

PHASE I
ENVIRONMENTAL
SITE ASSESSMENT

64 Union Way
Vacaville
California

FOR

SAFE Credit Union
2295 Iron Point Road, Suite 100
Folsom, CA 95630



May 21, 2019
19-ENV5425



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SAFE Credit Union
2295 Iron Point Road, Suite 100
Folsom, CA 95630

Attention: Mr. David Lee

Subject: Phase I Environmental Site Assessment Report
64 Union Way
Vacaville, California 95687

Dear Mr. Lee:

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13/AAI of 64 Union Way in Vacaville, 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.

A handwritten signature in black ink, appearing to read "Grace Chan", written in a cursive style.

Grace Chan
Project Manager

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PROFESSIONAL CERTIFICATION

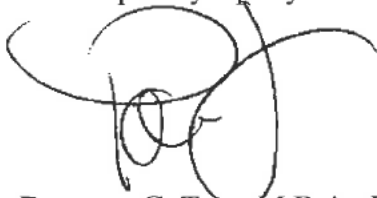
PHASE I ENVIRONMENTAL SITE ASSESSMENT

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I declare that, to the best of my professional knowledge and belief, I 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 SAFE Credit Union pursuant to our signed agreement on May 7, 2019. The "subject site" is at 64 Union Way, Vacaville, California (APN 0135-351-390). 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.

2.0 SITE DESCRIPTION AND RECONNAISSANCE

2.1 Site Description and Uses

2.1.1 Interviews

A Basics representative (Ms. Grace Chan) visited the subject site on May 14, 2019. Basics observed the various facilities and operations conducted at the site and also noted the land-use in the vicinity of the site. Mr. Jeff Shaddy, real estate broker, provided access to the available areas. A standard environmental questionnaire was provided by Safe Credit Union, and completed by Mr. Mark Bringolf, co-owner of the subject site and manager at Oxford Instruments, to obtain disclosure of specialized knowledge, experience or information that may affect the environmental condition of the subject site. Mr. Kurt Bringolf, co-owner of the subject site and employee of Oxford Instruments, was also interviewed during the site visit.

Information provided by Mr. Mark Bringolf indicated that the subject site currently utilizes a paint spray booth, with paint, reducer, hardener stored on site as part of CT refurbishment operations. Approximately 5-gallons of paint waste is generated per year. Mr. Bringolf indicated the amount of hazardous materials utilized onsite is below the threshold amounts requiring a permit with the County. Further discussions with Mr. Bringolf indicated that employees do not handle radioactive material on the subject site. In addition, Mr. Bringolf also indicated that radioactive particles that are emitted during test x-rays dissipate in the air. Mr. Bringolf also indicated a previous environmental investigation was performed when first submitting plans to the city, however a copy could not be provided. Information provided by Mr. Bringolf indicated that, to his knowledge, no underground storage tanks are currently utilized on site. Furthermore, Mr. Bringolf indicated that, for the purposes of this assessment, he has no 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 questionnaire and interviews are incorporated within the appropriate sections of this report.

2.1.2 Site Description and Uses

The subject site is located within the City of Vacaville, on the south side of Union Way, between Commerce Place and Leisure Town Road, and approximately 819-feet northwest of Alamo Creek. The subject site consists of one approximately 1.09-acre “rectangular” shaped parcel of land improved with an approximately 17,291-square foot one-story light industrial building with associated paved and landscaped areas.

The two-story light industrial building is constructed of wood framing on a concrete slab foundation with concrete tilt-up exterior walls. Interior building materials include sheet rock interior walls, concrete floors.

Utilities including water, electric, natural gas and sewage service are publicly supplied. Underground services for natural gas, water, and sanitary sewers traverse the associated paved area and sidewalk along the northeast side of the subject site. Located on the northeast side of the subject site is a concrete pad-mounted electrical transformer (T-56751) owned and operated by PG&E. In addition, a dry-type electrical transformer was noted within the staging area of the subject site building. Such units are notable because they may be polychlorinated biphenyl (PCB) sources. 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 the transformer did not reveal any obvious signs of hazardous material stains and/or spills. Observations of the elevator motor unit room were not conducted due to locked doors. However, the transformers appeared to be in good condition with no labels identifying PCBs. Due observations of the transformer equipment, and lack of PCB labels the probability of PCBs is low.

The general area surrounding the property is developed commercial and light industrial and zoned Industrial Service (IS). A site plan illustrating the site and adjacent properties is shown in Drawing 3.

The subject site is currently occupied by Oxford Instruments and utilized as a computed tomography (CT) equipment refurbishment business.

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 Light Industrial Building (circa 2010) - The two-story light industrial building is located within the center of the subject site (See Photos 1 – 4). The main entrance is located along the northeast side of the building. Several roll-up doors provide access to the warehouse area from the southwest side of the building. Discussions with Mr. Kurt Bringolf, co-owner of the subject site and employee of Oxford Instruments, indicated that Eclipse Medical Imaging was the original tenant of the subject site and they were joined with Platinum Medical Imaging before being bought by Oxford Instruments around 2011. All three businesses conducted the same activities on the subject site- refurbishment of CT equipment.

First Floor – The first floor is segregated into an office area, warehouse area, staging area, a paint booth area and two storage areas. A stairwell to the southwest of the office area provides access to the second floor office area.

Office Area – The office area is located in the center northeast portion of the building and consists of individual offices, a conference room, break room and copy room. Located within the office area are typical office furnishings (See Photos 5-6). Visual observations of the office area did not reveal any obvious evidence of hazardous materials, stains or spills. Visual observations of the floor within the office area did not reveal any obvious evidence of drains, sumps, cracks or other conduits to the subsurface.

Warehouse Area – The warehouse area occupies the southwest portion of the building (See Photos 8-9 and 19-20). Located in the warehouse area are several metal shelving units that hold various CT parts. Two restrooms are located along the northeast wall. Located in the restrooms are typical restroom furnishings. Located in the northwest portion of the warehouse area is a machine that is used to filter out oils in x-ray tubes. Discussions with Mr. Jason Neufeld, employee of Oxford Instruments, indicated that the machine reuses a mineral based oil that gets filtered through the x-ray tubes. An approximately 30-gallon metal bin that holds the

mineral based oil is stored next to the machine. Discussions with Mr. Neufeld indicated that the mineral based oil is constantly reused and is not considered 'hazardous waste.' Visual observations of the warehouse area did not reveal any other obvious evidence of hazardous materials, stains or spills. Visual observations of the painted concrete floors within the warehouse area did not reveal any obvious evidence of drains, sumps, cracks or other conduits to the subsurface.

Staging Area – The staging area is located on the southeast side of the building and consists of four 'service bays' that are utilized to repair/refurbish CT machines (See Photos 10-12). Discussions with Mr. Bringolf indicated the walls and ceilings of the service bays are lead-lined to protect employees when the CT machines are tested. Portable lead-lined wall units are utilized to block off the openings in the service bays when CT machines are tested. Discussions with Mr. Bringolf indicated that only digital x-rays are produced as part of testing activities and no photochemicals are utilized on the subject site. Located across from the service bays are shelving units of tools, a small office desk, and a dry-type electrical transformer. Visual observations of the staging area did not reveal any obvious evidence of hazardous materials, stains or spills. Visual observations of the painted concrete floor within the staging area did not reveal any obvious evidence of drains, sumps, cracks or other conduits to the subsurface.

