

**PHASE I
ENVIRONMENTAL SITE ASSESSMENT**

**723 Railroad Avenue
Winters, California 95694**

Prepared For:

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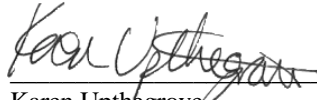
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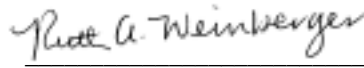
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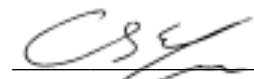
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EXECUTIVE SUMMARY

Hygienetics Environmental Services, Inc. (Hygienetics) was retained by Standard Management Company to conduct a Phase I Environmental Site Assessment (ESA) of the property located at 723 Railroad Avenue in Winters, California. The site inspection focused on general site conditions, on-site hazardous materials (use and storage), hazardous waste (generation, storage and disposal), the presence of surface impoundments, underground and/or aboveground storage tanks (USTs and ASTs), the use of hydraulically-operated equipment, and the presence of on-site electrical transformers.

The site property consists of one (1) irregular-shaped parcel of land with a total area of approximately 2.1 acres (91,476 square feet or sf). The site is developed with a single-story 27,000 sf warehouse building, with a partial basement. The remaining areas of the site are paved driveways and parking areas. The warehouse building is of pour-in-place concrete construction, with painted wood and metal doors. The roof of the building is constructed of wood slats, overlaid with roofing felt and shingles.

A lead-based paint survey was not conducted at the site and no samples were collected during this Phase I ESA. Based on the construction date of the site building (1945), there is a potential for lead-based paint at the site. If future demolition or renovation plans include impacting any painted surfaces, which have not been tested for lead content, sampling of these materials would be required prior to impact. If these surfaces are determined to contain concentrations of lead at or above regulatory limits, then removal in accordance with applicable regulations would be necessary prior to impact by renovation or demolition activities.

An asbestos survey was not conducted at the site. Based on the construction date of the site building (1945), there is a potential for asbestos-containing materials in the site building. Should future demolition or renovation plans include impacting any roofing materials or other suspect materials, sampling of these materials in accordance with OSHA and US EPA NESHAPS requirements would be required prior to demolition or renovation activities. If suspect materials sampled are confirmed to contain asbestos, then removal in accordance with applicable regulations would be necessary prior to impact by renovation or demolition activities.

The site currently consists of a warehouse building utilized for the storage of mechanical equipment. At the time of the inspection, the building was primarily vacant as the owner was in the process of terminating operations. No activities involving the use or storage of hazardous chemicals or the generation or storage of hazardous waste were observed. No indications of prior fluid releases and no evidence of stained or degraded flooring were observed in the storage areas indicated. Surficial staining, likely resulting from the storage of equipment over time, was observed in multiple locations throughout the yard area on-site. The staining did not appear to persist beyond 1-3 inches in depth and does not represent an environmental concern to the site.

While the original site inspection was conducted on August 30, 2005, portions of the site property were re-inspected on October 28, 2005, by Ms. Karen Upthegrove, Staff Geologist with Hygienetics. The second inspection focused on a trenched area along the eastern boundary of the property, approximately 50 feet x 4 feet x 4 feet. According to the property owner, who assisted Hygienetics during the inspection, the trench had been dug along the eastern fence line of the property in order to dispose of inert debris located on-site, consisting primarily of particle board and concrete. Soil removed from the trench was reportedly redistributed throughout the site property, in areas where depressions in the surface had occurred over time. Hygienetics inspected the excavation once the debris had been removed and stockpiled for relocation to a municipal landfill. There were no indications that the soil in the immediate vicinity of the trench had been adversely impacted by the debris that was placed in the trench. No staining, fluids or odors were observed in the vicinity of the trench.

During the course of this Phase I ESA, Hygienetics contacted the County of Yolo Department of Environmental Health regarding information on hazardous materials, USTs and ASTs for the site address. The Department of Environmental Health does not have any records for the site address.

There are no visual indications of underground storage tanks (USTs) or above ground storage tanks (ASTs) presently located on the site. In addition, Hygienetics did not observe any signs of sumps, clarifiers, or other surface impoundments during the site reconnaissance.

A review of historical aerial photographs (dating to 1937) indicates that the subject site was agriculture land prior to the construction of the current structure (estimated to be in 1945). Based on the building department records reviewed, the site structure appears to have been primarily utilized for storage purposes. The neighboring properties in all directions have been comprised agricultural land, commercial facilities and residential developments from 1937 through the present. Based on our review of area historical records and available regulatory information, the past use of the site and adjacent site properties do not represent an environmental concern to the site.

Based on our site observations and information received, no further environmental investigation is recommended at this time.

1.0 INTRODUCTION AND OBJECTIVES

At the request of Standard Management Company, Hygienetics Environmental Services, Inc. (Hygienetics) conducted a Phase I Environmental Site Assessment (ESA) for the property located at 723 Railroad Avenue in Winters, California. The Phase I ESA was conducted in accordance with the Hygienetics' August 24, 2005 proposal to Standard Management Company and the guidelines from American Standard of Testing and Materials (ASTM) E1527-00: *Standard Practice for Environmental Site Assessment: Phase I Environmental Site Assessment Process*. Please refer to Appendix A for limitations to this report.

The objective of the Phase I ESA was to identify historical or current activities at the subject site and surrounding properties which could have contributed, or are currently contributing to the site's soil and/or groundwater degradation.

The 1980 Comprehensive Environmental Response, Compensation and Liability Act (also known as CERCLA or Superfund) imposes strict, joint, and severe liability for property cleanup costs from responsible parties incurred by Federal and/or State governments. Under CERCLA, and the 1986 Superfund Amendments and Reauthorization Act (SARA), a property buyer is required to conduct "due diligence" by taking appropriate affirmative steps to determine if there are any environmental problems with the property. To be considered as an "innocent landowner", as defined by CERCLA Section 101 (35)(A)(i), the affected party or parties must show that they: "did not know and had no reason to know that any hazardous substance was disposed of on, in, or at the facility".

