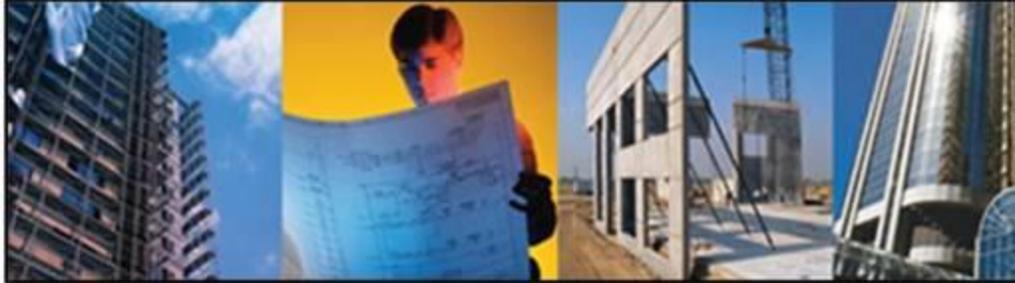


PARTNER

Engineering and Science, Inc.



PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

**2532 Santa Rosa Avenue and
325 Yolanda Avenue**
Santa Rosa, California 95404

Report Date: August 3, 2018
Partner Project No. 18-217677.1
Inspection Date: June 15, 2018



CONFIDENTIAL - ATTORNEY WORK PRODUCT PRIVILEGED

Prepared for:

In-N-Out Burgers
13502 Hamburger Lane
Baldwin Park, California 91706

August 3, 2018

Ms. Lori Brazzill
In-N-Out Burgers
13502 Hamburger Lane
Baldwin Park, California 91706

Subject: Phase I Environmental Site Assessment
2532 Santa Rosa Avenue and 325 Yolanda Avenue
Santa Rosa, California 95404
Partner Project No. 18-217677.1

Dear Ms. Brazzill:

Partner Engineering and Science, Inc. (Partner) is pleased to provide the results of the *Phase I Environmental Site Assessment* (Phase I ESA) report of the abovementioned address (the "subject property"). This assessment was performed in conformance with the scope and limitations as detailed in the ASTM Practice E1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

This assessment included a site reconnaissance as well as research and interviews with representatives of the public, property ownership, site manager, and regulatory agencies. An assessment was made, conclusions stated, and recommendations outlined.

We appreciate the opportunity to provide environmental services to you. If you have any questions concerning this report, or if we can assist you in any other matter, please contact me at (949) 481-9818.

Sincerely,

DRAFT

Robert Vaughn
National Client Manager

EXECUTIVE SUMMARY

Partner Engineering and Science, Inc. (Partner) has performed a Phase I Environmental Site Assessment (ESA) in accordance with the scope of work and limitations of ASTM Standard Practice E1527-13, the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (AAI) (40 CFR Part 312) and set forth by In-N-Out Burgers for the property located at 2532 Santa Rosa Avenue and 325 Yolanda Avenue in the City of Santa Rosa, Sonoma County, California (the "subject property"). The Phase I Environmental Site Assessment is designed to provide In-N-Out Burgers with an assessment concerning environmental conditions (limited to those issues identified in the report) as they exist at the subject property.

Property Description

The subject property is located on the east side of Santa Rosa Avenue and the north side of Yolanda Avenue within a mixed commercial/residential area of the city of Santa Clara. Please refer to the table below for further description of the subject property:

Subject Property Data

Address:	2532 Santa Rosa Avenue (Parcel A) and 325 Yolanda Avenue (Parcel B), Santa Rosa, California
Property Use:	Commercial/Vacant
Land Acreage:	1.90 Acres
Number of Buildings:	One
Number of Floors:	One
Date of Construction:	circa 1952
Assessor's Parcel Number (APN):	Portion of two parcels 044-041-010 (Parcel A); 044-071-002 (Parcel B)
Type of Construction:	Wood-Framed
Current Tenants:	Pinnacle
Site Assessment Performed By:	Ryan Ahrling of Partner
Site Assessment Conducted On:	June 15, 2018

The subject property is a part of two larger parcels herein referred to as Parcel A (northern portion) and Parcel B (southern portion). Parcel A of the subject property is currently an unimproved dirt lot with no improvements. Parcel B of the subject property is occupied by Pinnacle for commercial use. Pinnacle is a PG&E contractor, which installs telephone and other electrical equipment. Operations on Parcel B of the subject property include storage yard activities, typical office activities, and building maintenance activities. Parcel B of the subject property consists includes a one-story building.