Located above the staging area is a small storage mezzanine. Located in the mezzanine are several shelving units of various tools, parts and equipment. Visual observations of the mezzanine area did not reveal any obvious evidence of hazardous materials, stains or spills. Visual observations of the floor within the mezzanine area did not reveal any obvious evidence of drains, sumps, cracks or other conduits to the subsurface.

Paint Booth Area – The paint booth area occupies a portion to the northwest of the office area. Located in the paint booth area is a spray paint booth and small work area for fiberglass, plastics and metal working (See Photos 13-18). Discussions with Mr. Neufeld indicated that the work area is just for minor repairs of CT aesthetic coverings. Within the spray paint booth, the floor is covered with brown paper. Located adjacent to the spray paint booth are two empty 5-gallon cans and one half used 5-gallon can of Shop-Line VOC General Purpose Solvent (JT571). According to the manufacturer's website and MSDS sheet, the general purpose solvent is composed of toluene, methanol, acetone and Ligroine. Discussions with Mr. Neufeld indicated

the empty cans are used to store the solvent waste produced from spray gun cleaning machine stored adjacent to the spray paint booth. A flammable materials cabinet and air compressor is stored along the southwest wall of the area. Located in the cabinet are several small (<1-gallon can) of paint. Two approximately 45-gallon drums are stored along the northeast wall. One drum is used to store the paint booth filters and the other, labeled with paint waste, is empty. Discussions with Mr. Neufeld indicated that the paint booth filters drum has never been emptied in the seven years that he has worked there. In addition, the paint waste drum is only utilized if the company expects to go through a large amount of waste paint (more than 5-gallons) in a short period of time; otherwise, it remains empty. The waste paint drum is stored in a small secondary containment system. Visual observations of the paint booth area did not reveal appreciable amounts of hazardous materials, stains or spills. Visual observations of the painted concrete covered floor within the warehouse area did not reveal any obvious evidence of drains, sumps, cracks or other conduits to the subsurface.

Two Storage Areas – The two storage areas occupy the northwest and southeast ends of the subject site building. Located within the northwest storage area are various shelving units of CT parts and tools (See Photo 21). A propane powered forklift is located in the area. A second approximately 35-gallon propane tank is stored in the area. Discussions with Mr. Neufeld indicated that the second propane tank is typically used on the second forklift (stored in the other storage area), but it is currently stored here since the second forklift is not currently being used. What appears to be a sewer cleanout is located in the south corner. Visual observations of the northwest storage area did not reveal appreciable amounts of hazardous materials, stains or spills. Visual observations of the concrete floor within the northwest storage area did not reveal any obvious evidence of drains, sumps, cracks or other conduits to the subsurface.

Located within the southeast storage area are several shelving units of CT parts and tools (See Photo 22). The second forklift is stored in the area. What appears to be a sewer cleanout is located in the south corner. Visual observations of the southeast storage area did not reveal appreciable amounts of hazardous materials, stains or spills. Visual observations of the concrete floor within the southeast storage area did not reveal any obvious evidence of drains, sumps, cracks or other conduits to the subsurface.

Second Floor – The second floor is composed of an office area and is only located above the first floor office area (See Photo 7). Located in the office area are individual offices, a conference area and a server room. Located in the area are typical office furnishings. A restroom and small kitchenette is located in the southeast corner of the area. Located in the restroom are typical restroom furnishings. Located in the kitchenette are typical kitchenette furnishings. Visual observations of the office area did not reveal any obvious evidence of hazardous materials, stains or spills. Visual observations of the floor within the office area did not reveal any obvious evidence of drains, sumps, cracks or other conduits to the subsurface.

Associated Paved and Landscaped Areas - The associated paved area is located around the subject site building and is accessible via two driveways from Union Way to the northeast. The associated paved area is paved with asphalt and concrete and primarily utilized as a parking lot as well as a loading area. The associated landscaped area is located on around edges of the subject site.

Located along the southwest side is a dumpster enclosure (See Photo 23). Located in the enclosure are two dumpsters and two carts. General observations of the enclosure did not reveal any obvious evidence of hazardous materials, stains or spills.

Located within the associated paved area to the northeast are several storm water drains. General observations of the drains did not reveal any obvious evidence of hazardous materials, stains or spills.

General observations of the rest of the associated paved parking lot did not reveal any obvious signs of hazardous materials or spills, other than oil stains from vehicles common to all parking lots. No obvious evidence of underground storage tanks, distressed vegetation, or surface impoundments were observed within the southeast portion of the subject site 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 - One-story warehouse building occupied by Interstate 80 Forklift (70 Union Way)
- South - Two-story warehouse building occupied by Bouwman Engineering (58 Union Way)
- East - Union Way followed by two-story commercial building occupied by Norcal Auto Mart and a one-story warehouse building occupied by Vacaville Tow (56 Commerce Place)
- West - One-story warehouse building occupied by Valley Iron (797 Elmira Road)

Visual observations of the immediate adjacent properties did not reveal any obvious 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

No obvious evidence of wells, such as water supply wells and/or groundwater monitoring wells, were 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 a part of this assessment. However, the subject site structure was confirmed to have been constructed after the ban on asbestos containing construction materials (ACCMs) in 1979, thus, ACCMs should not have been utilized in its construction. No obvious evidence of friable or non-friable suspect asbestos containing materials was observed within easily accessible areas of the structure.

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.

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 structure was confirmed to have been constructed after the ban on lead-based paints in 1978, thus, lead-based paints should not have been utilized in its construction. In addition, painted surfaces appeared to be in good condition with no obvious signs of chipping or cracking.

Lead-based paint is any paint, varnish, stain, or other applied coating that has 1 mg per square cm (or 5,000 $\mu\text{g/g}$ 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 low 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 Solano County at average levels less than 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 structure.

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 mycotoxins, 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.

3.0 PHYSICAL SITE SETTING

3.1 Geomorphic Description

The subject site is within a transitional area between two geomorphic provinces with the Coastal Ranges to the west and the Central Valley to the east, and at approximately 94 feet above mean sea level. The Central Valley province consists of north to south trending structural troughs with greater than 15,000-feet of marine and non-marine sediments. The sediments are bounded by the Sierra Nevada Mountains on the east, and the Coast Ranges Province on the west (Koelzer 1995). Near surface geology consists of undifferentiated non-marine alluvial deposits, which have been eroded from the surrounding Coast Range Mountains. The subject site area is further underlain by the Great Valley Sequence that is primarily comprised of mudstone, claystones and sandstones of the Winters and Starkey Formations (Koelzer 1995).

The Coast Ranges province is a relatively geologically young and seismically-active region at the western margin of the North American plate. The regional structure of the Coast Ranges consists of northwest trending folds and faults created by the tectonic setting of colliding plate boundaries and subsequent transitional shear along the San Andreas Fault Zone (SAFZ). As a result, northwest-southeast trending ranges of low mountains and intervening valleys dominate this region. In general, the Coast Ranges are composed of sedimentary bedrock with layers of recent alluvium fill the intervening valleys.

