and sampling can be performed by a qualified industrial hygienist for various species of fungi such as Aspergillus, Cladosporium, Stachybotris and other mycotoxyns, and bacteria families such as Legionella, etc. However, the only types of evidence that have been related consistently to adverse health effects are the presence of current or past water damage, damp materials, visible mold, and mold odor, *not* the number or type of mold spores nor the presence of other markers of mold in indoor air or dust.

2.3.5 Wetlands

A wetlands survey was not conducted at the property as a part of this assessment. However, the subject site is currently the site of large surface water ponds and marshland. As such, the subject site area may be considered marsh or wetlands.

Wetlands occur where the water table is at, near, or above the land surface long enough to promote the formation of hydric soils or to support the growth of hydrophytes, and includes those areas where vegetation is lacking and soil is poorly developed or absent as a result of frequent or drastic fluctuations of surface water levels, wave action, water flow, turbidity, or high concentrations of salt or other substances in the substrate.

The California Environmental Protection Agency and its State Water Resources Control Board (SWRCB) monitor wetlands in the state. The SWRCB, in particular, is responsible for updating the state's wetland inventory resources. The Board also has authority under the Porter-Cologne Water Quality Control Act to regulate the placement of clean fill dirt into state waters. The Department of Parks and Recreation, Department of Fish and Game, and the California Coastal Conservancy preserve wetlands according to provisions in the California Public Resources Code. Wetlands are regulated through a §401 water quality certification process, although The California Coastal Act is the primary statutory scheme regulating activities in coastal wetlands.

The California Environmental Quality Act (CEQA) requires that project proponents study and disclose a project's anticipated water quality and other environmental impacts and specify means to avoid or minimize those impacts. A proponent for any project needing state or local agency approval must comply with CEQA or indicate that its project is exempt from CEQA, pursuant to the exemptions described in CEQA regulations.

3.0 PHYSICAL SITE SETTING

3.1 Geomorphic Description

The subject site is within the Santa Rosa Valley of the Coast Ranges Geomorphic Province, just northwest of the Sacramento-San Joaquin Delta region of the Great Valley Geomorphic Province of California, and at approximately 139-142 feet above mean sea level (msl). The Santa Rosa Valley occupies a northwest-trending structural depression in the southern part of the Coast Ranges of northern California. This depression divides the Mendocino Range on the west from the Mayacamas and Sonoma Mountains on the east. The Santa Rosa Plain Sub Basin is approximately 22 miles long; and 0.2 miles wide at the northern end, approximately 9 miles wide through the Santa Rosa area, and about 6 miles wide at the south end of the valley near the City of Cotati. The Santa Rosa Plain Sub Basin is bounded on the northwest by the Russian River plain, approximately one-mile south of the City of Healdsburg and the Healdsburg sub basin; and mountains of the Mendocino Range flank the remaining western boundary. The southern end of the sub basin is marked by a series of low hills, which form a drainage divide that separates the Santa Rosa Valley from the Petaluma Valley basin south of Cotati. The eastern sub basin boundary is flanked by the Sonoma Mountains south of Santa Rosa and the Mayacamas Mountains north of Santa Rosa. The Rincon Valley sub basin is situated east of the City of Santa Rosa and is separated from the Santa Rosa Plain sub basin by a narrow constriction formed in rocks of the Sonoma Volcanics.

3.2 Geologic Setting

Sonoma County is bisected by the San Andreas Fault. To the west on the tip of Bodega Head are ancient continental rocks formed far to the south and moved north at least 335 miles by the fault. To the east of the fault lies the Franciscan Complex, a system of oceanic rocks mixed by faulting as the ocean floor slid eastward under the edge of the continent. Both areas are covered by a thin mantle of more recent rocks formed in shallow seas, beaches, volcanoes and rivers. Recent sharp uplift and ongoing river erosion has sculpted the region.

Information regarding oil and gas fields was researched at the California Department of Conservations website. Based on the well finder produced by the Division of Oil, Gas, and Geothermal Resources (http://maps.conservation.ca.gov/doggr/), the subject site does not fall within a known oil or gas field. In addition, no oil or gas wells, or plugged and abandoned dry holes were noted on or nearby the subject site. Note: This does not refer to the previous gas holder and gas manufacturing stored and conveyed throughout the western portion of the site.

Information regarding soil lithology was researched at the California Water Resources Control Board's website https://geotracker.waterboards.ca.gov/. Based on previous subsurface investigations performed at the *Private Residence site (located at 3075 Marlow Road, approximately 4500-feet to the southwest of the subject site),* the subject site is underlain with sandy silt topsoil from 0-3 feet bgs; very moist, gray clayey gravel from 3-5 feet bgs; yellowish brown very moist silt from 5-7 feet bgs; very moist brown gravelly sand from 7-9 feet bgs; yellowish brown very moist sandy silt from 9-11 feet bgs; olive-brown, very moist sandy silty clay from 11-16 feet bgs; brown wet sand from 16-18 feet bgs; olive-brown very moist clayey silt from 18-23 feet bgs; very moist silty clayey sand from 23-26 feet bgs; gray, dry to moist, sandy silty clay from 26-31 feet bgs; olive yellowish brown moist sandy silt from 31-32 feet bgs; wet silty sand from 32-34 feet bgs; and wet gravelly sand from 34-35 feet bgs. Soil boring data was terminated at 35 feet bgs (Edd Clark & Associates, 2004).

3.3 Hydrogeologic Setting

Information regarding first depth to groundwater and flow direction were researched at the California Water Resources Control Board's website at https://gis.water.ca.gov/app/gicima/#bookmark_DepthBelowGroundSurface. The Santa Rosa Plain Sub basin is drained principally by the Santa Rosa and Mark West Creeks that flow westward and collect into the Laguna de Santa Rosa. The Laguna de Santa Rosa flows northward and discharges into the Russian River. The Santa Rosa Plain sub-basin has one main water-bearing unit (Merced Formation) and several units with lower water-bearing capacities (Glen Ellen Formation and Alluvium). The groundwater is not everywhere continuous because many of the units only have lenses of water-bearing material, and the valley is cut by northwest trending

faults.