According to available historical sources, the subject property was formerly developed with developed with a residential building and agricultural row crops as early as 1942, developed with the current structure circa 1952; developed with a mobile home and trailer sales lot n Parcel A between 1952 and circa 1958; and redeveloped with the current unimproved lot in 2000. Tenants on the subject property have included Robinson JL Trailer Sales (Mid 1950s); Belvin and Bild Mobile Homes (mid 1960s); Hulsman Transportation (mid 1970s – mid 1990s); West Coast Mobile Home Sales (mid 1970s – mid 1980s); Pacific

Intermountain Express (early 1980s – early 1990s); Sterling Home Trailers (mid 1980s); Major Diesel (mid 1980s – mid 2000s); Matheson Fast Freight (mid 1990s – mid 2000s); RBC Construction (mid 1990s); Dupar & Angel (mid 1980s – late 1990s); Housing manufacturing Advantage (mid 1990s); SR Chain Environmental Service (early 2010s); and Pinnacle (mid 2010s – Present).

The immediately surrounding properties consist of a commercial building occupied by Autozone (2510 Santa Rosa Avenue) and Mattress Firm Clearance (2510 Santa Rosa Avenue) and Carriage Court mobile home park (250 Kwana Springs Road) to the north; a commercial building occupied by Cartunes (2612 Santa Rosa Avenue), four one-story commercial buildings occupied by Quality Motors (2620 Santa Rosa Avenue), a commercial building occupied by McDonald's Restaurant (2642 Santa Rosa Avenue), and Yolanda Avenue beyond which is a single-family residential building (316 Yolanda Avenue) and a one-story commercial building with an associated canopy structure occupied by 7-11 Service Station and Metro PCS (2648 Santa Rosa Avenue) to the south; three commercial buildings occupied by Pinnacle (325 Yolanda Avenue/remaining areas of Parcel B) and an unimproved dirt lot (2532 Santa Rosa Avenue/remaining areas of Parcel A) to the east; and Santa Rosa Avenue beyond which is a one-story commercial building occupied by Advanced Auto Detailing (2549 Santa Rosa Avenue) and three commercial buildings occupied by Chapel of the Chimes (2551 Santa Rosa Avenue) to the west.

According to a previous subsurface investigation conducted on the subject property (2015), the depth of groundwater in the vicinity of the subject property is inferred to be approximately 10 feet below ground surface (bgs) and flows towards the southwest.

Findings

A *recognized environmental condition (REC)* refers to the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: due to release to the environment; under conditions indicative of a release to the environment; or under conditions that pose a material threat of a future release to the environment. The following was identified during the course of this assessment:

- As part of this report, the client provided a Limited Phase II Subsurface Investigation conducted by AEI Consultants (AEI) dated June 18, 2018 and included 20 soil borings (SB-1A-D through SB-5A-D) and four soil vapor probes (SV-1 to SV-4) on the 2532 Santa Rosa Avenue (Parcel A) and 325 Yolanda Avenue (Parcel B). The investigation was conducted to evaluate potential impacts to shallow soil from historical agricultural impacts and further evaluate soil vapor in the area of the petroleum release on Parcel B. The petroleum release on Parcel B is further discussed below.

It appears that SB-1A, SB-1C, and SB-5A-D were advanced on the subject property to evaluate historical agricultural impacts. The soil samples were collected at 0.5 feet bgs and were composited into five four-point composites by the laboratory for analysis of organochlorine pesticides (OCP). Five discrete samples borings SB-1A-D through SB-5A-D were analyzed for arsenic and lead. The pesticide, chlordane was detected in a composite sample from boring SB-5A-D (COMP-5) (on Parcel A of the subject property) at a concentration of 1.79 mg/kg, which is above the applicable Tier 1 and direct contact residential ESLs of 0.48 mg/kg. As a result, the discrete samples at SB5A-D collected at 0.5 feet-bgs and 2-feet bgs were analyzed. SB-5A at 0.5

feet bgs at a concentration of 8.70 mg/kg, which exceed the applicable Tier 1 and direct contact residential ESLs of 0.48 mg/kg. Chlordane was not detected in the 2 feet bgs sample at location SB-5A. Levels of chlordane detected in SB-5B and SB-5C did not exceed the applicable Tier 1 and direct contact residential ESLs of 0.48 mg/kg. Levels of 4,4-DDT and 4,4-DDD detected in discrete samples at SB-5A-D and SB-5C did not exceed the applicable Tier 1 and direct contact residential ESLs. Lead concentrations detected in discrete soil samples did not exceed the applicable Tier 1 and direct contact residential ESLs. AEI recommended a "Site Management Plan" (sic) to manage exposure to soils on the northwestern portion of the subject property. The presence of chlordane in soils on the subject property in exceedance of regulatory thresholds is considered a recognized environmental condition (REC). However, the extent of the area of impact appears to be limited.