3.2 Geologic Setting

North and West of Vacaville, are several long ridges of rocks related to the Coast Ranges. The Coast Range Mountains consists primarily of Cenozoic and late Mesozoic age sedimentary rocks, with exposures of Cenozoic age volcanic rocks and older Mesozoic age ultramafic igneous intrusives (Koelzer 1995). In general, the Coast Ranges are characterized by sedimentary and meta-sedimentary mudstones, sandstones, and greywackes of the Franciscan and other related Formations.

Information regarding oil and gas fields was researched at the California Department of Conservations website at <http://maps.conservation.ca.gov/doggr/> produced by the Division of Oil, Gas, and Geothermal Resources, the subject site does not fall within a known gas field. A dry, plugged well is located approximately 2,500-feet to the west.

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 ARCO site (*located at 2500 Nut Tree Road, located approximately 1.4- miles to the southwest of the subject site*), located approximately 1,479 feet to the east and perceived cross gradient to the subject site, the area is underlain by sandy clay from ground surface to approximately 17-feet bgs. Interbedded sands with variable gradations and sandy clay lenses were identified from approximately 17 to 38-feet bgs (URS 2006).

3.3 Hydrogeologic Setting

Information regarding first depth to groundwater and flow direction were researched at the California Water Resources Control Board's website <https://geotracker.waterboards.ca.gov/>. Major hydrogeologic features in the area consist of Suisun, Honker and Grizzly Bays to the south; the Boynton and Suisun Sloughs and to the southeast; and the Suisun Creek and Coast Ranges Province to the west. Two major groundwater basins occur within Solano County, the Sacramento River Hydrologic Basin and the Suisun/Fairfield Groundwater Basin (Koelzer 1995). The two basins are separated by a narrow southern extension of the Coast Ranges. Regionally, the ground water flow direction is to the south to southeast in the direction of the Carquinez Straits and the greater confluence of the San Francisco Bay. Locally, the groundwater flow direction is perceived to flow to the southeast in the direction of the Alamo Creek.

Based on previous subsurface investigations performed at the 7-11 Store site (*located at 2490 Nut Tree Road, located approximately 1.4-miles to the southwest of the subject site*), groundwater is encountered between 24.69-26.15-feet depth to groundwater and is calculated to flow in a northeast direction at 0.002 ft/ft (Stantec 2010). Seasonal variations, hillside runoff, tides, or other factors may influence ground water levels and flow direction.

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, Johnson and Haines City Directories. The following Sanborn maps, topographic maps, and city directories were reviewed on May 14, 2019, within the libraries maintained by the University of California in Berkeley, California and City of Fairfield, in Fairfield, California. The aerial photographs were reviewed online within the sites maintained by National Environmental Title Research, LLC, TerraServer, and Google Earth. In addition, additional aerials 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.

<u>Reference</u>	<u>Date</u>
Sanborn Fire Insurance Map	1888
Sanborn Fire Insurance Map	1893
Sanborn Fire Insurance Map	1897
Sanborn Fire Insurance Map	1903
Sanborn Fire Insurance Map	1908
U.S.G.S. Topographic Map	1908
U.S.G.S. Topographic Map	1917
Sanborn Fire Insurance Map	1920
Aerial Photograph	1937
Sanborn Fire Insurance Map	1941
Aerial Photograph	1952
U.S.G.S. Topographic Map	1953
Sanborn Fire Insurance Map	1953
U.S.G.S. Topographic Map	1968
Aerial Photograph	1968
U.S.G.S. Topographic Map	1973
Johnson Directory	1973

Aerial Photograph	1974
Johnson Directory	1977
U.S.G.S. Topographic Map	1980
Aerial Photograph	1984
Haines City Directory	1990
Aerial Photograph	1993
Haines City Directory	1996
Haines City Directory	1999
Haines City Directory	2004
Aerial Photograph	2005
Aerial Photograph	2006
Aerial Photograph	2009
Haines City Directory	2009
Aerial Photograph	2010
Aerial Photograph	2012
Aerial Photograph	2014
Haines City Directory	2014
Aerial Photograph	2016
Haines City Directory	2019

In the Vacaville Sanborn Fire Insurance Maps of 1888, 1893, 1897, 1903, 1908, 1920, 1941 and 1953, the subject site and all adjacent sites fall outside the area of coverage and no site-specific maps are available.

In the USGS topographic maps of 1908 and 1917, the subject site and all adjacent sites are shown as undeveloped. During that time, bordering the site beyond to the south is a railroad track (Clear Lake Branch) and road (current Elmira Road).

In the aerial photograph of 1937, the subject site appears to be part of a larger parcel of agricultural row crops and orchards, with what appears to be a dirt road segregating the two. During that time, bordering the site are agricultural row crops and orchards to the north; agricultural row crops and beyond a road (current Elmira Road) to the south; orchards to the east; and agricultural row crops to the west.

In the USGS topographic maps of 1953 and 1968, the subject site and all adjacent sites are shown as undeveloped. During that time, bordering the site beyond to the south is a railroad track (Clear Lake Branch) and road (current Elmira Road). Note: Located several parcels to the southwest is a gas well.

In the aerial photographs of 1952 and 1968, the subject site appears to be part of a larger parcel of agricultural row crops. During that time, bordering the site is what appears to be agricultural row crops to the north; agricultural row crops and beyond a road (current Elmira Road) to the south; and agricultural row crops to the east and west.

In the USGS topographic maps of 1973 and 1980, the subject site is shown as undeveloped. During that time, bordering the site is undeveloped land to the north; an “L” shaped building and beyond a railroad track (Clear Lake Branch) and road (current Elmira Road) to the south; undeveloped land to the east; and a “rectangular” shaped building and an “irregular” shaped building to the west. Note: Located several parcels to the southwest is a gas well.

In the Johnson and Haines city directories of 1973, 1977 and 1990, the subject site address (64 Union Way) is not listed.

In the aerial photograph of 1974, the subject site appears to be developed as part of a larger parcel of agricultural row crops. During that time, bordering the site are agricultural row crops to the north; an “L” shaped building and beyond a road (current Elmira Road) to the south; agricultural row crops to the east; and an “irregular” shaped building and a small “rectangular” shaped building to the west.

In the aerial photograph of 1984, the subject site appears to be undeveloped land. During that time, bordering the site is undeveloped land and a road (current Union Way) and beyond undeveloped land to the north; what appears to be an “L” shaped building and beyond a road (current Elmira Road) to the south; a road (current Union Way) and beyond undeveloped land to the east; and an “irregular” shaped building and a small “rectangular” shaped building to the west.

In the aerial photograph of 1993, the subject site appears to be undeveloped land. During that time, bordering the site is an “L” shaped building and a road (current Union Way) and beyond undeveloped land to the north; an “L” shaped building and beyond a road (current Elmira Road) the south; a “rectangular” shaped building and a road (current Union Way) to the east; and a large “rectangular” shaped building to the west.

In the Haines city directories of 1996, 1999, 2004 and 2009, the subject site address (64 Union Way) is not listed. However, Union Way is listed.

In the aerial photograph of 2005, the subject site appears to be undeveloped land. During that time, bordering the site is an “L” shaped building and a road (current Union Way) and beyond a “rectangular” shaped building to the north; what appears to be an “L” shaped building and beyond a road (current Elmira Road) the south; a “rectangular” shaped building and a road (current Union Way) to the east; and a large “rectangular” shaped building to the west.