Hazardous materials, substances, or wastes in this report are as defined by CERCLA in the United States Code (42 USC, Section 9601) or as defined by the 1976 Resources Conservation and Recovery Act (RCRA) as defined by 42 USC, Section 6931 Subtitle C.

Because of these statutes and recent Federal court rulings, lenders may also be responsible for such costs upon foreclosure or if the lender participates in day-to-day operations. Therefore, buyers and lenders are compelled to conduct due diligence inquiries to the property's environmental condition prior to purchase and the issuance of a loan. In such cases, the potential buyer and/or lender can protect themselves by examining the past property ownership and site usage by conducting an appropriate Phase I ESA, which is the initial step in the due diligence inquiry.

The Phase I ESA conducted for this property included a review of the historic land uses of the subject property and immediate vicinity from aerial photographs, regulatory agency lists and file reviews, and a site reconnaissance. Please see Appendix B for a list of information sources utilized in the preparation of this report.

2.0 PROPERTY DESCRIPTION AND INSPECTION

2.1 Property Location

The subject site is located at 723 Railroad Avenue in the City of Winters, Yolo County, California. It appears in the Yolo County Assessor's Map with parcel number 003-322-20-1. The site is located on the U.S. Geological Survey (USGS) Winters, California, Quadrangle, 7.5 Minute Series Topographic Map at approximately 38°31'31" north latitude, 121°58'15" west longitude (See Figure 1 – Site Topographic Map). The Universal Transverse Mercator (UTM) coordinates within Zone 11 are approximately 589,707 meters east and 4,264,407 meters north.

2.2 Site Description and Property Inspection

The subject property was inspected on August 30, 2005, by Ms. Karen Upthegrove, Staff Geologist with Hygienetics. The site inspection focused on general site conditions, on-site hazardous materials (use and storage), hazardous waste (generation, storage, and disposal), the presence of surface impoundments, underground and/or aboveground storage tanks (USTs and ASTs), the use of hydraulically operated equipment, and the presence of on-site power transformers.

The site property consists of one irregular-shaped parcel of land with a total area of approximately 2.1 acres (91,476 square feet or sf). The site is developed with a single-story 27,000 sf warehouse building, with a partial basement. The remaining areas of the site are paved driveways and parking areas. The warehouse building is of pour-in-place concrete construction, with painted wood and metal doors. The roof of the building is constructed of wood slats, overlaid with roofing felt and shingles.

Portions of the site property were re-inspected on October 28, 2005, by Ms. Karen Upthegrove, Staff Geologist with Hygienetics. The inspection focused on a trenched area along the eastern boundary of the property, approximately 50 feet x 4 feet x 4 feet. According to the property owner, who assisted Hygienetics during the inspection, the trench had been dug along the eastern fence line of the property in order to dispose of inert debris located on-site, consisting primarily of particle board and concrete. Soil removed from the trench was reportedly redistributed throughout the site property, in areas where depressions in the surface had occurred over time. Hygienetics inspected the excavation once the debris had been removed and stockpiled for relocation to a municipal landfill. There were no indications that the soil in the immediate vicinity of the trench had been adversely impacted by the debris that was placed in the trench. No staining, fluids or odors were observed in the vicinity of the trench.

2.2.1 Chemical Storage / Hazardous Waste Storage

The site currently consists of a warehouse building utilized for the storage of mechanical equipment. At the time of the inspection, the building was primarily vacant as the owner was in the process of terminating operations. No activities involving the use or storage of hazardous chemicals or the generation or storage of hazardous waste were observed. No indications of prior fluid releases and no evidence of stained or degraded flooring were observed in the storage areas indicated. Surficial staining, likely resulting from the storage of equipment over time, was observed in multiple locations throughout the yard area on-site. The staining did not appear to persist beyond 1-3 inches in depth and does not represent an environmental concern to the site.

2.2.2 Chemical Storage Tanks

There are no visual indications of underground storage tanks (USTs) or above ground storage tanks (ASTs) presently located on the site. In addition, Hygienetics did not observe any signs of sump pumps, clarifiers, or other surface impoundments during the site reconnaissance. During the course of this Phase I ESA, Hygienetics contacted the County of Yolo Department of Environmental Health regarding information on USTs and ASTs for the site address. The Department of Environmental Health does not have any records for the site address.

2.2.3 Hydraulically-Operated Equipment

No elevators or other hydraulically-operated equipment (i.e. personal lifts, trash compactors, etc.) were observed at the subject site. No activities requiring hydraulically-operated equipment were observed.

2.3 Sampling

The collection of asbestos containing materials, lead-in-paint, radon gas, soil, soil gas, air emissions, surfacewater, or groundwater samples was not included in the scope of work for this project and, therefore, no samples of these materials were collected. No subsurface investigations, requiring the use of geophysical instruments were conducted.

2.4 Utility Company Transformer Investigation

In 1976, the U.S. Environmental Protection Agency (U.S. EPA) banned the manufacture and sale of polychlorinated biphenyl (PCB)-containing transformers. Prior to this date, transformers were frequently filled with a dielectric fluid containing PCB-laden oil. By 1985, the U.S. EPA required that commercial property owners with transformers containing more than 500 parts per million (ppm) PCBs must register the transformer with the local fire department, provide exterior labeling, and remove combustible materials within 5.0 meters (40 Code of Federal Regulations 761.30: "Fire Rule").