A controlled recognized environmental condition (CREC) refers to a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls. The following was identified during the course of this assessment:

- The southern portion of the subject property includes the westernmost portion of a larger parcel (Parcel B) that has been owned by the Hulsman family and operated by Hulsman Transportation since the 1940's. The primary building was constructed east of the subject property on the larger parcel in approximately 1947. According to available information, a 500-gallon underground storage tank (UST) containing leaded gasoline was located south of the primary building, approximately 100-feet east of the subject property. This UST was removed in September 1982, at which time, it was reported to be approximately 40-50 years old. There was no soil excavated when the UST was removed in 1982.

In October 1988, a 4,000-gallon diesel UST and an 8,000-gallon diesel UST, located east of the primary building and approximately 200-feet west of the subject property, were removed. In November 1988, a monitoring well (MW-1) was installed adjacent to the west of the diesel UST excavation. Total Petroleum Hydrocarbons as gasoline (TPH-G) and BTEX (benzene, toluene, ethyl-benzene, and xylenes) were not detected in soil or groundwater samples collected. In April 1990, a monitoring well (MW-2) was installed near the northeast corner of the diesel UST excavation. TPH-G and BTEX were not detected in soil or groundwater samples collected.

In 1991, approximately 175 cubic yards of soil was excavated from the former gasoline tank pit. Four (4) sidewall samples were collected from 12 feet bgs and one bottom sample was collected from 23 feet bgs for analysis for TPH-G and BTEX. TPH-G and BTEX were not detected in the soil samples collected from the sidewalls. However, TPH-G was detected at 15 mg/kg, benzene was detected at 0.070 mg/kg, toluene was detected at 0.23 mg/kg, ethyl-benzene was detected at 0.084 mg/kg, and xylene was detected at 0.36 mg/kg in the bottom soil sample. The excavation was lined and backfilled with pea gravel. In 1992, a monitoring well (MW-3) was installed adjacent to the east of the UST excavation and TPH-G was detected at 13,000 µg/L, benzene was detected at 2,200 µg/L, toluene was detected at 200 µg/L, ethylbenzene was detected at 650 µg/L, and xylene was detected at 1,100 µg/L in groundwater.

In 1998, four (4) soil borings (HB-1, HB-2, HB-3, HB-4) were advanced to depths of twenty (20) feet bgs within and surrounding the southern portion of the primary building. TPH-G, BTEX, and MTBE were not detected in the soil samples collected. However, TPH-G was detected at 6,400 µg/L, benzene was detected at 1,800 µg/L, toluene was detected at 22 µg/L, ethyl-benzene was detected at 300 µg/L, and xylene was detected at 43 µg/L in HB-1. With the exception of a very low detection of benzene at a concentration of 1.1 µg/L in HB-2, there were no detections of TPH-G or BTEX compounds in borings HB-2, HB-3, and HB-4.

In April 2001, two (2) additional soil borings (EB-1 and EB-2) were advanced to depths of approximately 20 feet bgs in the northwest direction from HB-1 and the former UST. A monitoring well (MW-4) was installed adjacent to EB-1. Grab groundwater samples were also collected from EB-1 and EB-2. TPH-G detected at a concentration of 67.7 ppb in EB-1. No constituents were detected in EB-1, EB-2, or MW-4.

In September 2001, a groundwater monitoring event of original site wells MW-1, MW-2, MW-3, and MW-4 was conducted. Groundwater samples collected from MW-1, MW-2 (former diesel UST area) and MW-4 resulted in no detections of TPH-G, BTEX, and MTBE. However, TPH-G, BTEX, and MTBE were detected in MW-3 at concentrations of 3,000 µg/L, 770 µg/L, and 37 µg/L, respectively.