In the aerial photograph of 2006, the subject site appears to be undeveloped land. During that time, bordering the site is an “L” shaped building and a road (current Union Way) and beyond a “rectangular” shaped building to the north; what appears to be several “rectangular” shaped structures (potentially storage containers) and beyond a road (current Elmira Road) to the south; a “rectangular” shaped building and a road (current Union Way) to the east; and a large “rectangular” shaped building to the west.

In the aerial photograph of 2009, the subject site appears to be undeveloped land. During that time, bordering the site is a “L” shaped building and a road (current Union Way) and beyond a “rectangular” shaped building to the north; what appears to be an “L” shaped building and beyond a road (current Elmira Road) the south; a “rectangular” shaped building and a road (current Union Way) to the east; and a large “rectangular” shaped building to the west.

In the aerial photographs of 2010, 2012, 2014 and 2016, the subject site appears to be developed with a “rectangular” shaped building. During that time, bordering the site is a “L” shaped building and a road (current Union Way) and beyond a “rectangular” shaped building to the north; paved land and beyond a road (current Elmira Road) the south; a “rectangular” shaped building and a road (current Union Way) to the east; and a “rectangular” shaped building to the west.

In the Haines city directory of 2014, the subject site is listed as occupied by Eclipse Medical Imaging and Platinum Medical Imaging (64 Union Way).

In the Haines city directory of 2019, the subject site is listed as occupied by Oxford Instruments Healthcare and Platinum Medical Imaging (64 Union Way).

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 60 mapped sites and 1 unmapped sites within a one-mile radius, of which 44 mapped sites are within a one-eighth mile radius of the subject site and 7 are located on 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.

- **Platinum Medical Imaging/Oxford Instruments Service LLC.** – 64 Union Way, Vacaville. Located on the subject site. Listed on the HAZNET, EMI, RCRA NONGEN/NLR, FINDS and ECHO databases.

According to the information provided by EDR, this site is listed as handler of hazardous waste in at least 2012 and as manifesting unspecified solvent mixture, aqueous solution with total organic residues 10% or more and an unreported type of waste in from 2012 to 2017 (CAL EPA# CAL000356350 and CAL000375137). The site is also listed as permitted for air emissions from 2010 to 2016. No reports of spills or unauthorized releases were reported for this site by EDR. According to the CAL EPA DTSC EnviroStor and RWQCB GeoTracker online database, this site is not listed as an active or inactive leak case.

For additional information see Section 5.2 – Local Regulatory Agency File Review.

- **Bouwman Engineering** – 58 Union Way, Vacaville
Located adjacent to the east and perceived cross gradient to the subject site. Listed on the RCRA-SQG, HAZNET, FINDS, ECHO, CERS HAZ WASTE and CERS databases.

According to the information provided by EDR, this site is listed as a small quantity generator of aqueous solution with total organic residues less than 10%, unspecified oil-containing waste, hydrocarbon solvents, liquids with halogenated organic compounds $\geq 1,000$ mg/L and waste oil and mixed oil from 1994 to 2017 (CAL EPA# CAR000039321 and CAL000090027). No hazardous waste was reported to be generated from onsite operations. No reports of spills or unauthorized releases were reported for this site by EDR. According to the CAL EPA DTSC EnviroStor and RWQCB GeoTracker online database, 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.

- **JF Pacific Liners Inc./Veolia Es Industrial/Pacific Pipeline Survey** – 70 Union Way, Vacaville. Located adjacent to the northwest and perceived cross gradient to the subject site. Listed on the UST, HAZNET, SWEEPS UST and RCRA-SQG databases.

According to the information provided by EDR, this site is listed as formerly having a 10,000-gallon motor fuel UST. The site is also listed as a small quantity generator of off-specification, aged or surplus organics, other organic solids, other inorganic solid waste, unspecified organic liquid mixture, off-specification, aged or surplus inorganics, other empty containers 30-gallons or more, unspecified oil containing waste, unspecified aqueous solution, alkaline solution without metals ≥ 12.5 , polymeric resin waste, laboratory waste chemicals and an unreported type of waste from 1993 to 2017 (CAL EPA# CAL000062498, CAL000272789, CAL000394045 and CAL000363791). No reports of spills or unauthorized releases were reported for this site by EDR. According to the CAL EPA DTSC EnviroStor and RWQCB GeoTracker online database, this site is not listed as an active or inactive leak case.

Based on this information, there is no record of ground water impact from the adjacent site to the subject site. However, if future environmental investigations indicate an impact to ground water has spread from the adjacent site onto the subject site, it appears unlikely that there will be any financial liability to the owner of the subject site even if it has been impacted by the release. This conclusion is based on established State policy, which has been promulgated in Resolution 92-49 of the RWCQB, which is entitled Policies and Procedures for Investigation and Cleanup and Abatement of Water Discharges Under Water Code Section 13304. The Resolution reads in part, "The Regional Water Board shall... Require the discharger (adjacent site) to extend the investigation, and cleanup and abatement, to any location affected by the discharge or threatened discharge; This language and the general practice of the governing regulatory agency are such that it is unlikely that any financial responsibility would be passed to the current or future

owner(s) of the subject site in the unlikely event that the remedial investigation were to extend to the subject site.

This site is also within 528 feet of the critical distance to the nearest boundary of the subject site for suspect contaminated sites with petroleum hydrocarbon and MBTEX sources and within 1,760 feet of suspect contaminated sites with chlorinated solvents. The critical distance, as defined in E 2600-10, effectively is the upper limit distance a vapor can reasonably be expected to migrate in relatively permeable soil assuming the path of least resistance is directly from the nearest edge of the contaminated media (such as groundwater) to the nearest subject site boundary. As such, the conclusion from Tier 1 screening is that a VEC cannot be ruled out.

However, based on: (1) no record of impact at this site; and (2) perceived cross gradient position, the probability of a subsurface environmental impact and/or potential vapor encroachment from this site to the subject site appears low at this time.

- **Valley Iron Inc./Leggett & Platt/Ultimate Water Sport** – 797 Elmira Road, Vacaville
Located adjacent to the west and perceived up/cross gradient to the subject site. Listed on the HAZNET, SWEEPS UST, UST, HIST UST, NPDES, CIWQS, CERS HAZWASTE, CERS, RCRA NonGen/NLR, FINDS and ECHO databases.

According to the information provided by EDR, this site is listed as formerly having a 1,000-gallon motor vehicle fuel UST (now inactive) and one 1,000-gallon waste oil UST. The site is listed as a handler and generator of laboratory waste chemicals, waste oil and mixed oil, off-specification, aged or surplus organics, oxygenated solvents, liquids with halogenated organic compounds $\geq 1,000$ mg/L, unspecified oil-containing waste, aqueous solution with total organic residues less than 10%, and an unreported type of waste from 1993 to 2009 (CAL EPA# CAD981684962, CAL000251594 and CAC002644852). The site is also listed as having a permit for waste water discharge and industrial storm water. No reports of spills or unauthorized releases were reported for these sites by EDR. According to the CAL EPA DTSC EnviroStor and RWQCB GeoTracker online database, these sites are not listed as active or inactive leak cases.