The U.S. EPA has the following categories for PCB-containing transformers:

- Non-PCB Containing Transformer, if less than 50 ppm PCB;
- PCB-Contaminated Transformer, if between 50 and 499 ppm PCB, and it must conform to the U.S. EPA Fire Rule for disposal;
- PCB-Transformer, if greater than 500 ppm PCB.

No pad-mounted, pole-mounted or vaulted electrical transformers were identified on the site property.

2.5 Radon Information

A California Statewide Radon Survey was conducted in 1990 by the California Department of Health Services (DHS). Yolo County is in Region 4 of the Survey. A total of 175 homes in Region 4 were surveyed. An average concentration of radon was reported to be 1.3 picoCuries per liter (pCi/L) of air. Based on the results of this survey, DHS predicted that approximately 3.6% of homes in Region 4 will have radon concentrations greater than the U.S. EPA action level of 4.0 pCi/L.

Based on the documented regional radon levels, radon gas is not expected to pose an environmental concern at the site. If accurate levels of radon in the on-site building need to be documented, site specific testing by licensed California personnel would be required. A copy of the California Statewide Radon Survey is included in Appendix G.

3.0 NEIGHBORING PROPERTIES

Hygienetics personnel visually surveyed surrounding property usage. The adjacent property investigation focused on whether these properties contained commercial, industrial or agricultural businesses that were likely to engage in the storage and use of hazardous substances, the storage and disposal of hazardous wastes, the containment of surface impoundments, or possess USTs and ASTs. In general, the site is located in suburban area, and the properties in the immediate vicinity are occupied by single-family residences and commercial facilities.

The site property is bound to the north, east and south by a trucking facility, Double M Trucking, and to the west by Railroad Avenue. Beyond the trucking yard to the north are Winters Self Storage and single family residences. Beyond the trucking yard to the east are the Mariani Nut Company and Dutton Street. Beyond the trucking yard to the south is the Winters School District Transportation facility. Across Railroad Avenue to the west are single family residences and the Winters High School campus.

Double M Trucking, located adjacent to the north, east and south of the site property and identified with a street address of 710 Dutton Street, is listed in the environmental database report as the location of three former USTs. This facility does not currently maintain any permits for USTs and is not included on the leaking UST (LUST) list. Multiple ASTs were identified to the south of the site boundary. No indications of releases were noted along the boundaries between the site property and this neighboring facility. This facility does not appear to represent an environmental concern to the site at this time.

Based upon their apparent operations, distance/off-site location, and/or direction hydrogeologically down or cross-gradient to the site, the remaining surrounding properties do not appear to represent an environmental concern to the subject site at this time.

4.0 SITE HISTORY

Hygienetics conducted a historical records search for both the subject site and neighboring properties. This included a review of historical aerial photographs, topographic maps, and Sanborn Map search.

4.1 Aerial Photographs

Aerial photographs for the years 1937, 1957, 1965, 1970, 1987, 1993 and 1998 were provided to Hygienetics by Geosearch of Austin, Texas.

In the 1937 aerial photograph the site property appears to consist primarily of agricultural crops. Grant Avenue (trending northeast-southwest) is located approximately 600 feet to the south of the site; Railroad Avenue (trending north-south) is adjacent to the western site boundary; and Anderson Avenue (trending east-west) is located further to the south of the site, beyond Railroad Avenue. Railroad right-of-ways are depicted along the western boundary of the site and there is a railroad spur visible on the western portion of the property (trending northwest – southeast). The property located to the south of the site is developed with two warehouse structures, situated to the east of the railroad right of way. The properties adjacent to the north and east of the site appear to consist primarily of agricultural crops, with a few single-family residential structures. A small structure, which appears to be a gasoline service station, is depicted to the southwest of the site, situated at the northwest corner of the intersection of Railroad Avenue and Grant Avenue. Single-family residences and agricultural row crops are depicted on the neighboring properties to the west of the site, across Railroad Avenue.

In the 1957 aerial photograph the site property is developed with the current structure. The land immediately surrounding the structure appears to be vacant. The neighboring properties to the north and east of the site appear to be essentially unchanged from the 1937 aerial photograph. The property adjacent to the south of the site appears to be vacant, cleared land. The neighboring properties to the west of the site, across Railroad Avenue, appear to be more densely developed with residential structures and the property to the southwest appears to be partially developed with the present-day Winters High School campus.

In the 1965 aerial photograph the area immediately surrounding the site building is paved and appears to be utilized for parking and storage. The adjacent property to the north of the site appears essentially unchanged from the 1957 aerial photograph. The adjacent properties to the east and south of the site appear to be utilized for commercial purposes (unidentifiable). The neighboring properties to the west and southwest are more densely developed with residential structures, as well as the local high school.

In the 1970 aerial photograph the site appears essentially unchanged from the 1965 aerial photograph. The neighboring properties in all directions appear to be essentially unchanged from the 1965 aerial photograph.

In the 1987 aerial photograph the site appears essentially unchanged from the 1970 aerial photograph. The property adjacent to the north of the site appears to be essentially unchanged from the 1970 aerial photograph. The neighboring properties to the east and south of the site appear to be developed with additional commercial structures. The neighboring properties to the west and northwest of the site are developed with residential housing tracts.

In the 1993 aerial photograph the site appears essentially unchanged from the 1987 aerial photograph. The property adjacent to the north of the site is developed with multiple rectangular structures, which appear to be utilized as a self storage facility. The neighboring property to the northeast of the site is developed with a residential housing tract. The neighboring properties to the east and south appear to be utilized for commercial purposes. The neighboring properties to the west of the site are essentially unchanged from the 1987 aerial photograph.

In the 1998 aerial photograph the site appears essentially unchanged from the 1993 aerial photograph. The neighboring properties in all directions appear to be essentially unchanged from the 1993 aerial photograph.