It was determined that the original wells, MW-1, MW-2, MW-3, were installed in the second underlying aquifer. Consequently, in November 2004, new groundwater monitoring wells MW-1s, MW2s, MW-3s, and MW-3d were installed at the subject property in order to evaluate the shallow seasonal aquifer. Groundwater monitoring events were completed in November 2004, February 2005, November 2007, March 2010, October 2012, March, June, and September 2014, and Mar/Apr 2015. The RWQCB required that monitoring wells associated with a release case to the south (Malm Metal) be incorporated into monitoring in August 2010.

An air sparge system, including 10 remedial sparge wells, was installed and began operation in May 2014. Subsequent monitoring indicated a reduction in groundwater contamination. The air sparge system was turned off and in April 2015 and subsequent groundwater monitoring indicated that concentrations of residual petroleum hydrocarbons did rebound, although concentrations of benzene and MTBE remained well below the Low Threat Closure Policy (LTCP) criteria. During the most recent monitoring event, in March/April 2015, the highest concentration of TPH-g was 6,300 ppb in MW-3s and the highest concentration of benzene was 540 ppb in B-15.

In August 2016, eight soil vapor samples were collected from 6-feet beneath ground surface for volatile organic compounds (VOCs) and Total Petroleum Hydrocarbons as diesel (TPH-D). Benzene was detected as high as 57 µg/m³, which is below the LTCP criteria of 85 µg/m³.

According to Interoffice Communication, Subject: No Further Action Recommendation, dated January 10, 2017 from the RWQCB, the groundwater plume, which is relatively stable and defined and mainly underlies Yolanda Avenue, does not pose a threat to existing domestic wells and is expected to decline in size and concentration over time. It was concluded that soil, soil vapor, and groundwater meet criteria of the LTCP. However, given the large size of the property and limited sampling area, a Soil and Groundwater Management Plan (SGMP), was required to be approved prior to closure. The RWQCB approved the SGMP dated May 12, 2017 and issued a No Further Action letter on June 26, 2017. The SGMP requirements include stipulations for regulatory notifications and approval and handling of soil and groundwater. Based on the remedial activities

conducts, regulatory oversight, analytical data, case closure status, and the existence of residual contamination, the LUST case is expected to represent a Conditional Recognized Environmental Concern (CREC).

A *historical recognized environmental condition (HREC)* refers to a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls. The following was identified during the course of this assessment:

- Partner did not identify any historical recognized environmental conditions during the course of this assessment.

An *environmental issue* refers to environmental concerns identified by Partner, which do not qualify as RECs; however, warrant further discussion. The following was identified during the course of this assessment:

- There is a potential that asbestos-containing materials (ACMs) are present. Overall, all suspect ACMs were observed in good condition and do not pose a health and safety concern to the occupants of the subject property at this time. The identified suspect ACMs would need to be sampled to confirm the presence or absence of asbestos prior to any demolition activities to prevent potential exposure to workers.

Conclusions, Opinions and Recommendations

Partner has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of 2532 Santa Rosa Avenue and 325 Yolanda Avenue in the City of Santa Rosa, Sonoma County, California (the "subject property"). Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report.

This assessment has revealed evidence of recognized environmental conditions and environmental issues in connection with the subject property. Based on the conclusions of this assessment, Partner recommends the following:

- Implementation of a Soil Management Plan during redevelopment to prevent exposure to soils that have been impacted by chlordane.
- The requirements of Soil and Groundwater Management Plan (SGMP) should be implemented during redevelopment of the subject property.
- Prior to the disturbance of any suspect ACM at the subject property, a comprehensive survey, designed to determine if the suspect materials are regulated, is recommended. If such materials are identified a licensed abatement contractor should be consulted.

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- Appendix A** Site Photographs
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1.0 INTRODUCTION

Partner Engineering and Science, Inc. (Partner) has performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Standard Practice E1527-13 and the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (AAI) (40 CFR Part 312) for the property located at 2532 Santa Rosa Avenue and 325 Yolanda Avenue in the City of Santa Rosa, Sonoma County, California (the "subject property"). Any exceptions to, or deletions from, this scope of work are described in the report.