Locally, topography gently slopes southeasterly towards Santa Rosa Creek, roughly illustrating the direction of the ground water flow direction.

Based on a previous subsurface investigation performed at the *Station 384637N1227767W001 site (located at 38.463700N, 122.776W, approximately 4400-feet to the southwest of the subject site),* ground water in the general area has been encountered at depths of was 45.7 feet bgs (3/13/19). Historically depth to GW at this point has ranged from 33.8 to 63.8 bgs from 1989-2019. Seasonal variations, hillside runoff, aquifer pumping, tidal fluctuations or other factors may influence ground water levels.

4.0 HISTORICAL REVIEW

Site historical information was obtained from a review of Sanborn Fire Insurance Maps, United States Geological Survey (U.S.G.S.) Topographic Maps, aerial photographs, Polk and Haines City Directories. In addition, local building department records were also reviewed. The following Sanborn maps, topographic maps, and city directories were reviewed on March 20, 2019, within the libraries maintained by the University of California in Berkeley, California and City of Santa Rosa, in Santa Rosa, California. The aerial photographs were reviewed online within the sites maintained by National Environmental Title Research, LLC, TerraServer, and Google Earth. In addition, aerial photographs were obtained from Environmental Data Resources, Inc. (EDR).

Note: Copies of supporting aerials, city directories and maps are not typically included in the report. The historical references are reviewed within local public libraries and are copyright protected and cannot be reproduced without the consent of the owner. As such, our reports properly cite and reference the historical reference in accordance with ASTM E1527-13/AAI protocols. Any incorporation of these documents without the permission of the owner would be against the law.

Reference	Date
Sanborn Fire Insurance Map	1885
Sanborn Fire Insurance Map	1888
Sanborn Fire Insurance Map	1893
Sanborn Fire Insurance Map	1904
Sanborn Fire Insurance Map	1908
Polk City Directory	1926
USGS Topographic Maps	1935
Aerial Photograph	1942
USGS Topographic Maps	1942
Polk City Directory	1947
Polk City Directory	1949
Sanborn Fire Insurance Map	1950
Aerial Photograph	1952
USGS Topographic Maps	1954
Polk City Directory	1955
Polk City Directory	1960
Polk City Directory	1965

Aerial Photograph	1968
USGS Topographic Maps	1968
Sanborn Fire Insurance Map	1969
Polk City Directory	1970
Aerial Photograph	1973
Haines City Directory	1975
USGS Topographic Maps	1980
Haines City Directory	1981
Aerial Photograph	1983
Haines City Directory	1985
Haines City Directory	1990
Aerial Photograph	1993
Haines City Directory	1995
Haines City Directory	2000
Haines City Directory	2006
Aerial Photograph	2006
Aerial Photograph	2009
Haines City Directory	2010
Aerial Photograph	2012
Haines City Directory	2015
Aerial Photograph	2016
Aerial Photograph	2018
Haines City Directory	2019

In the Santa Rosa Sanborn Fire Insurance Maps of 1885, 1888, 1893, 1904, 1908, 1950, and 1969, the subject site falls beyond the area of coverage and no site-specific map is available.

In the city directories of 1926, 1947, 1949, 1955 and 1960, neither the subject site address nor Fulton Road are listed (2220 Fulton Road).

According to the Santa Rosa County Assessor Parcel information, the current five (5) bedrooms, one (1) bathroom 1,832 square foot house was built in 1930.

In the topographic maps of 1935 and 1942, the subject site is shown as developed and the southwestern portion with a nondescript structure, and undeveloped on the rest of the site. During this time, surrounding the subject site is a nondescript structure to the north; a small nondescript structure to the south; a nondescript structure to the east; and Fulton Road followed by two nondescript structures to the west.

In the aerial photographs of 1942 and 1952, the subject site appears developed on the southwestern portion with the current residential dwelling, associated sheds, and collected hay bales/grazing land; the eastern portion appears covered with surface ponds at this time. During

this time, bordering the subject site are small structures (likely residential) and associated agricultural orchards to the north; small structures (likely residential) to the south; small structures (likely residential) to the east; and Fulton Road followed by small structures (likely residential) and associated agricultural orchards to the west.

Since at least 1942, the eastern portion of the subject site has been primarily covered in surface ponds as part of the Santa Rosa Plains Wetlands. According to the U.S. Fish and Wildlife Service[1], the Santa Rosa Plain (Plain) is located in central Sonoma County, bordered on the south and west by the Laguna de Santa Rosa, on the east by the foothills, and on the north by the Russian River. The Plain and adjacent areas are characterized by vernal pools, seasonal wetlands, and associated grassland habitat, which support – among other flora and fauna – the threatened California tiger salamander (CTS) and four endangered plant species: Burke's goldfields, Sonoma sunshine, Sebastopol meadowfoam, and many-flowered navarretia (listed plants). These listed plants grow only in seasonal wetlands; the CTS uses seasonal wetlands for breeding, and the surrounding uplands for dispersal, feeding, growth, maturation and maintenance of the juvenile and adult population (upland habitat). The distribution of Burke's goldfields, Sonoma sunshine, and Sebastopol meadowfoam is confined almost entirely to the Plain. Many-flowered navarretia occurs mostly outside the Plain, but its only Sonoma County population is present on the Plain.