4.2 Historical City Directories

Hygienetics was provided with available city directory information for the site addresses by EDR. City Directories were accessed in order to identify previous site tenants and neighboring properties. City Directories dating from 1970, 1975, 1980, 1985, 1990, 1995, 2000 and 2004 were provided for review.

The site address was not identified in the city directories researched from 1970 through 1990. The site tenant identified in the 1995 through 2004 city directories was M-C Auctioneering & Liquidation, M-C Refrigeration & Equipment. The previous site tenant identified in the city directories does not represent an environmental concern to the subject Site.

4.3 Building Permits

Hygienetics inquired with the City of Winters Building Department regarding building permits for the site property. The original permit for the site building was not on-file with the building department; however, an original petition to the city for the development of the current building was on-file (dated July 1945). The petition pertained to the current structure (approximately 150 feet by 184 feet), which was to be utilized for fruit packing. The original construction of the building is estimated to be around this time. Later permits on-file with the Building Department included: the removal of stairs and the construction of a forklift ramp (1966); the construction of a cold storage facility (1966); the construction of a fence (1986); and the construction of a rear emergency exit door and staircase to the basement (1994). The site is currently zoned for commercial usage.

4.3 Historic Pesticide Use

The 1937 aerial photograph indicates that the site was used as agricultural land. The site was developed with the current site building in approximately 1945. It is possible that various pesticides, insecticides, and herbicides were used at the site prior to 1945. The historical aerial photographs and site inspection did not indicate that large quantities of pesticides have been stored on-site. In general, most pesticides applied to soil are immobile and do not readily leach downward to groundwater. The use of pesticides in connection with historical site operations, does not represent an environmental concern to the site property.

4.4 Other Historical Sources

Hygienetics requested Sanborn Fire Insurance Rate Maps from EDR of Milford, Connecticut. According to EDR, Sanborn map coverage was not available for the site, however, Sanborn map coverage was available for properties to the south of the site. Hygienetics reviewed Sanborn Maps for the years 1893, 1897, 1907, 1911, 1928 and 1941. The railroad easement presently located to the southwest of the site, east of Railroad Avenue, was identified on the Sanborn Maps reviewed. The property immediately to the south of the site was developed with two warehouses, for which the noted use was grain storage, from at least 1893 through 1941. Additionally, the property located at the northwestern corner of Railroad Avenue and Grant Avenue (hydrogeologic cross-gradient) was identified as a "Gas & Oil" facility in the 1941 Sanborn Map.

4.5 Report(s) Supplied by Client

No previous environmental reports were provided to Hygienetics for review in conjunction with this assessment.

4.6 Summary of Historical Research

A review of historical aerial photographs (dating to 1937) indicates that the subject site was agriculture land prior to the construction of the current structure (estimated to be in 1945). Based on the building department records reviewed, the site structure appears to have been primarily utilized for storage. The neighboring properties in all directions have been comprised of agricultural land, commercial facilities and residential developments from 1937 through the present.

Based on our review of area historical records and available regulatory information, the past use of the site and adjacent site properties do not represent an environmental concern to the site.

5.0 ENVIRONMENTAL SETTING

The following sections discuss the physical location, soil and geologic conditions, groundwater conditions and presence of wetlands that are associated with the site. These conditions are being discussed in order to evaluate the physical conditions associated with the site and will be used to assess potential impact on the site.

5.1 Location

The site is at the western edge of the Great Valley Geomorphic Province of California (i.e., the Central Valley), a northwest to southeast trending valley that is approximately 400 miles long and, on average, 50 miles wide. The province is bounded on the west by the Coast Ranges Geomorphic Province and on the east by the Sierra Nevada Geomorphic Province. The northern third of the Central Valley is known as the Sacramento Valley and the City of Winters is located in the southwestern area of the Sacramento Valley. Primary geomorphic units within the Central Valley include dissected uplands, low alluvial plains and fans, river flood plains and channels, and overflow lands and lake bottoms. Winters lies within the low alluvial plains and fans unit, which comprises a belt of coalescing alluvial fans that lie between the dissected uplands and the valley trough. The topography in this geomorphic unit is flat to gently undulant, with gentle to very gentle slopes generally toward the east.

5.2 Geologic Conditions

Rocks and unconsolidated sediments that are found in the local region around Winters include pre-Tertiary-age marine rocks and Paleocene- to Eocene-age (early Tertiary) marine rocks and unconsolidated sediments. The pre-Tertiary marine rocks include units of shale, siltstone, and conglomerate and the early Tertiary marine rocks and unconsolidated

sediments include units of clay, shale, siltstone, and sandstone. These rocks are exposed in the hills that are approximately 5 miles west and southwest of Winters and may underlie the Winters area at depth. Exposed at the ground surface in the Winters area are Pliocene- to Holocene-age (late Tertiary) continental rocks and deposits, and Holocene-age river deposits. The continental rocks and deposits include a heterogeneous mix of generally poorly sorted clay, silt, sand, and gravel, with some beds of claystone, siltstone, sandstone, and conglomerate. The shallowest of these deposits include younger alluvium, which is exposed at the ground surface in the site vicinity. River deposits consist of gravel, sand, silt, and minor amounts of clay that are deposited along the portion of Putah Creek that is just to the southwest of Winters (see Page, 1986).

5.3 Surface and Groundwater Conditions

The site is located on the USGS Winters, California, 7.5-minute series topographic map (Scale 1:24,000) and is at an elevation of approximately 138 feet above mean sea level. Surface topography in the site vicinity is relatively flat, with a gentle slope toward the southeast.

The closest surface water is Putah Creek, which flows generally east-northeastward in the area of Winters, and at its nearest point is approximately 2,050 feet southeast of the site. Other surface waters include Dry Slough and Willow Canal, which flow eastward and are, respectively, 3,650 feet north and 3,300 feet north of the site. Highland Canal flows southward along the low hills west of Winters and at its closest point is approximately 3,400 feet west of the site.