1.1 Purpose

The purpose of this ESA is to identify existing or potential Recognized Environmental Conditions (as defined by ASTM Standard E1527-13) affecting the subject property that: 1) constitute or result in a material violation or a potential material violation of any applicable environmental law; 2) impose any material constraints on the operation of the subject property or require a material change in the use thereof; 3) require clean-up, remedial action or other response with respect to Hazardous Substances or Petroleum Products on or affecting the subject property under any applicable environmental law; 4) may affect the value of the subject property; and 5) may require specific actions to be performed with regard to such conditions and circumstances. The information contained in the ESA Report will be used by Client to: 1) evaluate its legal and financial liabilities for transactions related to foreclosure, purchase, sale, loan origination, loan workout or seller financing; 2) evaluate the subject property's overall development potential, the associated market value and the impact of applicable laws that restrict financial and other types of assistance for the future development of the subject property; and/or 3) determine whether specific actions are required to be performed prior to the foreclosure, purchase, sale, loan origination, loan workout or seller financing of the subject property.

This ESA was performed to permit the *User* to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) liability (hereinafter, the "*landowner liability protections*," or "*LLPs*"). ASTM Standard E1527-13 constitutes "*all appropriate inquiry* into the previous ownership and uses of the *property* consistent with good commercial or customary practice" as defined at 42 U.S.C. §9601(35)(B).

1.2 Scope of Work

The scope of work for this ESA is in accordance with the requirements of ASTM Standard E1527-13. This assessment included: 1) a property and adjacent site reconnaissance; 2) interviews with key personnel; 3) a review of historical sources; 4) a review of regulatory agency records; and 5) a review of a regulatory database report provided by a third-party vendor. Partner contacted local agencies, such as environmental health departments, fire departments and building departments in order to determine any current and/or former hazardous substances usage, storage and/or releases of hazardous substances on the subject property. Additionally, Partner researched information on the presence of activity and use limitations (AULs) at these agencies. As defined by ASTM E1527-13, AULs are the legal or physical restrictions or limitations on the use of, or access to, a site or facility: 1) to reduce or eliminate potential

exposure to hazardous substances or petroleum products in the soil or groundwater on the subject property; or 2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment. These legal or physical restrictions, which may include institutional and/or engineering controls (IC/ECs), are intended to prevent adverse impacts to individuals or populations that may be exposed to hazardous substances and petroleum products in the soil or groundwater on the property.

If requested by Client, this report may also include the identification, discussion of, and/or limited sampling of asbestos-containing materials (ACMs), lead-based paint (LBP), mold, and/or radon.

1.3 Limitations

Partner warrants that the findings and conclusions contained herein were accomplished in accordance with the methodologies set forth in the Scope of Work. These methodologies are described as representing good commercial and customary practice for conducting an ESA of a property for the purpose of identifying recognized environmental conditions. There is a possibility that even with the proper application of these methodologies there may exist on the subject property conditions that could not be identified within the scope of the assessment or which were not reasonably identifiable from the available information. Partner believes that the information obtained from the record review and the interviews concerning the subject property is reliable. However, Partner cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete. The conclusions and findings set forth in this report are strictly limited in time and scope to the date of the evaluations. The conclusions presented in the report are based solely on the services described therein, and not on scientific tasks or procedures beyond the scope of agreed-upon services or the time and budgeting restraints imposed by the Client. No other warranties are implied or expressed.

Some of the information provided in this report is based upon personal interviews, and research of available documents, records, and maps held by the appropriate government and private agencies. This report is subject to the limitations of historical documentation, availability, and accuracy of pertinent records, and the personal recollections of those persons contacted.

This practice does not address requirements of any state or local laws or of any federal laws other than the all appropriate inquiry provisions of the LLPs. Further, this report does not intend to address all of the safety concerns, if any, associated with the subject property.

Environmental concerns, which are beyond the scope of a Phase I ESA as defined by ASTM include the following: ACMs, LBP, radon, and lead in drinking water. These issues may affect environmental risk at the subject property and may warrant discussion and/or assessment; however, are considered non-scope issues. If specifically requested by the Client, these non-scope issues are discussed in Section 6.3.

1.4 User Reliance

In-N-Out Burgers engaged Partner to perform this assessment in accordance with an agreement governing the nature, scope and purpose of the work as well as other matters critical to the engagement. All reports, both verbal and written, are for the sole use and benefit of In-N-Out Burgers. Either verbally

or in writing, third parties may come into possession of this report or all or part of the information generated as a result of this work. In the absence of a written agreement with Partner granting such rights, no third parties shall have rights of recourse or recovery whatsoever under any course of action against Partner, its officers, employees, vendors, successors or assigns. Any such unauthorized user shall be responsible to protect, indemnify and hold Partner, Client and their respective officers, employees, vendors, successors and assigns harmless from any and all claims, damages, losses, liabilities, expenses (including reasonable attorneys' fees) and costs attributable to such Use. Unauthorized use of this report shall constitute acceptance of and commitment to these responsibilities, which shall be irrevocable and shall apply regardless of the cause of action or legal theory pled or asserted. Additional legal penalties may apply.