Urban and rural growth on the Plain has taken place for over one hundred years, and for the past twenty years urban growth has encroached into areas inhabited by the CTS and the listed plants discussed above. The loss of seasonal wetlands caused by development on the Plain has led to declines in the populations of the listed plants and the CTS. Voters in the cities of Cotati, Rohnert Park, Santa Rosa, and Sebastopol, and the Town of Windsor have established urban growth boundaries (UGBs) for their communities. This is intended to accomplish the goal of city-centered growth, resulting in rural and agricultural land uses being maintained between the urbanized areas. There are also acreages of publicly owned property and preserves located in the Plain, which will further protect against development. Some of the areas within these UGBs, however, include lands inhabited by CTS and the listed plant species. Agricultural practices have

[1] https://www.fws.gov/sacramento/es/Recovery-Planning/Santa-Rosa/Documents/Main_body.pdf

also disturbed seasonal wetlands, CTS and listed plant habitat on the Plain. Some agricultural practices, such as irrigated or grazed pasture, have protected habitat from intensive development.

The Lacustrine, Riverine, and Palustrine systems are represented in the subject area (Santa Rosa Plains). Deepwater habitats include perennial rivers such as Napa River and lakes and reservoirs such as Lake Hennessey and Rector Reservoir. Wetlands include narrow forested and shrub dominated zones on banks and benches along streams; broader floodplain areas that are seasonally flooded and usually dominated by trees; wet meadows; and seeps near the base of hills. Many small wetlands have been created or modified by human activity (e.g., excavation) such as farm ponds and impoundments[2].

In the publication "Press Democrat" dated July 15, 1951, the subject site occupant is reported to have been selling Alfalfa and Hay at 2220 Fulton Road.

In the publication "Press Democrat" dated January 20, 1952, the subject site occupant is reported to have been selling a calf at 2220 Fulton Road.

In the topographic maps of 1954, 1968 and 1980 the subject site is shown as developed and the southwestern portion with a nondescript structure, and undeveloped on the rest of the site. During this time, surrounding the subject site is a nondescript structure and agricultural orchards to the north; a small nondescript structure to the south; a nondescript structure to the east; and Fulton Road followed by two nondescript structures and agricultural orchards to the west.

In the city directories of 1965 and 1970, the subject site address is not listed (2220 Fulton Road). However, Fulton Road is listed.

In the aerial photographs of 1968, 1973, 1983, 1993 and 2006, the subject site appears developed on the southwestern portion with the current residential dwelling and associated sheds; the eastern portion appears covered with surface ponds at this time. During this time, bordering the subject site are small structures (likely residential) to the north; small structures (likely residential) to the south; small structures (likely residential) to the east; and Fulton Road followed by a small structure (likely residential) to the west.

[2] https://www.fws.gov/wetlands/Data/HisMapRep/Santa_Rosa_SE.pdf

In the city directory of 1975, the subject site address is listed as being occupied by private residences, Kane Donald, (2220 Fulton Road).

In the city directories of 1981 and 1985, the subject site address is listed as being occupied by private residences, Kane Donald, and Kane Donald Plumbing (2220 Fulton Road).

In the city directory of 1990, the subject site address is listed as being occupied by private residences (2220 Fulton Road).

In the city directory of 1995, the subject site address is listed as unlisted denoted with "xxxx" (2220 Fulton Road).

In the city directories of 2000, 2006, 2010, 2015 and 2019, the subject site address is listed as being occupied by private residences (2220 Fulton Road).

In the aerial photographs of 2009, 2012, 2016 and 2018, the subject site appears developed on the southwestern portion with the current residential dwelling and associated sheds; the eastern portion appears covered with surface ponds at this time. During this time, bordering the subject site are several small structures (likely residential) and paved roads as part of a newly developed neighborhood and wetlands to the north; several small structures (likely residential) and paved roads as part of a newly developed neighborhood to the south; small structures (likely residential) and undeveloped land to the east; and Fulton Road followed by a small structure (likely residential) to the west.

5.0 ENVIRONMENTAL DATABASE REVIEW

5.1 Agency Record Review

Environmental Data Resources, Inc. (EDR) was contracted to compile data from available government agency databases on locations of actual and potentially impacted sites within a one-mile radius of the subject property. Copies of the environmental database lists and the location map for the subject site are included in Appendix A.

The results of the database search by EDR revealed 7 mapped sites and 0 unmapped sites within a one-mile radius, of which 3 mapped sites are within a one-eighth mile radius of the subject site. Based on distance from the subject property and regional hydrogeology the following selected site(s) identified by EDR were deemed to have the highest potential to impact the subject site. In addition, a Tier 1 Vapor Encroachment Screen (VES) pursuant to ASTM E2600-10 was performed on the following selected site(s) to assess whether a potential vapor encroachment condition (VEC) exists at the subject property caused by the release of vapors from contaminated soil or groundwater either on or near the subject site. These sites identified by EDR were located either at, adjacent or possibly up gradient of the subject site.

- **Jerry Deakins** – 2341 Jaine Lane, Santa Rosa.
  Located several parcels to the north and perceived up/cross gradient.
  Listed on the Haznet list.

  According to the information provided by EDR this site is listed as manifesting other organic solids in 2011 (CAL EPA# CAC002672144). No reports of spills or unauthorized releases were reported for this site by EDR. According to the information provided by the CAL EPA DTSC EnviroStor and RWQCB GeoTracker online databases, this site is not listed as an active or inactive leak case. Based on this information, the probability of a subsurface environmental impact and/or potential vapor encroachment from this site to the subject site is low at this time.

- **Beach Street Builders** – 2323 San Miguel Avenue, Santa Rosa.
  Located several parcels to the south and perceived down/cross gradient. Listed on the Haznet list.