Based on information provided by the Regional Water Quality Control Board, via their GeoTracker website, the site is located within the Sacramento Valley Groundwater Basin. No groundwater monitoring or production wells are on the site. Depth to groundwater is inferred to be between 10 and 20 feet below the ground surface, based on the proximity of the site to Putah Creek. The direction of ground-water flow in the area, which approximates the downslope of the ground surface, is estimated to be to the southeast toward Putah Creek. Groundwater depth and flow direction can be influenced by fluctuations in precipitation, pumping, and other seasonal factors.

5.4 Wetlands

Regionally, the area is characterized by residential developments, agricultural land and commercial facilities. According to mapped information (United States Department of Fish and Game), the site is not designated as a wetland. No neighboring properties have been identified as designated wetlands.

6.0 ENVIRONMENTAL RECORDS SEARCH

Environmentally-related listings and files are available from Federal agencies such as the United States Environmental Protection Agency (U.S. EPA), as well as from various state and local regulatory agencies. State environmental regulatory agencies include the California Environmental Protection Agency (Cal-EPA), Department of Toxic Substance Control (DTSC) and the Central Valley Region of the Regional Water Quality Control Board (RWQCB). Local regulatory agencies include the County of Yolo Environmental Health Department, Environmental Health (YEHD) and the Yolo County Air Quality Management District (AQMD).

Hygienetics contracted with EDR of Milford, Connecticut, to conduct an environmental records search for information on potential environmental concerns associated with the site. Hygienetics reviewed listings of properties presented by EDR in their Radius Map™ Report for their potential impact on the site. The complete environmental records search is contained in Appendix E of this report.

6.1 National Priority List (NPL)

The U.S. EPA National Priority List (NPL) is a database of abandoned and/or uncontrolled hazardous waste properties identified for priority action under Federal Superfund. To be placed on the NPL, a property must exceed a set hazard ranking level, pose a significant threat to health and the environment and require remedial action. The search radius for NPL properties is 1.0-mile.

The subject site does not appear on the NPL. There are no NPL properties listed within a 1.0-mile radius of the subject site on the database.

6.2 Comprehensive Environmental Response, Compensation and Liability Information Systems (CERCLIS) List

The U.S. EPA tracks properties which are currently being investigated or are to be investigated for threatened or actual release of hazardous substances to the environment. This is under the jurisdiction of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) of 1980, also known as "Superfund." The Comprehensive Environmental Response, Compensation and Liability Information Systems (CERCLIS) database indicates if a property has been or is being considered for designation on the NPL. In addition, properties may appear on the CERCLIS-NFRAP database which is a listing of properties where, after an initial investigation, it was determined that either no contamination was found, contamination was removed quickly or contamination was not serious enough to require Federal Superfund action or NPL consideration. The search radius for CERCLIS and CERCLIS-NFRAP properties is 0.5-mile.

The subject site is not listed on the CERCLIS list. There are no CERCLIS properties located within a 0.5-mile radius of the subject site.

6.3 Resource Conservation Recovery Act (RCRA) Lists

Hygienetics reviewed the U.S. EPA Resource Conservation Recovery Act (RCRA) list of registered hazardous waste generators, transporters, and treatment, storage, and disposal (TSD) facilities. The U.S. EPA maintains lists of large and small quantity hazardous waste generators and facilities, which have received RCRA violations since 1980. The search radius for RCRA generators and violators properties is 0.25-mile. The search radius for RCRA TSD facilities is 0.5-mile. In addition, the U.S. EPA maintains a list of RCRA facilities where "corrective action" is required due to a release of hazardous waste or constituents into the environment. The search radius for RCRA corrective action properties is 1.0-mile.

The subject site is not listed on the RCRA list. There is one RCRA property located within a 0.5-mile radius of the subject site.

Pacific Bell at 13 Edwards Street, located approximately 800 feet southeast (hydrogeologically down-gradient) is identified on the database report as a small quantity generator of hazardous waste. There have been no known violations or corrective actions for this facility. Based on its distance from the site and the current regulatory status of this facility, this facility does not represent an environmental concern to the site.

6.4 State Sites List

The State Sites List includes the Annual Work Plan List (AWP) and the CALSITES List, both of which are compiled by the Cal-EPA DTSC. The AWP is a list of sites considered to be actually or potentially contaminated and presenting a possible threat to human health and the environment. These sites are generally under an investigation and cleanup program managed by the DTSC. The CALSITES database identifies those facilities subject to investigations concerning likely or threatened releases of hazardous materials. This list identifies Medium/Low Priority and No

Further Action properties. It should be noted that the inclusion of a facility on this list does not necessarily indicate that contamination exists at a particular property. The search radius for the State Sites list is 1.0-mile.

The subject site does not appear on the State Sites List. There are no State Sites facilities within a 1.0-mile radius of the site.

6.5 Landfill Listings

The California Integrated Waste Management Board (CIWMB) Solid Waste Information System (SWIS) list of sites permitted as solid waste landfills, incinerators, and/or transfer stations. The search radius for SWIS is 0.5-mile.

In addition, the California State Water Resources Control Board (SWRCB) maintains a listing which includes Solid Waste Assessment Test (SWAT) properties. The SWAT program was provided for under the Calderon legislation. It requires that disposal facilities with more than 50,000 cubic yards of waste provide sufficient information to the SWRCB and RWQCB to determine whether or not the facility has discharged hazardous substances which will impact the environment. The SWAT program is currently not funded, and, therefore, not updated. The search radius for SWAT is 0.5-mile.