This report has been completed under specific Terms and Conditions relating to scope, relying parties, limitations of liability, indemnification, dispute resolution, and other factors relevant to any reliance on this report. Any parties relying on this report do so having accepted Partner's standard Terms and Conditions, a copy of which can be found at <http://www.partneresi.com/terms-and-conditions.php>.

1.5 Limiting Conditions

The findings and conclusions contain all of the limitations inherent in these methodologies that are referred to in ASTM E1527-13.

Specific limitations and exceptions to this ESA are more specifically set forth below:

- Interviews with past owners, operators and occupants were not reasonably ascertainable and thus constitute a data gap. Based on information obtained from other historical sources (as discussed in Section 3.0), this data gap is not expected to alter the findings of this assessment.
- Partner's view of the ground during the site assessment was obstructed due to vegetation and excessive storage. Based on information obtained from other historical sources, this limitation is not expected to alter the overall findings of this assessment.

2.0 SITE DESCRIPTION

2.1 Site Location and Legal Description

The subject property at 2532 Santa Rosa Avenue and 325 Yolanda Avenue in Santa Rosa, California is located on the east side of Santa Rosa Avenue and the north side of Yolanda Avenue. According to the Sonoma County Assessor, the subject property is a portion of the two parcels legally described as Assessor's Parcel Numbers (APN): 044-041-010 (Parcel A) and 044-071-002 (Parcel B), and ownership is currently vested in Joseph Paul Hulsman since 2014.

Please refer to Figure 1: Site Location Map, Figure 2: Site Plan, Figure 3: Topographic Map, and Appendix A: Site Photographs for the location and site characteristics of the subject property.

2.2 Current Property Use

The subject property is a part of two larger parcels herein referred to as Parcel A (northern portion) and Parcel B (southern portion). Parcel A of the subject property is currently an unimproved dirt lot with no improvements. Parcel B of the subject property is occupied by Pinnacle for commercial use. Pinnacle is a PG&E contractor, which installs telephone and other electrical equipment. Operations on Parcel B of the subject property include storage yard activities, typical office activities, and building maintenance activities. Parcel B of the subject property consists of a one-story building.

The subject property is designated for commercial development by the City of Santa Rosa.

The subject property was identified as a EDR Historic Auto Station (EDR Hist Auto), Statewide Environmental Evaluation and Planning System Underground Storage Tank (SWEEPS UST), Leaking Underground Storage Tank (LUST), Historic Cortese (Hist Cortese), Enforcement (ENF), and California Facility Index Underground Storage Tank (CA FID) site in the regulatory database report, as further discussed in Section 4.2.

2.3 Current Use of Adjacent Properties

The subject property is located within a commercial area of Sonoma County. During the vicinity reconnaissance, Partner observed the following land use on properties in the immediate vicinity of the subject property:

Immediately Surrounding Properties

North: A commercial building occupied by Autozone (2510 Santa Rosa Avenue) and Mattress Firm Clearance (2510 Santa Rosa Avenue) and Carriage Court mobile home park (250 Kwana Springs Road)

South: A commercial building occupied by Cartunes (2612 Santa Rosa Avenue), four commercial buildings occupied by Quality Motors (2620 Santa Rosa Avenue), commercial building occupied by McDonald's Restaurant (2642 Santa Rosa Avenue) and Yolanda Avenue beyond which is a single-family residential building (316 Yolanda Avenue) and a commercial building with an associated canopy structure occupied by 7-11 Service Station and Metro PCS (2648 Santa Rosa Avenue)

Immediately Surrounding Properties

- East:** Three commercial buildings occupied by Pinnacle (325 Yolanda Avenue/remaining areas of Parcel B) and an unimproved dirt lot (2532 Santa Rosa Avenue/remaining areas of Parcel A)
- West:** Santa Rosa Avenue beyond which is a commercial building occupied by Advanced Auto Detailing (2549 Santa Rosa Avenue) and three commercial buildings occupied by Chapel of the Chimes (2551 Santa Rosa Avenue)

The adjacent properties were identified as a in the regulatory database report of Section 4.2.