  According to the information provided by EDR this site is listed as manifesting asbestos containing waste in 2016 (CAL EPA# CAC002870674). No reports of spills or unauthorized releases were reported for this site by EDR. According to the information provided by the CAL EPA DTSC EnviroStor and RWQCB GeoTracker online databases, this site is not listed as an active or inactive leak case. Based on this information, the probability of a subsurface environmental impact and/or potential vapor encroachment from this site to the subject site is low at this time.

- **North Bay Classic Restoration** – 2385 San Miguel Avenue, Santa Rosa.
  Located several parcels to the south and perceived down/cross gradient. Listed on the Haznet list.

  According to the information provided by EDR this site is listed as manifesting Oxygenated solvents (acetone, butanol, ethyl acetate, etc.) from 2000-2001 (CAL EPA# CAL000182413). No reports of spills or unauthorized releases were reported for this site by EDR. According to the information provided by the CAL EPA DTSC EnviroStor and RWQCB GeoTracker online databases, this site is not listed as an active or inactive leak case. Based on this information, the probability of a subsurface environmental impact and/or potential vapor encroachment from this site to the subject site is low at this time.

5.2 Local Agency File Review

On December 17, 2018, a Basics representative contacted the California EPA - Department of Toxic Substance Control (CAL EPA DTSC) in Berkeley, California, in regards to any information concerning the subject site.

- **2220 Fulton Road, Santa Rosa**
  The subject site.

  No information regarding the subject site was available within the CAL EPA DTSC files or Regulated Site Portal online database. No information regarding hazardous materials, underground storage tanks or unauthorized releases was available for the subject site.

On December 17, 2018, a Basics representative contacted the Regional Water Quality Control Board (RWQCB) in Santa Rosa, California, in regards to any information concerning the subject site.

- **2220 Fulton Road, Santa Rosa**
  The subject site.

  No information regarding the subject site was available within the RWQCB files or GeoTracker online database. No information regarding hazardous materials, underground storage tanks or unauthorized releases was available for the subject site.

On December 17, 2018, a Basics representative contacted the Bay Area Air Quality Management District (BAAQMD) in San Francisco, California, in regards to any information concerning the subject site.

- **2220 Fulton Road, Santa Rosa**
  The subject site.

  No information regarding the subject site was available within the BAAQMD files. No information regarding hazardous materials, underground storage tanks or unauthorized releases was available for the subject site.

On December 17, 2018, a Basics representative contacted the Sonoma County Department of Environmental Health (SCDEH) in Santa Rosa, California, in regards to any information concerning the subject site:

- **2220 Fulton Road, Santa Rosa**
  The subject site.

  No information regarding the subject site was available within the SCDEH files. No information regarding hazardous materials, underground storage tanks or unauthorized releases was available for the subject site.

On December 17, 2018, a Basics representative contacted the City of Santa Rosa Fire Department – Hazardous Materials Division (SRFD) in Santa Rosa, California, in regards to any information concerning the subject site:

- **2220 Fulton Road, Santa Rosa**
  The subject site.

  No information regarding the subject site was available within the SRFD files. No information regarding hazardous materials, underground storage tanks or unauthorized releases was available for the subject site.

On March 20, 2019, a Basics representative reviewed the following files maintained by the Santa Rosa Building Department (SRBD) in Santa Rosa, California and online files maintained by the County of Sonoma , in regards to any information concerning the subject site:

- **2220 Fulton Road, Santa Rosa**
  The subject site.

  According to the information provided by the SRBD, the following files were available for the subject site:

  2220 Fulton Road

  On August 21, 2001, a planning file log was opened for a neighborhood meeting outlining the planned developments of the "Woodbridge" and "North Village" residential developments.

  On April 21, 2004, a building permit was issued by the county to re-roof the residential dwelling.

  On January 25, 2005, the subject site was annexed by the City of Santa Rosa.

  On August 28, 2006, a code enforcement log was completed stating that a neighbor was cutting the eucalyptus tree without the benefit of a permit.

  On October 29, 2017, a post disaster assessment was conducted of the residential building to assess impacts of the 2017 Tubbs-Adobe fire.

  No information regarding hazardous materials, underground storage tanks or unauthorized releases was available for the subject site.

6.0 CONCLUSIONS AND RECOMMENDATIONS

6.1 Conclusions

These conclusions are based on the data collected during performance of this ESA and are therefore subject to the time limitations associated with accessing governmental and site data. The purpose of this assessment was to evaluate the likelihood of soil and ground water degradation as a result of the use, storage, treatment, and/or disposal of hazardous materials/waste on the subject site and sites located within a one-mile radius. Findings are based on a geological and hydrogeological information study, and an evaluation of historical and present property use (historical resource review, regulatory agency database and file review, personal interviews and site reconnaissance study).

6.1.1 Data Gaps

A data gap is the failure to obtain information required by the standard despite good faith efforts by the environmental professional to gather the information. During the course of this assessment the following data gaps were identified:

(1) According to the Santa Rosa County Assessor Parcel information, the current five (5) bedrooms, one (1) bathroom 1,832 square foot house was built in 1930.

No other information regarding the subject site prior to 1951 was obtained and the specific use could not be determined within this scope of work and is deemed a data gap. However, it appears the site was utilized as residential. This data gap does not appear to be significant.

Based on the findings of our investigation, it is our opinion that this data gap is considered “not significant” at this time. If additional information is uncovered that significantly changes the conclusion of this report an addendum will be issued. Because ultimately it remains the user who accepts the liability for having entered into a chain of title, it remains important that the user recognize that if information is later uncovered that fills this data gap, our opinion regarding the presence of obvious recognized environmental conditions on site may or may not change.

6.1.2 Environmental Issues/*De Minimis* Conditions

De Minimis Condition are defined by the ASTM Standard Practice E1527-13 as condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. On the basis of the information compiled and reviewed by Basics, our findings indicate the following *de minimis* conditions:

(1) In 1930, the five (5) bedroom, one (1) bathroom, 1,832-square residential dwelling with associated sheds was developed along the southwest portion of the subject site (2220 Fulton Road). Prior to this the site was shown as undeveloped. Additionally, since 1942 the eastern portion of the subject site has appeared as wetlands.