The subject site does not appear on either the SWIS or SWAT lists. There are no facilities located within 0.5-mile of the subject site that appears on the SWIS and SWAT lists.

6.6 Leaking Underground Storage Tank (LUST) Lists

The California Regional Water Quality Control Board, Central Valley (RWQCB) maintains listings of leaking underground storage tanks. Hygienetics reviewed the list of reported LUST properties provided in the EDR report. The search radius for LUST properties is 0.5-mile.

The subject site does not appear on the LUST list. There are three (3) LUST properties within a 0.5-mile radius of the subject site.

Table 1 LUST Facilities			
PROPERTY	APPROX. DISTANCE	DIRECTION (GRADIENT)	STATUS
Barbosa's Auto Center 400 Railroad Avenue	800 feet	Southeast (down-gradient)	Preliminary Assessment Underway; Drinking Water Aquifer Affected
Winter Fire Department 10 Abbey Street	1,1085 feet	Southeast (down-gradient)	Case Closed; Drinking Water Aquifer Affected
Lowrie Truck MNTE 9 Main Street E	1,415 feet	Southeast (down-gradient)	Case Closed; Soil Only

Based on their regulatory status, media affected, distance, and/or the southeasterly direction of groundwater flow between the facility and site, these facilities do not represent an environmental concern to the subject site.

6.7 Permitted/Registered Underground Storage Tank (UST) Lists

Hygienetics reviewed the listings of permitted/registered underground storage tanks (UST) compiled by the RWQCB and the YEHD. The subject site is not included on the lists of permitted USTs. There are eleven (11) registered UST facilities listed within a 0.25-mile radius of the subject site.

Table 2 Registered UST Facilities			
PROPERTY	APPROX. DISTANCE	DIRECTION (GRADIENT)	STATUS
Double M Trucking 710 Dutton Street	Adjacent	North, East and South	Not on LUST list
Pisanis Service 2 Grant Avenue (listed twice)	150 feet	South-Southeast (down-gradient)	Not on LUST list
The Winters Store 3 Grant Avenue	150 feet	South-Southeast (down-gradient)	Not on LUST list
Winters JUSD Corp Yard / Trans Dep 11 East Grant Avenue	160 feet	South (cross-gradient)	Not on LUST list
Manuel's Super Service 604 Railroad Avenue	310 feet	South-Southeast (down-gradient)	Not on LUST list
Berryessa Sporting Goods 115 East Grant Avenue (listed twice)	320 feet	East (cross-gradient)	Not on LUST list
Orrick Oil of Winters 517 Railroad Street	460 feet	South-Southeast (down-gradient)	Not on LUST list
City of Winters Public Works 19 East Baker Street	515 feet	Southeast (down-gradient)	Not on LUST list
Elmer Bruhn & Son 820 Railroad Avenue	640 feet	North (cross-gradient)	Not on LUST list
Barbosa's Auto Repair 400 Railroad Avenue	800 feet	Southeast (down-gradient)	On LUST List: Preliminary Assessment Underway
Winter Fire District	1,1085 feet	Southeast (down-gradient)	On LUST List: Case Closed

Based on their regulatory status, distance, and/or the southeasterly direction of groundwater flow between the listed facilities and site, these facilities do not represent an environmental concern to the subject site.

6.8 Spill History Listings

A variety of Federal, state and local regulatory agencies maintain listings of hazardous materials spills and other toxic releases. The Emergency Response Notification System (ERNS) list is a national database run jointly by the U.S. EPA, the U.S. Department of Transportation, and the National Response Center which tracks information on reported releases of oil or other hazardous substances. In addition, the California Office of Emergency Services (OES) maintains the California Hazardous Materials Incident Report (CHMIR). These databases contain information regarding oil and other hazardous materials releases. The search radius from the site for the ERNS and CHMIR databases is 0.125-mile.

The subject site does not appear on the ERNS or State Spills lists. There are no ERNS or State Spills properties located within a 0.125-mile radius of the subject site.

6.9 Toxic Releases

The California Regional Water Quality Control Boards maintain listings of toxic releases to the environment. These lists are known as Unauthorized Releases, Spill, Leaks, Investigations and Cleanups (SLIC), Non-Tank Releases, or Toxic List. The search radius for the SLIC list is 0.5-mile.

The subject site does not appear on the SLIC list. There are no reported SLIC properties located within a 0.5-mile radius of the subject site.

6.10 Regulatory Agency File Reviews

In addition to the database lists provided in the EDR report, Hygienetics requested information regarding the subject site from the following agencies:

County of Yolo Health Department, Environmental Health

During the course of this Phase I ESA, Hygienetics contacted the County of Yolo Department of Environmental Health regarding information on hazardous materials, USTs and ASTs for the site address. The Department of Environmental Health does not have any record for the site address.

Yolo-Solano Air Quality Management District

During the course of this Phase I ESA, Hygienetics contacted the Air Quality Management District regarding air emissions permits, equipment lists, or notices of violations that may have been issued for the site address. The Air Quality Management District does not have any records on-file for the site address.

7.0 LEAD-BASED PAINT

A lead-based paint survey was not conducted at the site and no samples were collected during this Phase I ESA. Based on the construction date of the site building (1945), there is a potential for lead-based paint at the site. At the time of the inspection, Hygienetics noted that some of the painted surfaces observed at the site were in poor condition.

If future demolition or renovation plans include impacting any painted surfaces, which have not been tested for lead content, sampling of these materials would be required prior to impact. If these surfaces are determined to contain concentrations of lead at or above regulatory limits, then removal in accordance with applicable regulations would be necessary prior to impact by renovation or demolition activities.

8.0 ASBESTOS

No historical documentation relative to asbestos-containing materials (ACMs) at the site was available for review during the course of this assessment. An asbestos survey was not conducted at the site. Based on the construction date of the site building (1945), there is a potential for asbestos-containing materials in the site building.