2.4 Physical Setting Sources

2.4.1 Topography

The United States Geological Survey (USGS) *Santa Rosa, California* Quadrangle 7.5-minute series topographic map was reviewed for this ESA. According to the contour lines on the topographic map, the subject property is located at approximately 140 feet above mean sea level (MSL). The contour lines in the area of the subject property indicate the area is sloping gently toward the southwest. Improvements, with the exception of roadways, are not depicted on the 2015 topographic map.

A copy of the most recent topographic map is included as Figure 3 of this report.

2.4.2 Hydrology

The nearest surface water in the vicinity of the subject property is the Laguna De Santa Rosa located approximately 4.5 miles southwest of the subject property. No settling ponds, lagoons, surface impoundments, wetlands or natural catch basins were observed at the subject property during this assessment.

The subject property obtains water from a domestic well located on the adjacent property to the east (325 Yolanda Avenue). Discussion with Mr. Paul Hulsman, subject property owner, indicated that all drinking water is brought on site from offsite sources (i.e. bottled water).

According to a previous subsurface investigation conducted on the subject property (2015), the depth of groundwater in the vicinity of the subject property is inferred to be approximately 10 feet below ground surface (bgs) and flows towards the southwest.

2.4.3 Geology/Soils

The subject property is situated within the Coast Range physiographic province of the State of California. The Coast Ranges, extend approximately 600 miles from the Oregon Border to the Santa Ynez River near Santa Barbara, are characterized by elongated ranges and narrow valleys that are approximately parallel to the coast. Structural features, including faults and synclinal folds, largely control topography in the province and reflect both previous and existing regional tectonic regimes.

The Coast Ranges are northwest-trending mountain ranges (2,000 to 4,000, occasionally 6,000 feet elevation above sea level), and valleys. The ranges and valleys trend northwest, subparallel to the San Andreas Fault. Strata dip beneath alluvium of the Great Valley. To the west is the Pacific Ocean. The coastline is uplifted, terraced and wave-cut. The Coast Ranges are composed of thick Mesozoic and

Cenozoic sedimentary strata. The northern and southern ranges are separated by a depression containing the San Francisco Bay. The northern Coast Ranges are dominated by irregular, knobby, landslide-topography of the Franciscan Complex. The eastern border is characterized by strike-ridges and valleys in Upper Mesozoic strata. In several areas, Franciscan rocks are overlain by volcanic cones and flows of the Quien Sabe, Sonoma and Clear Lake volcanic fields. The Coast Ranges are subparallel to the active San Andreas Fault. The San Andreas is more than 600 miles long, extending from Pt. Arena to the Gulf of California. West of the San Andreas is the Salinian Block, a granitic core extending from the southern extremity of the Coast Ranges to the north of the Farallon Islands.

Based on information obtained from the USDA Natural Resources Conservation Service Web Soil Survey online database, the subject property is mapped as Wright Loam, Wet. The Wright series consists of deep, somewhat poorly drained soils formed in alluvium from mixed rock sources. Wright soils are on low terraces and have slopes of 0 to 9 percent. The mean annual precipitation is 30 inches and the mean annual temperature is 59 degrees F.

2.4.4 Flood Zone Information

Partner performed a review of the Flood Insurance Rate Map, published by the Federal Emergency Management Agency. According to Community Panel Number 06097C0737F, dated October 16, 2018, the subject property appears to be located in Zone X, an area located outside of the 100-year and 500-year flood plains.

3.0 HISTORICAL INFORMATION

Partner obtained historical use information about the subject property from a variety of sources. A chronological listing of the historical data found is summarized in the table below:

Historical Use Information		
Period/Date	Source	Description/Use
1942-1952	Aerial Photographs	Developed with a residential building and orchards on Parcel A
1942	Aerial Photographs	Undeveloped
1952-Present	Aerial Photographs, RWQCB Records, Interviews, Onsite Observations,	Developed with buildings as part of the Hulsman Transportation operation on Parcel B
1958-2006	Aerial Photographs	Mobile home and trailer sales lot on Parcel A
2009-Present	Aerial Photographs, Onsite Observations	Undeveloped