Based on the historical references reviewed, the subject site has been listed as being occupied by agricultural grazing (Early 1950s), private residences (1950-Present), Kane and Donald Plumbing (Early 1980s).

Agricultural Grazing Operations (Early 1950s)

In the 1950s, the subject site and immediate surrounding areas are shown as agricultural grazing land.

In the publication "Press Democrat" dated July 15, 1951, the subject site occupant is reported to have been selling Alfalfa and Hay at 2220 Fulton Road.

In the publication "Press Democrat" dated January 20, 1952, the subject site occupant is reported to have been selling a calf at 2220 Fulton Road.

By the mid 1960s, the agricultural row crops were no longer shown.

The prior use as agricultural land may have a high potential environmental risk due to the potential use of pesticides and associated farm equipment. Such chemicals are notable because they may be organophosphate sources. Information from the County Agricultural Department revealed these chemicals do not persist in the soil and ground water and will break down over time. In addition, the site area is not known for subsurface impacts from pesticides or herbicides.

Generally, sampling of soil, sediment in drainage ditches, and/or groundwater should occur at former agricultural sites if any of the following applies:

- Persistent pesticides were or are likely to have been used.
- Pesticides were or are likely to have been stored, mixed, or disposed of on the property, or pesticide-application equipment was cleaned there.
- There are known or suspected spills or accumulations of pesticides.
- Pesticides are present in groundwater or there is reason to believe they may be present in groundwater.
- The site has ever had intensive management for orchard, nursery, or other high-value crops, including significant use of pesticides and irrigation.

However, no information regarding the use of hazardous materials was uncovered during this time frame within the scope of work performed. As such, it does not appear that pesticides were stored, mixed, or disposed of onsite. In addition, it did not appear that underground or aboveground fuel tanks, equipment storage, repair, or maintenance was located onsite. Due to the passage of approximately 50+ years since the subject site was utilized as agricultural land, the probability of pesticides or herbicides within the soil or ground water is low.

Federally Protected Wetlands (Early 1940s-Present)

Since at least 1942, the eastern portion of the subject site has been primarily covered in surface ponds as part of the Santa Rosa Plains Wetlands. According to the U.S. Fish and Wildlife Service[3], the Santa Rosa Plain (Plain) is located in central Sonoma County, bordered on the south and west by the Laguna de Santa Rosa, on the east by the foothills, and on the north by the Russian River. The Plain and adjacent areas are characterized by vernal pools, seasonal wetlands, and associated grassland habitat, which support – among other flora and fauna – the threatened California tiger salamander (CTS) and four endangered plant species: Burke's goldfields, Sonoma sunshine, Sebastopol meadowfoam, and many-flowered navarretia (listed plants). These listed plants grow only in seasonal wetlands; the CTS uses seasonal wetlands for breeding, and the surrounding uplands for dispersal, feeding, growth, maturation and maintenance of the juvenile and adult population (upland habitat).

Urban and rural growth on the Plain has taken place for over one hundred years, and for the past twenty years urban growth has encroached into areas inhabited by the CTS and the listed plants discussed above. The loss of seasonal wetlands caused by development on the Plain has led to declines in the populations of the listed plants and the CTS. Agricultural practices have also disturbed seasonal wetlands, CTS and listed plant habitat on the Plain. Some agricultural practices, such as irrigated or grazed pasture, have protected habitat from intensive development. The Lacustrine, Riverine, and Palustrine systems are represented in the subject area (Santa Rosa Plains). Deepwater habitats include perennial rivers such as Napa River and lakes and reservoirs such as Lake Hennessey and Rector Reservoir. Wetlands include narrow forested and shrub dominated

[3] https://www.fws.gov/sacramento/es/Recovery-Planning/Santa-Rosa/Documents/Main_body.pdf

zones on banks and benches along streams; broader floodplain areas that are seasonally flooded and usually dominated by trees; wet meadows; and seeps near the base of hills. Many small wetlands have been created or modified by human activity (e.g., excavation) such as farm ponds and impoundments[4].

A wetlands survey was not conducted at the property as a part of this assessment. However, the subject site is currently the site of large ponds and marshland. As such, the subject site area may be considered marsh or wetlands.

Wetlands occur where the water table is at, near, or above the land surface long enough to promote the formation of hydric soils or to support the growth of hydrophytes, and includes those areas where vegetation is lacking and soil is poorly developed or absent as a result of frequent or drastic fluctuations of surface water levels, wave action, water flow, turbidity, or high concentrations of salt or other substances in the substrate.

The California Environmental Protection Agency and its State Water Resources Control Board (SWRCB) monitor wetlands in the state. The SWRCB, in particular, is responsible for updating the state's wetland inventory resources. The Board also has authority under the Porter-Cologne Water Quality Control Act to regulate the placement of clean fill dirt into state waters. The Department of Parks and Recreation, Department of Fish and Game, and the California Coastal Conservancy preserve wetlands according to provisions in the California Public Resources Code. Wetlands are regulated through a §401 water quality certification process, although The California Coastal Act is the primary statutory scheme regulating activities in coastal wetlands.

The California Environmental Quality Act (CEQA) requires that project proponents study and disclose a project's anticipated water quality and other environmental impacts and specify means to avoid or minimize those impacts. A proponent for any project needing state or local agency approval must comply with CEQA or indicate that its project is exempt from CEQA, pursuant to the exemptions described in CEQA regulations.