The site building is of pour-in-place concrete construction, with painted wood and metal doors. The roof of the building is constructed of wood slats, overlaid with roofing felt and shingles. The building materials appeared to be in good condition at the time of the site inspection.

Should future demolition or renovation plans include impacting any roofing materials or other suspect materials, sampling of these materials in accordance with OSHA and US EPA NESHAPS requirements would be required prior to demolition or renovation activities. If suspect materials sampled are confirmed to contain asbestos, then removal in accordance with applicable regulations would be necessary prior to impact by renovation or demolition activities.

9.0 CONCLUSIONS

Hygienetics was retained by Standard Management Company to conduct a Phase I ESA of the property located at 723 Railroad Avenue in Winters, California. The site inspection focused on general site conditions, on-site hazardous materials (use and storage), hazardous waste (generation, storage and disposal), the presence of surface impoundments, USTs and ASTs, the use of hydraulically-operated equipment, and the presence of on-site electrical transformers.

The site property consists of one (1) irregular-shaped parcel of land with a total area of approximately 2.1 acres (91,476 square feet or sf). The site is developed with a single-story 27,000 sf warehouse building, with a partial basement. The remaining areas of the site are paved driveways and parking areas. The warehouse building is of pour-in-place concrete construction, with painted wood and metal doors. The roof of the building is constructed of wood slats, overlaid with roofing felt and shingles.

A lead-based paint survey was not conducted at the site and no samples were collected during this Phase I ESA. Based on the construction date of the site building (1945), there is a potential for lead-based paint at the site. If future demolition or renovation plans include impacting any painted surfaces, which have not been tested for lead content, sampling of these materials would be required prior to impact. If these surfaces are determined to contain concentrations of lead at or above regulatory limits, then removal in accordance with applicable regulations would be necessary prior to impact by renovation or demolition activities.

An asbestos survey was not conducted at the site. Based on the construction date of the site building (1945), there is a potential for asbestos-containing materials in the site building. Should future demolition or renovation plans include impacting any roofing materials or other suspect materials, sampling of these materials in accordance with OSHA and US EPA NESHAPS requirements would be required prior to demolition or renovation activities. If suspect materials sampled are confirmed to contain asbestos, then removal in accordance with applicable regulations would be necessary prior to impact by renovation or demolition activities.

The site currently consists of a warehouse building utilized for the storage of mechanical equipment. At the time of the inspection, the building was primarily vacant as the owner was in the process of terminating operations. No activities involving the use or storage of hazardous chemicals or the generation or storage of hazardous waste were observed. No indications of prior fluid releases and no evidence of stained or degraded flooring were observed in the storage areas indicated. Surficial staining, likely resulting from the storage of equipment over time, was observed in multiple locations throughout the yard area on-site. The staining did not appear to persist beyond 1-3 inches in depth and does not represent an environmental concern to the site.

While the original site inspection was conducted on August 30, 2005, portions of the site property were re-inspected on October 28, 2005, by Ms. Karen Uptegrove, Staff Geologist with Hygienetics. The inspection focused on a trenched area along the eastern boundary of the property, approximately 50 feet x 4 feet x 4 feet. According to the property owner, who assisted Hygienetics during the inspection, the trench had been dug along the eastern fence line of the property in order to dispose of inert debris located on-site, consisting primarily of particle board and concrete. Soil removed from the trench was reportedly redistributed throughout the site property, in areas where depressions in the surface had occurred over time. Hygienetics inspected the excavation once the debris had been removed and stockpiled for relocation to a municipal landfill. There were no indications that the soil in the immediate vicinity of

the trench had been adversely impacted by the debris that was placed in the trench. No staining, fluids or odors were observed in the vicinity of the trench.

During the course of this Phase I ESA, Hygienetics contacted the County of Yolo Department of Environmental Health regarding information on hazardous materials, USTs and ASTs for the site address. The Department of Environmental Health does not have any records for the site address.

There are no visual indications of underground storage tanks (USTs) or above ground storage tanks (ASTs) presently located on the site. In addition, Hygienetics did not observe any signs of sumps, clarifiers, or other surface impoundments during the site reconnaissance.

A review of historical aerial photographs (dating to 1937) indicates that the subject site was agriculture land prior to the construction of the current structure (estimated to be in 1945). Based on the building department records reviewed, the site structure appears to have been primarily utilized for storage purposes. The neighboring properties in all directions have been comprised agricultural land, commercial facilities and residential developments from 1937 through the present. Based on our review of area historical records and available regulatory information, the past use of the site and adjacent site properties do not represent an environmental concern to the site.

Based on our site observations and information received, no further environmental investigation is recommended at this time.

FIGURE 1
SITE TOPOGRAPHIC MAP

FIGURE 2

SITE PLAN MAP

APPENDIX A
LIMITATIONS

APPENDIX A

LIMITATIONS

This report and the information herein contained have been prepared by Hygienetics Environmental Services, Inc. (herein referred to as Hygienetics) for the sole use of Standard Management Company (herein referred to as the Client), or their assigned parties. The conclusions presented in the Report were based solely upon the services described therein, and not on scientific tasks or procedure beyond the scope of described services or the time and budgetary constraints imposed by the Client. The work described in this report was carried out in accordance with the attached Standard Conditions outlined in the proposal/contract.

The purpose of this report was to assess the physical characteristics of the subject site with respect to the presence in the environment of hazardous material/waste or petroleum products (herein referred to as oil). No specific attempt was made to check on the compliance of present or past owners or operators of the site with federal, state or local laws and regulations environmental or otherwise.