Based on this information, there is no record of ground water impact from the adjacent site to the subject site. However, if future environmental investigations indicate an impact to ground water has spread from the adjacent site onto the subject site, it appears unlikely that there will be any financial liability to the owner of the subject site even if it has been impacted by the release. This conclusion is based on established State policy, which has been promulgated in Resolution 92-49 of the RWCQB, which is entitled Policies and Procedures for Investigation and Cleanup and Abatement of Water Discharges Under Water Code Section 13304. The Resolution reads in part, “The Regional Water Board shall... Require the discharger (adjacent site) to extend the investigation, and cleanup and abatement, to any location affected by the discharge or threatened discharge; This language and the general practice of the governing regulatory agency are such that it is

unlikely that any financial responsibility would be passed to the current or future owner(s) of the subject site in the unlikely event that the remedial investigation were to extend to the subject site.

This site is also within 528 feet of the critical distance to the nearest boundary of the subject site for suspect contaminated sites with petroleum hydrocarbon and MBTEX sources and within 1,760 feet of suspect contaminated sites with chlorinated solvents. The critical distance, as defined in E 2600-10, effectively is the upper limit distance a vapor can reasonably be expected to migrate in relatively permeable soil assuming the path of least resistance is directly from the nearest edge of the contaminated media (such as groundwater) to the nearest subject site boundary. As such, the conclusion from Tier 1 screening is that a VEC cannot be ruled out.

However, based on: (1) no record of impact at this site; and (2) perceived cross gradient position, the probability of a subsurface environmental impact and/or potential vapor encroachment from this site to the subject site appears low at this time.

- **W&K Automotive** – 53 Union Way, Suite E, Vacaville
Located across Union Way to the east and perceived down/cross gradient to the subject site. Listed on the CERS HAZ WASTE and CERS databases.

According to the information provided by EDR, this site is listed as a hazardous waste generator. No reports of spills or unauthorized releases were reported for these sites by EDR. According to the CAL EPA DTSC EnviroStor and RWQCB GeoTracker online database, these sites are not listed as active or inactive leak cases. 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 May 10, 2019, a Basics representative reviewed the online files maintained by the California EPA - Department of Toxic Substance Control (CAL EPA DTSC) in Berkeley and Sacramento, California, in regards to any information concerning the subject site.

- **64 Union Way, Vacaville**
The subject site.

No information regarding the subject site was available within the CAL EPA DTSC files or EnviroStor online database. However, according to the CAL EPA Regulated Site Portal online database, the following listing was reported for the subject site address:

Oxford Instruments Service LLC (64 Union Way, Vacaville)

The site is listed as a surgical and medical instrument manufacturing site and within the US EPA Emission Inventory System.

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

On May 7, 2019, a Basics representative contacted the California Regional Water Quality Control Board (RWQCB) in the San Francisco Bay Region in Oakland, California, and in the Central Valley Region in Rancho Cordova, California, in regards to any information concerning the subject site.

- **64 Union Way, Vacaville**
The subject site.

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

On May 7, 2019, a Basics representative contacted the Solano County Agricultural Commission (SCAC) in Fairfield, California in regards to any information concerning the subject site.

- **64 Union Way, Vacaville**
The subject site.

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

On May 16, 2019, a Basics representative reviewed the files maintained by the Yolo-Solano Air Quality Management District (YSAQMD), in Davis, California, in regards to any information concerning the subject site.

- **64 Union Way, Vacaville**
The subject site.

The following information was provided by the YSAQMD files:

Platinum Medical Imaging (64 Union Way)

From 2010 to 2012, renewal, PTO, throughput and ATC permits were issued to the subject site. In addition, an inspection was conducted in 2012.

Oxford Instruments Service, LLC (64 Union Way)

In 2012, a transfer permit was issued to the subject site.

From 2012 to 2019, renewal, golden rods and throughput permits were issued to the subject site. In addition, annual inspections were conducted. The most recent inspection was conducted on January 29, 2019. No violations were noted.

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

On May 14, 2019, a Basics representative reviewed the files maintained by the Solano County Environmental Health Department (SCEHD) in Fairfield, California, in regards to any information concerning the subject site:

- **64 Union Way, Vacaville**
The subject site.

The following information was provided by the SCEHD files:

Platinum Medical Imaging (64 Union Way)

On August 5, 2010, a new site biling information indicated Platinum Medical Imaging occupied the subject site.

On August 13, 2010, an inspection was conducted on the subject site. Notes indicate the facility uses a spray paint booth that is permitted by YSAQMD; is a conditionally exempt small quantity generator of hazardous waste and currently stored less than reportable

quantities of hazardous materials.

On July 6, 2012, a billing information change indicated a name change to Oxford Instruments.

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

On May 14, 2019, a Basics representative reviewed the files maintained by the Vacaville Fire Prevention Bureau (VFPB) in Fairfield, California, in regards to any information concerning the subject site:

- **64 Union Way, Vacaville**
The subject site.

The following information was provided by the VFPB files:

64 Union Way

New building plans dated December 30, 2008 were submitted for Emi Eclipse Medical Imaging.

In 2009, various permits, plan check correspondences and comments were completed for the new construction on the subject site.

On January 8, 2009, a Request for Project Comments/CEQA Compliance Issues was completed for the subject site. Notes indicate the tenant to be Eclipse Medical Imaging who rebuilt CT scanners.

On April 19, 2010, an inspection was conducted on the subject site.

From 2010 to 2011, annual permits for spraying/dipping operations were issued to Platinum Medical Imaging on the subject site.

From 2012 to 2018, annual permits for spraying/dipping operations were issued to Oxford Instruments on the subject site. In addition, in 2014, a permit for compressed gas storage was issued to the subject site.

From 2015 to 2018, annual inspections for Oxford Instruments were conducted on the subject site.

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

On May 10, 2019, a Basics representative reviewed the online files maintained by the Vacaville Building Department (VBD) in Vacaville, California, in regards to any information concerning the subject site:

- **64 Union Way, Vacaville**
The subject site.

The following information was provided by the VBD online database:

On February 27, 2009, plan check fee was issued to the subject site.

On June 2, 2009, a permit for a new manufacturing building was issued to the subject site.

On June 11, 2009, a temporary electrical power pole permit was issued to the subject site.

On October 16, 2009, a sign non-residential permit was issued to the subject site.

No additional 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. Based on the findings of our investigation, it is our opinion that there are no apparent significant data gaps within the scope of work performed.

6.1.2 Environmental Issues/*De Minimis* Conditions

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

- (1) By 1937, the subject site was developed as part of a larger parcel of agricultural row crops and orchards.

By 1952, the orchards are no longer shown and the subject site is developed only with agricultural row crops.

Sometime between 1974 and 1984, the agricultural row crops were no longer shown and the site was left undeveloped.

The prior use as orchards 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 35+ years since the subject site was utilized as agricultural land, the probability of pesticides or herbicides within the soil or ground water is low.

- (2) In 2010, the subject site was redeveloped with the current two-story light industrial building with associated paved and landscaped areas.

Based on the historical references reviewed, the subject site (64 Union Way) was listed as occupied by Eclipse Medical Imaging (early 2010s); Platinum Medical Imaging (early 2010s); and Oxford Instruments (mid 2010s-present).

Eclipse Medical Imaging/Platinum Medical Imaging/Oxford Instruments (early 2010s-present)

Discussions with Mr. Kurt Bringolf, co-owner of the subject site and employee of Oxford Instruments, indicated that Eclipse Medical Imaging was the original tenant of the subject site and they were joined with Platinum Medical Imaging before being bought by Oxford Instruments around 2011. All three businesses conducted the same activities on the subject site- refurbishment of CT equipment.