During Basics' site reconnaissance, the subject site facilities were noted as relatively clean with no obvious indications of stains or spills from the use of hazardous materials. In addition, no obvious evidence of collection drains, sumps, underground tanks, underground hydraulic hoists or other conduits to the subsurface within subject site facilities were noted during the site visit, which would suggest a high potential discharge of hazardous materials to the subsurface. In addition, no compelling evidence was discovered that a hazardous substance has been released from its operation onto (or into) the surface.

[4] https://www.fws.gov/wetlands/Data/HisMapRep/Santa_Rosa_SE.pdf

Because ultimately it remains the user who accepts the liability for having entered into a chain of title, it remains important that the user recognize that the "risk tolerance" of a regulatory agency could change, as could be the case if information is later uncovered to suggest that the de minimis conditions (i.e., those that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies) are of greater significance than once thought.

Based on the de minimis conditions stated above, additional scope of services (i.e. baseline environmental sampling), but not limited to, may or may not disclose information which may significantly reduce the "risk tolerance" in connection with the acquisition of a parcel of commercial real estate.

6.1.3 Recognized Environmental Conditions (RECs)

Recognized Environmental Conditions (RECs) are defined by the ASTM Standard Practice E1527-13 as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. Based on the findings of our investigation, it is our opinion that there are no apparent obvious RECs on site that warrant further investigation or documentation at this time.

6.1.4 Controlled Recognized Environmental Conditions (CRECs)

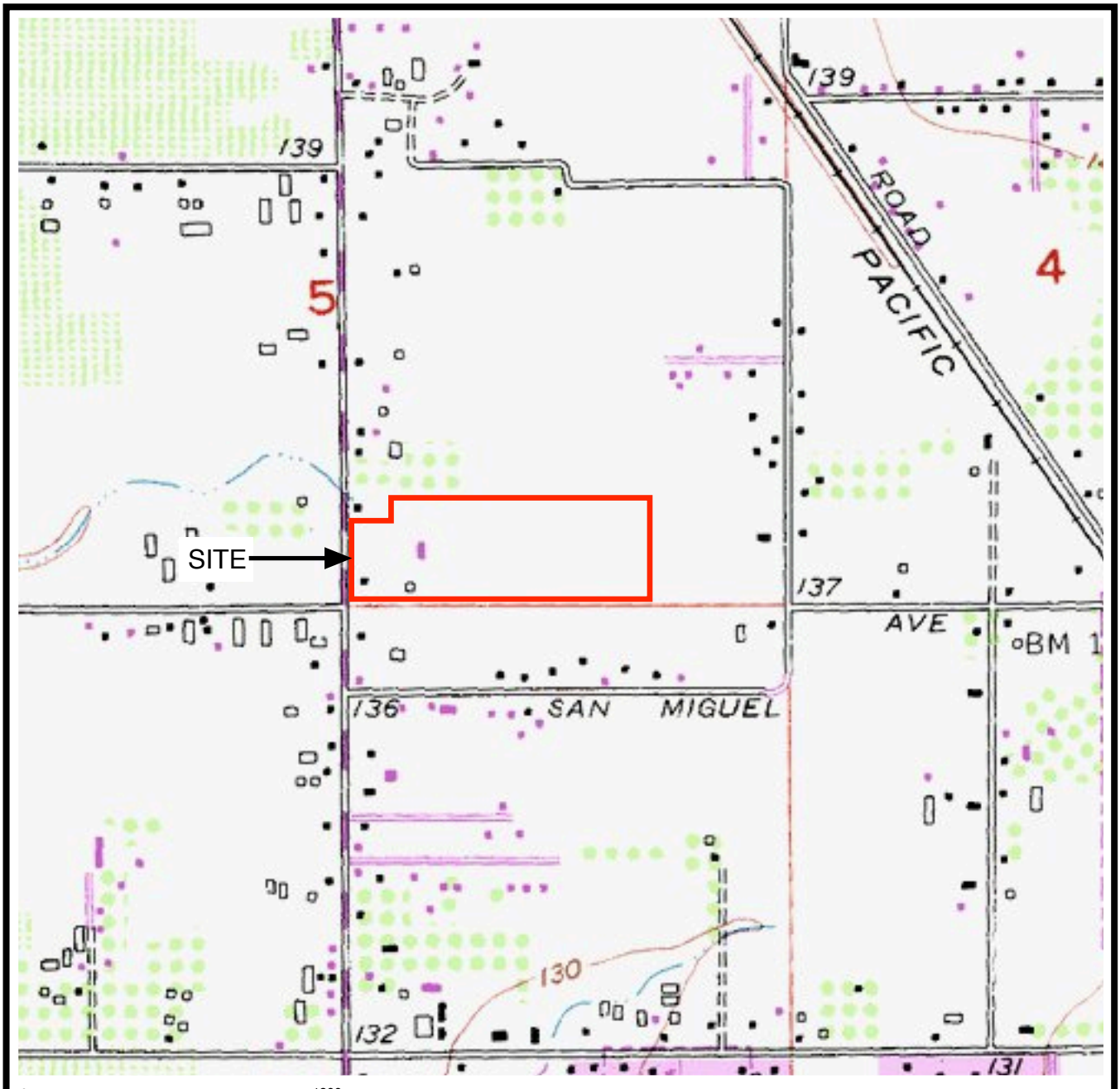
Controlled Recognized Environmental Conditions (CRECs) are defined by the ASTM Standard Practice E1527-13 as a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls. Based on the findings of our investigation, no apparent CRECs were identified onsite.

6.1.5 Historical Recognized Environmental Conditions (HRECs)

Historical Recognized Environmental Condition (HRECs) are defined by the ASTM Standard Practice E1527-13 as a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls. Based on the findings of our investigation, no apparent HRECs were identified onsite.

6.1.6 Recommendations

This assessment has revealed **no** obvious evidence of recognized environmental conditions in connection with the property that warrants further investigation and/or documentation at this time.