In preparing this Report, Hygienetics has relied on certain information provided by observations made by Hygienetics personnel during an onsite inspection and evaluation, personal interviews of the client, tenants, other private parties and consultants; research of available public information found in documents, records and maps provided by federal, state and/or local regulatory agencies, document libraries and utility companies. This is subject to the limitations of historical documentation, as well as the availability and accuracy of pertinent records. Although there have been some degree of overlap in the information provided by these various sources, Hygienetics did not attempt to independently verify the accuracy or completeness of all information reviewed or received during the course of this site assessment. The accuracy of property boundaries, addresses, and/or assessor parcel numbers for the subject property or properties examined for the investigation are the responsibility of the Client.

Observations were made of the site and of structures on the site as indicated within the Report. Where access to portions of the site or to structures on the site was unavailable or limited, Hygienetics is unable to render an opinion as to the presence of hazardous material/waste or oil, or to the presence of indirect evidence relating to hazardous material/waste or oil, in that portion of the site or structure. In addition, Hygienetics renders no opinion as to the presence of hazardous material/waste or oil, where direct observation of the interior walls, floor, or ceiling of a structure on a site was obstructed by objects or coverings on or over these surfaces or when access was denied by the property owner, operator or tenant.

The initial site investigation took into account the natural and man made features of the site, including any unusual or suspect phenomenon. These factors, combined with the sites geology, hydrogeology, hydrology, topography, and past and present land uses served as a basis for choosing a methodology and location for subsurface exploration as well as groundwater and subsurface sampling, if done. The subsurface data, if provided, is meant as a representative overview of the site. It is possible that despite the use of reasonable care and interpretation, Hygienetics may not have identified illegally disposed hazardous materials and/or wastes, unreported regulatory violations, the presence of hazardous substances or wastes migrating onto the subject property from off-site sources, and unpermitted, misidentified illegal, or inappropriately abandoned underground tanks, vaults, drums, or other containers or buried impoundments on the subject property and its immediate vicinity.

Unless otherwise specified in the Report, Hygienetics did not conduct surface or subsurface investigation involving the physical collection and analysis of air, soil-vapor, surface- or ground-water, bulk building materials, transformer fluids, and contents of on site tanks, or other containers; nor have any geophysical investigations been conducted.

If a Phase II investigation was conducted, then the conclusions and recommendations contained in this Report are based in part upon the data obtained from a limited number of soil samples obtained from widely spaced subsurface explorations. The nature and extent of variations between these explorations may not become evident until further exploration. If variations or other latent conditions then appear evident, it will be necessary to reevaluate the conclusions and recommendations of this report.

Water level readings have been made in the test pits, borings and/or observation wells at the times and under the conditions stated on the test pit or boring logs. However, it must be noted that fluctuations in the level of groundwater may occur due to variations in rainfall, time, and other factors. Should additional chemical data become available in the future, these data should be reviewed by Hygienetics, and the conclusions and recommendations presented herein modified accordingly.

Except as noted within the text of the report, no quantitative laboratory testing was performed as part of the site assessment. Where such analyses have been conducted by an outside laboratory, Hygienetics has relied upon the data provided, and has not conducted an independent evaluation of the reliability of these tests.

The conclusions and recommendations contained in this report are based in part upon various types of chemical data and are contingent upon their validity. These data have been and are contingent upon their validity. These data have been reviewed and interpretations made in the Report. As indicated within the Report, some of these data are preliminary "screening" level data and should be confirmed with quantitative analyses if more specific information is necessary. Moreover, it should be noted that variations in the types and concentrations of contaminants and variations in their flow paths may occur due to seasonal water table fluctuations, past disposal practices, the passage of time and other factors. Should additional chemical data become available in the future, these data should be reviewed by Hygienetics and the conclusions and recommendations presented herein modified accordingly.

Chemical analyses have been performed for specific parameters during the course of this site assessment, as described in the test. However, it should be noted that additional chemical constituents not searched for during the current study may be present in soil and/or groundwater at the site.

Hygienetics assumes no responsibility for the accuracy of information identified or obtained from government records which may be out of date, incomplete, or otherwise inaccurate. Hygienetics assumes no responsibility for conditions that were not specifically requested and evaluated, events that may have occurred after the site visit such as illegal disposal or accidental spillage of hazardous materials/wastes, or conditions that were not generally recognized as environmentally unacceptable at the date this report was prepared. Hygienetics prepared this report for the Client's exclusive use for this particular project. No other warranties, expressed or implied, as to the professional advice provided are made.

It is recommended that Hygienetics be retained to provide further engineering services during construction and/or implementation of any remedial measures recommended in this report. This is to allow Hygienetics to observe compliance with the concepts and recommendations contained herein, and to allow the development of design changes in the event that subsurface conditions differ from those anticipated.

APPENDIX B
INFORMATION SOURCES

Information Sources

Interview

Mr. Marvin Crawford, Site Owner

Winters, City of

Building Department
Building permit inquiry

Yolo, County of

Assessors Office
Parcel Number and Legal Description

Department of Environmental Health
Environmental records inquiry

Yolo – Solano Air Quality Management District
Environmental records inquiry

California, State of

Department of Health Services
California Statewide Radon Survey Interim Results, 1990

Misc. Resources

D&M Environmental Research
Aerial photographs for the Site

U.S. Geological Survey
Winters, California Quadrangle Topographic Map, 7.5 Minute Series

Environmental Data Resources, Inc. (EDR)
Environmental database report for the Site dated August 29, 2005.
Sanborn Fire Insurance Maps for the Site

United States Geological Survey
Geology of the fresh ground-water basin of the Central Valley, California, with texture maps and sections
Professional Paper 1401-C, 54 p, 2 tables, 5 plates, scale 1:500,000.

APPENDIX C

PHOTOGRAPHS

APPENDIX D

ENVIRONMENTAL RECORDS SEARCH

APPENDIX E

RADON INFORMATION