According to the information provided by EDR, this site is listed as handler of hazardous waste in at least 2012 and as manifesting unspecified solvent mixture, aqueous solution with total organic residues 10% or more and an unreported type of waste in from 2012 to 2017 (CAL EPA# CAL000356350 and CAL000375137). The site is also listed as permitted for air emissions from 2010 to 2016.

Mr. Bringolf indicated the amount of hazardous materials utilized onsite is below the threshold amounts requiring a permit with the County. Further discussions with Mr. Bringolf indicated that employees do not handle radioactive material on the subject site.

On August 13, 2010, an inspection was conducted on the subject site. Notes indicate the facility uses a spray paint booth that is permitted by YSAQMD; is a conditionally exempt small quantity generator of hazardous waste and currently stored less than reportable quantities of hazardous materials.

From 2010 to 2011, annual permits for spraying/dipping operations were issued to Platinum Medical Imaging on the subject site.

From 2010 to 2019, renewal, golden rods and throughput permits were issued to the subject site by the YSAQMD. In addition, annual inspections of the spray paint operations were conducted. The most recent inspection was conducted on January 29, 2019. No violations were noted.

From 2012 to 2018, annual permits for spraying/dipping operations were issued to Oxford Instruments on the subject site. In addition, in 2014, a permit for compressed gas storage was issued to the subject site.

From 2015 to 2018, annual inspections for Oxford Instruments were conducted on the subject site.

During the site visit, the following hazardous materials were noted on the subject site:

CT machines (x-rays)
1 x spray paint booth
1 x 5-gallon Shop-Line VOC General Purpose Solvent
2 x 5-gallon empty solvent bins (for waste collection)
1 x 45-gallon drum waste paint booth filters
1 x 45-gallon empty drum waste paint
1 x approximately 30-gallon bin for reused mineral based oil
2 x 35-gallon propane tanks (forklift)
several small (<1-gallon) cans/spray bottles of paint

Discussions with Mr. Bringolf indicated that x-rays are taken on the subject site as part of testing of CT machines. Mr. Bringolf also indicated that all x-rays are digital and no photochemicals/photoprocessing waste is utilized on site.

No reports of spills or unauthorized releases were reported for this site by EDR. According to the CAL EPA DTSC EnviroStor and RWQCB GeoTracker online database, this site is not listed as an active or inactive leak case.

Note: Radioactive materials utilized in medical detection devices (x-ray machines) are under the regulatory oversight of the State of California, Department of Health Services, Radiologic Health Branch. To utilize Radioactive materials as part medical detection devices a license must be obtained in accordance with the general requirements contained in Title 17, California Code of Regulations.

Under the Radiation Control for Health and Safety Act, CT imaging systems are subject to the equipment performance standard for diagnostic x-ray systems administered by the FDA. This standard:

- Establishes minimum radiation safety requirements for CT systems
- Requires that manufacturers produce CT imaging systems that comply with the radiation safety requirements of the performance standard
- Requires manufacturers certify that their products meet the standard.

For CT systems, the standard primarily establishes requirements for labeling and for providing product performance information. It does not establish patient radiation dose limits nor does it address the imaging performance or efficacy of CT systems.

Removal of the existing x-ray equipment may require sampling to evaluate potential residual radioactive contamination as part of facility closure procedures set forth by the State of California, Department of Health Services, Radiologic Health Branch. In addition, all unused or waste photo chemicals should be properly collected, manifested and recycled in accordance with all applicable local and state environmental regulations.

Currently, x-ray equipment closure procedures require notification to the California Radiologic Health Branch that: (1) radioactive equipment has been transferred from one location to another; (2) identification of transfer or disposal procedures taken before decommissioning; and (3) if facility surveys are needed to establish contamination-free environment.

Facility surveys may include residual swipe sampling to test if there is any residual radioactivity from the use of the x-ray machine (i.e. potential radioactive contamination to the surrounding materials as per Section 30256 in Title 17 of the California Code of Regulations for decommissioning requirements).

If the residual swipe sampling or whatever facility surveys are not required to establish contamination-free environment by the California Radiologic Health Branch then correspondence indicating as such should be provided.

To prevent future environmental liabilities it would be prudent to:

- Monitor business activities of the tenants periodically to ensure the proper handling procedures for use of hazardous materials are followed according to local regulatory protocols. This may include but not limited to: a Hazardous Materials Management Plan, permits and fees, secondary containment for all hazardous materials storage containers, storm water runoff contingency plan, hazardous waste manifests and documentation.

All collection and disposal activities should be conducted in accordance with all applicable local and state environmental regulations.

During Basics' site reconnaissance, the subject site parcel was noted as relatively clean with no obvious indications of spills or unauthorized releases from 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.

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. In addition, no compelling evidence was discovered that a hazardous substance has been released from its operation onto (or into) the surface.

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)

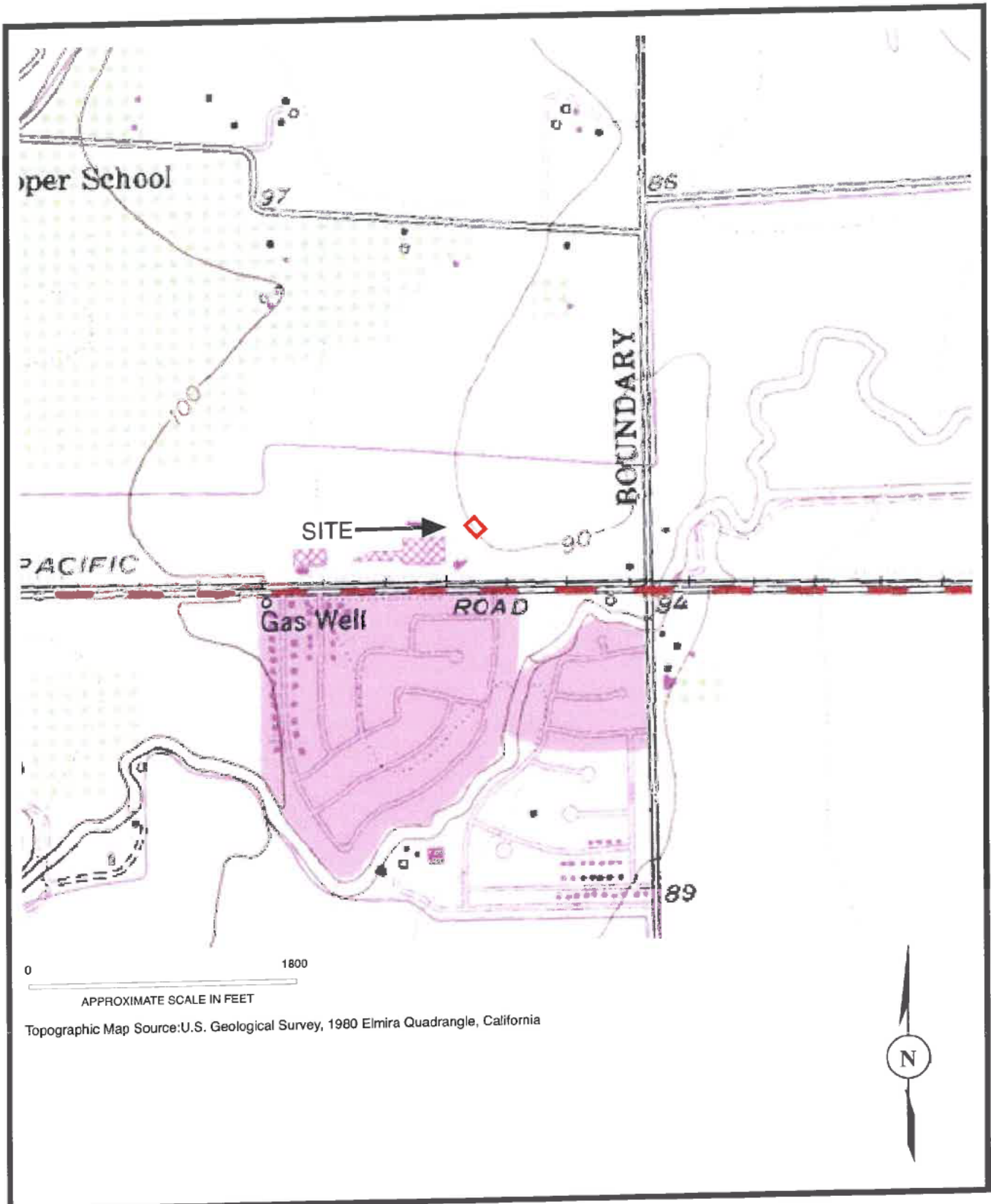
Controlled Recognized Environmental Conditions (CRECs) are defined by the ASTM Standard Practice E1527-13 as a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products 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.