Topographic Map Source: U.S. Geological Survey, 1980 Sebastopol Quadrangle, California

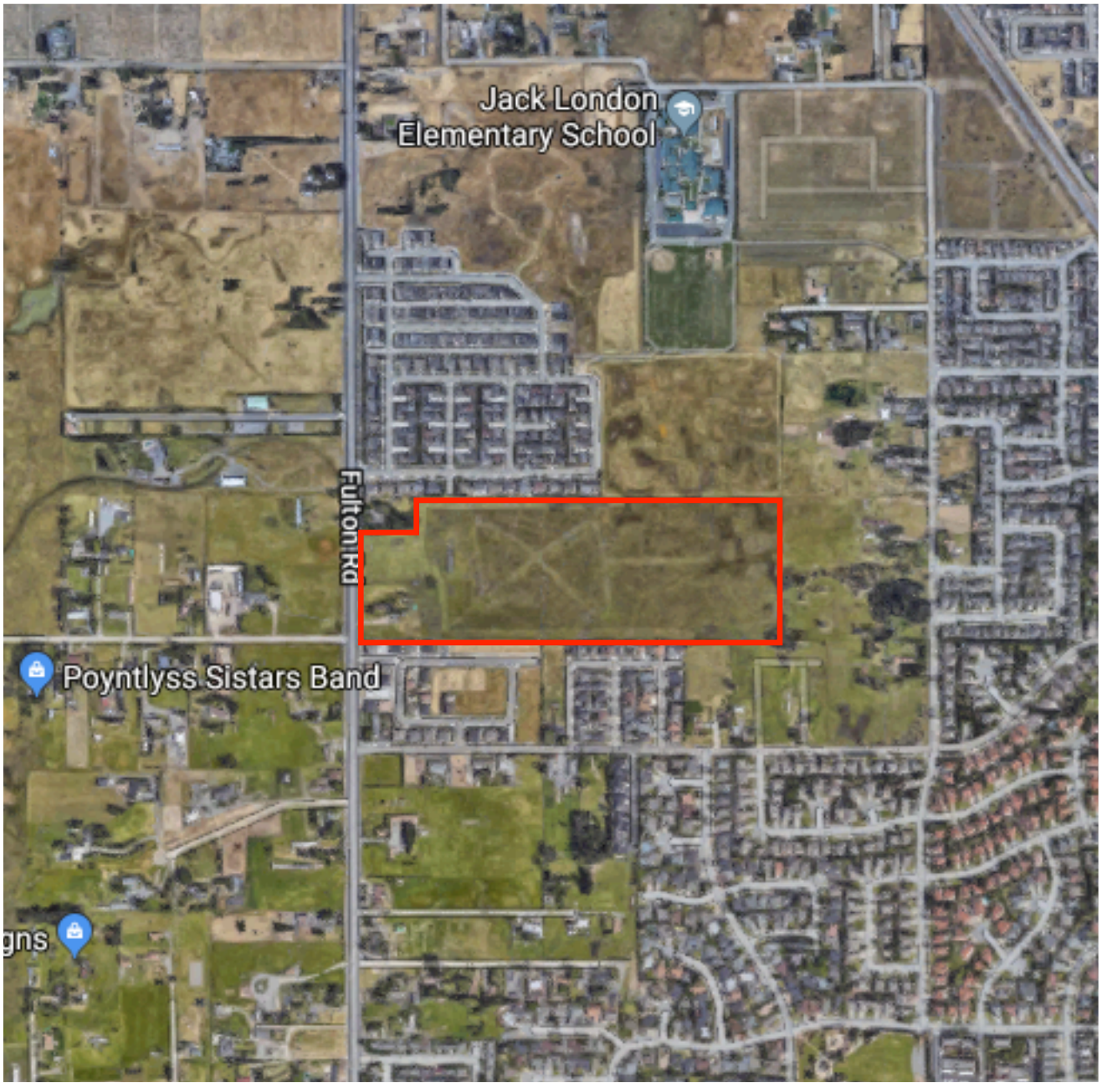
Site Location

basics ENVIRONMENTAL

Phase I Environmental Site Assessment
2220 Fulton Road
Santa Rosa, California

PROJECT NO.
19-ENV5373

DRAWING NO.
1



0 500 1000

APPROXIMATE SCALE IN FEET AS DETERMINED FROM GOOGLE MAPS

N

SITE Aerial Photo Source:U.S. Geological Survey & Google Maps

Aerial Photograph (2017)

basics ENVIRONMENTAL

Phase I Environmental Site Assessment
2220 Fulton Road
Santa Rosa, California

PROJECT NO.
19-ENV5373

DRAWING NO.
2

Site Plan

basics ENVIRONMENTAL

Phase I Environmental Site Assessment
2220 Fulton Road
Santa Rosa, California

PROJECT NO.
19-ENV5373

DRAWING NO.
3

COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA
139–010
4–112
4–170

034–03

PTN. WOODBRIDGE
REC. 05–02–2006 IN BK.693 , MAPS, PGS. 44–50

LANDS OF ALFRED IRWIN
REC. 09–23–1903 IN BK. 16 , MAPS, PGS. 2–00

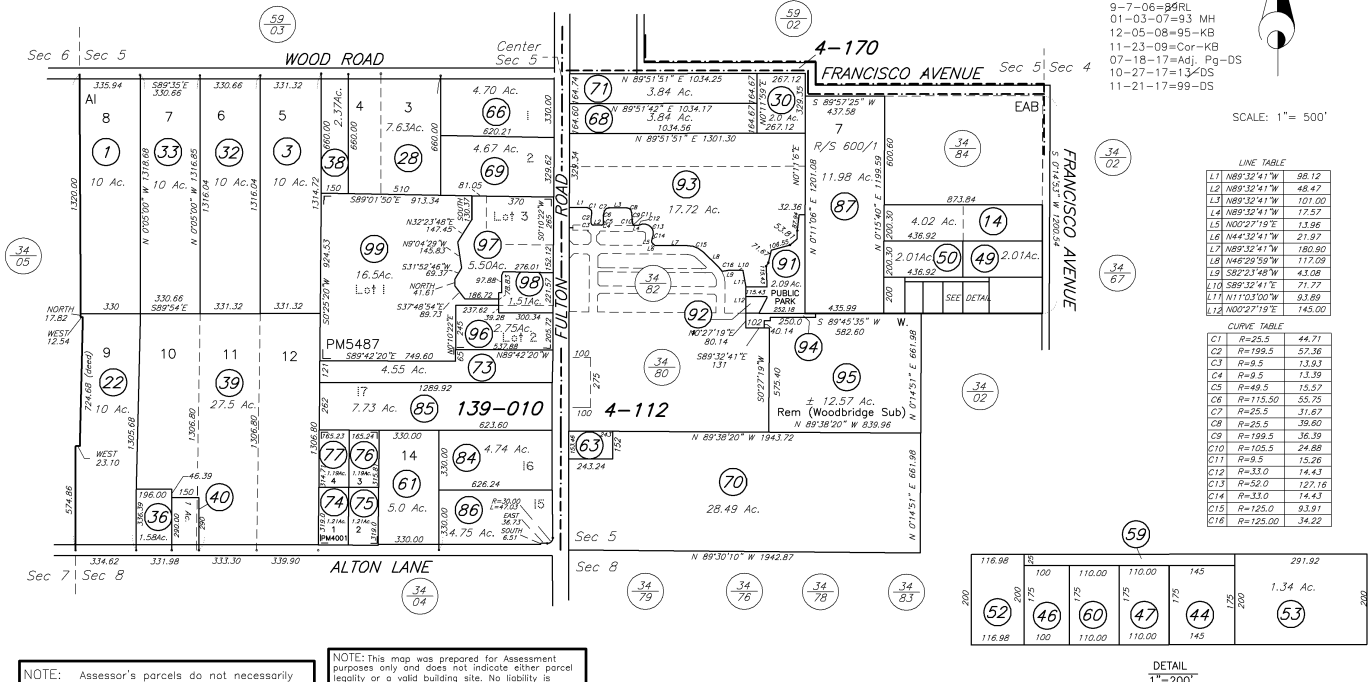
E.A.BARNES 1ST SUBDIVISION
REC. 10–20–1914 IN BK. 31 , MAPS, PGS. 23–00

Pcl. Map No. 4001
REC. 11–28–1973 IN BK. 201 , MAPS, PGS. 11–00

Pcl. Map No. 5487
REC. 08–24–1978 IN BK. 274 , MAPS, PGS. 01–00

REVISED
8–1–06=90RL
9–7–06=89RL
01–03–07=93 MH
12–05–08=95–KB
11–23–09=Cor–KB
07–18–17=Adj. Pg–DS
10–27–17=13–DS
11–21–17=99–DS

SCALE: 1"= 500'



LINE TABLE

L1	N89°32'41"W	98.12
L2	N89°32'41"W	48.47
L3	N89°32'41"W	101.00
L4	N89°32'41"W	17.57
L5	N00°27'19"E	13.96
L6	N44°32'41"W	21.97
L7	N89°32'41"W	180.90
L8	N45°29'59"W	117.09
L9	S82°23'48"W	43.08
L10	S89°32'41"E	71.77
L11	N11°03'00"W	93.69
L12	N00°27'19"E	145.00

CURVE TABLE

C1	R=25.5	44.71
C2	R=199.5	57.36
C3	R=9.5	13.93
C4	R=9.5	13.39
C5	R=49.5	15.57
C6	R=115.50	55.75
C7	R=25.5	31.67
C8	R=25.5	39.60
C9	R=199.5	36.39
C10	R=105.5	24.88
C11	R=9.5	15.26
C12	R=33.0	14.43
C13	R=52.0	127.16
C14	R=33.0	14.43
C15	R=125.0	93.91
C16	R=125.0	34.22

DETAIL
1"=200'

NOTE: Assessor's parcels do not necessarily constitute legal lots. To verify legal parcel status, check with the appropriate city or county community development or planning division.

NOTE: This map was prepared for Assessment purposes only and does not indicate either parcel legality or a valid building site. No liability is assumed for the accuracy of the data delineated. The acreages are based on the information supplied to the Assessor (i.e. recorded survey maps recorded deeds, prior assessment maps, etc.)

Assessor's Map Bk. 034, Pg. 03
Sonoma County, Calif. (ACAD)

KEY 12/20/08 RL

Photo 1: Subject Site (Facing Northeast)
Two-Story Residential Dwelling
And Associated Sheds

Photo 2: Subject Site (Facing Northwest)
Two-Story Residential Dwelling
And Associated Sheds

Site Photographs

Photo 3: Subject Site (Facing Southeast)
Two-Story Residential Dwelling
And Associated Sheds

Photo 4: Subject Site (Facing Northwest)
Associated Sheds and Lanscaped Area

Site Photographs

Photo 5: Subject Site (Facing Norhwest)
Wetlands Area

Photo 6: Subject Site (Facing West)
Wetlands Area

Site Photographs

Photo 7: Subject Site (Facing Southeast)
Wetlands Area

Photo 8: Subject Site (Facing Southwest)
Wetlands Area

Site Photographs

Photo 9: Subject Site (Facing Southeast)
Wetlands Area

Photo 10: Subject Site (Facing Northwest)
Wetlands Area

Site Photographs

Photo 11: Subject Site (Facing Northeast)
Wetlands Area

Site Photographs

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