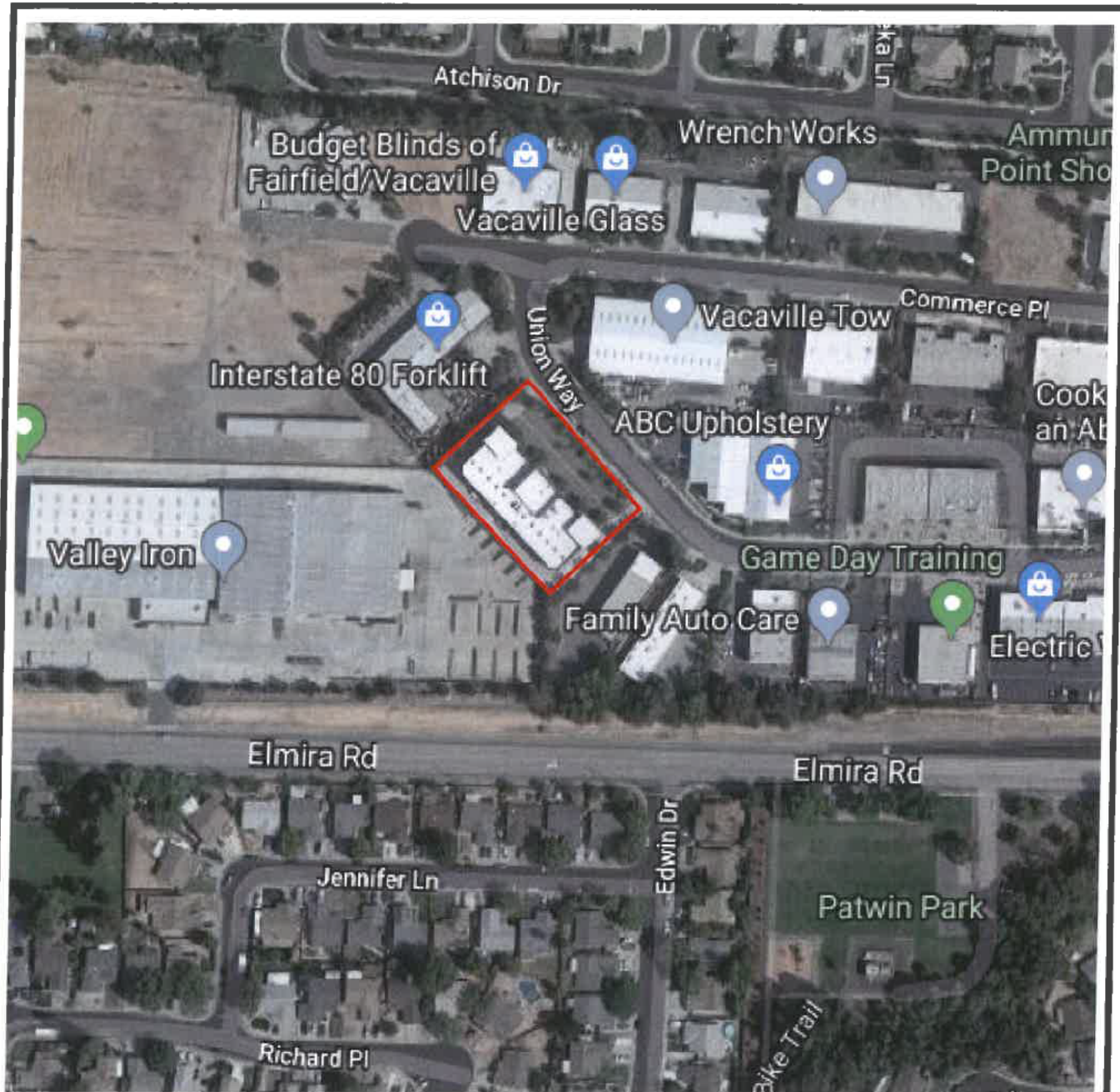
Site Location



Phase I Environmental Site Assessment
 64 Union Way
 Vacaville, California

PROJECT NO.
 19-ENV5425

DRAWING NO.
 1



0 200 400

APPROXIMATE SCALE IN FEET AS DETERMINED FROM GOOGLE MAPS



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

Aerial Photograph (2017)



Phase I Environmental Site Assessment
 64 Union Way
 Vacaville, California

PROJECT NO.
 19-ENV5425

DRAWING NO.
 2



0 50 100

APPROXIMATE SCALE IN FEET AS DETERMINED FROM GOOGLE MAPS

- = 5-GALLON BUCKET OF SOLVENT
- ◆ = APPROXIMATELY 30-GALLON BIN OF REUSED MINERAL BASED OIL
- = 45-GALLON BUCKET OF SPRAY BOOTH FILTERS

SITE



Site Plan



Phase I Environmental Site Assessment
 64 Union Way
 Vacaville, California

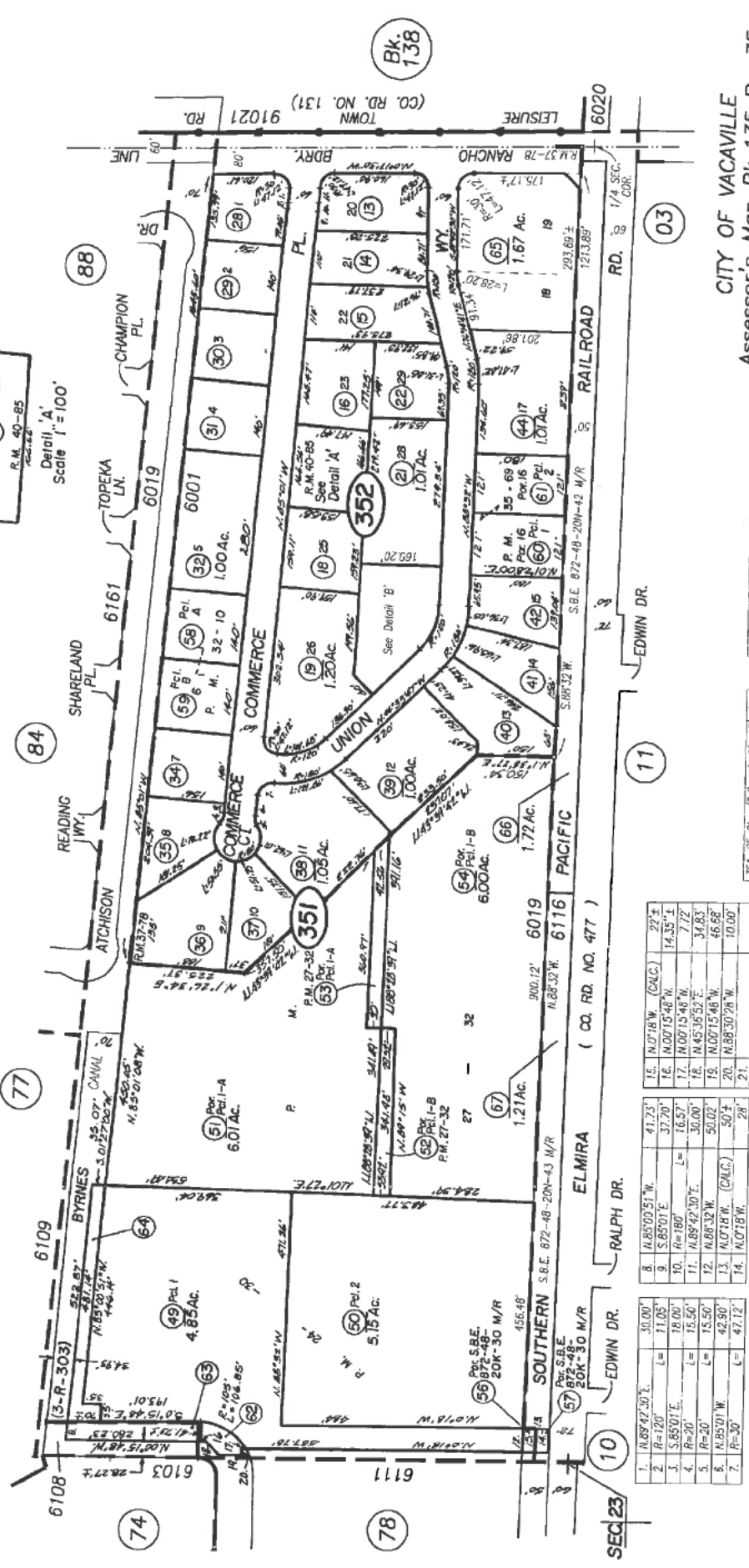
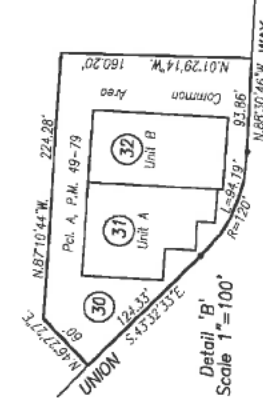
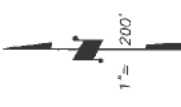
PROJECT NO.
 19-ENV5425

DRAWING NO.
 3

POR. LOT 37, RANCHO LOS PUTOS
 POR. SEC. 23, T.6N., R.1W., M.D.B. & M. EXT

Tax Area Code
 6001
 6019
 6108
 6116

135-35



Block	Area	Perimeter	Area	Perimeter
1	30.00	41.73	16.0071546 W.	27.7
2	11.05	37.70	16.0071546 W.	14.35
3	18.00	16.57	16.0071546 W.	7.72
4	15.50	30.00	16.0071546 W.	34.83
5	15.50	50.02	16.0071546 W.	46.68
6	42.90	50.14	16.0071546 W.	10.00
7	47.12	28	16.0071546 W.	

CITY OF VACAVILLE
 Assessor's Map Bk. 135 Pg. 35
 County of Solano, Calif.

NOTE: This map is for assessment purposes only. It is not intended to define legal boundary rights or imply compliance with land division laws.

REVISION	DATE	BY
351-05 Chg (06)	1-22-15	DV
Adj. Bk. 138 (Remap)	7-19-13	Cy
351-06 & 67 Remapped		
From Pg. 08	12-30-11	Cy

Maris Industrial Park, Rediv., R. M. Bk. 37, Pg. 78
 Vaca Industrial CONDOS. R. M. Bk. 40, Pg. 85
 Assessor's Block Numbers Shown in Ellipses, Assessor's Parcel Numbers Shown in Circles



Photo 1: Subject Site (Facing Southwest)
Two-Story Light Industrial Building and Associated Paved Areas
Along the Southwest Side of Union Way



Photo 2: Subject Site (Facing West)
Two-Story Light Industrial Building and Associated Paved Areas
Along the Southwest Side of Union Way

Site Photographs



Photo 3: Subject Site (Facing South)
Two-Story Light Industrial Building and Associated Paved Areas
Along the Southwest Side of Union Way



Photo 4: Subject Site (Facing Northwest)
Two-Story Light Industrial Building and Associated Paved Areas
Along the Southwest Side of Union Way

Site Photographs



Photo 5: Subject Site (Facing Southeast)
First Floor
Office Area



Photo 6: Subject Site (Facing Northeast)
First Floor/Second Floor
Representative Office

Site Photographs



Photo 7: Subject Site (Facing Northeast)
Second Floor
Office Area



Photo 8: Subject Site (Facing Southeast)
First Floor
Warehouse Area

Site Photographs



Photo 9: Subject Site (Facing Northwest)
First Floor
Warehouse Area



Photo 10: Subject Site (Facing East)
First Floor
Staging Area

Site Photographs



Photo 11: Subject Site (Facing North)
First Floor
Staging Area



Photo 12: Subject Site (Facing Southeast)
First Floor
Staging Area

Site Photographs



Photo 13: Subject Site (Facing Northeast)
First Floor
Paint Booth Area



Photo 14: Subject Site (Facing Southeast)
First Floor
Paint Booth Area

Site Photographs



Photo 15: Subject Site (Facing Northeast)
First Floor
Paint Booth Interior



Photo 16: Subject Site (Facing Northeast)
First Floor
Paint Booth Area

Site Photographs



Photo 17: Subject Site (Facing Northeast)
First Floor
Paint Booth Area



Photo 18: Subject Site (Facing Southwest)
First Floor
Paint Booth Area

Site Photographs



Photo 19: Subject Site (Facing Northeast)
First Floor
Warehouse Area



Photo 20: Subject Site (Facing Southeast)
First Floor
Warehouse Area- Bin for Reused Mineral Based Oil

Site Photographs



Photo 21: Subject Site (Facing Northeast)
First Floor
Northwest Storage Area



Photo 22: Subject Site (Facing Northeast)
First Floor
Southeast Storage Area

Site Photographs



Photo 23: Subject Site (Facing Northeast)
Associated Paved Area
Trash Enclosure

Site Photographs