Tenants on the subject property include Robinson JL Trailer Sales (Mid 1950s); Belvin and Bild Mobile Homes (mid 1960s); Hulsman Transportation (mid 1970s – mid 1990s); West Coast Mobile Home Sales (mid 1970s – mid 1980s); Pacific Intermountain Express (early 1980s – early 1990s); Sterling Home Trailers (mid 1980s); Major Diesel (mid 1980s – mid 2000s); Matheson Fast Freight (mid 1990s – mid 2000s); RBC Construction (mid 1990s); Dupar & Angel (mid 1980s – late 1990s); Housing manufacturing Advantage (mid 1990s); SR Chain Environmental Service (early 2010s); and Pinnacle (mid 2010s – Present). Potential environmental concerns were identified in association with the former use of the subject property, as further discussed in Section 4.1.4 and 5.2.6.

3.1 Aerial Photograph Review

Partner obtained available aerial photographs of the subject property and surrounding area from Environmental Data Resources (EDR) on June 18, 2018. The following observations were noted to be visible on the subject property and adjacent properties during the aerial photograph review:

Date:	1942	Scale:	1"=500'
Subject Property:	Parcel A of the subject property appears to be developed with orchards and a building (most likely residential). Parcel B of the subject property is undeveloped.		
North:	Appears to be developed with a building with several associated structures (most likely residential)		
South:	Appears to be developed with a building with several associated structures (most likely residential) and Yolanda Avenue beyond which is undeveloped land		
East:	Appears to be developed with orchards and a large building (most likely commercial)		
West:	Appears to be developed with a building (most likely commercial) across Santa Rosa Avenue		

Date:	1952	Scale:	1"=500'
Subject Property:	Appears to be no significant changes of Parcel A. Parcel B of the subject property appears to be developed with the current one-story building. In addition, Parcel B of the subject property appears to be developed with a second small building (most likely commercial) and a portion of a storage yard.		

<i>Date:</i>	<i>1952</i>	<i>Scale:</i>	<i>1"=500'</i>
North:	Appears to be developed with approximately six buildings with an associated storage yard (most likely commercial)		
South:	Appears to be developed with a commercial building and rural residence and Yolanda Avenue beyond which is a residence and commercial building		
East:	No significant changes visible		
West:	Appears to be developed with two buildings (most likely commercial) across Santa Rosa Avenue		

<i>Date:</i>	<i>1968</i>	<i>Scale:</i>	<i>1"=500'</i>
Subject Property:	Parcel A of the subject property appears to be developed with a building and used for trailer storage. These operations appear to be associated with the adjacent property to the northwest. Appears to be no significant changes of Parcel B with the exception that the small building on the northern portion of the subject property is no longer present.		
North:	Appears to be occupied by trailers on the northwest portion and the current trailer home park on the northeast portion		
South:	Appears to be developed with various small commercial buildings and Yolanda Avenue beyond which is a residence and commercial building		
East:	Appears to be developed with commercial/industrial buildings to the southeast and a vacant lot to the northeast		
West:	Appears to be developed with a building with several associated structures (most likely commercial) across Santa Rosa Avenue		

<i>Date:</i>	<i>1973</i>	<i>Scale:</i>	<i>1"=500'</i>
Subject Property:	No significant changes visible		
North:	No significant changes visible		
South:	No significant changes visible		
East:	Appears to be developed with commercial/industrial buildings to the southeast and a storage yard with several associated structures to the northeast		
West:	Appears to be developed with the two current commercial buildings and a commercial building with several associated structures across Santa Rosa Avenue		

<i>Date:</i>	<i>1982</i>	<i>Scale:</i>	<i>1"=500'</i>
Subject Property:	Parcel A of the subject property appears to be cleared land. Appears to be no significant changes of Parcel B.		
North:	No significant changes visible		
South:	No significant changes visible		
East:	No significant changes visible with the exception that the storage lot is no longer visible on the northern portion		
West:	No significant changes visible		

<i>Date:</i>	<i>1985</i>	<i>Scale:</i>	<i>1"=500'</i>
Subject Property:	Parcel A of the subject property appears to be cleared land with two small buildings or trailers present. Appears to be no significant changes of Parcel B.		
North:	No significant changes visible		
South:	No significant changes visible		
East:	No significant changes visible with the exception that a small building is visible on the northern portion		
West:	No significant changes visible		

<i>Date:</i>	<i>1993</i>	<i>Scale:</i>	<i>1"=500'</i>
Subject Property:	Parcel A of the subject property appears to be developed with small buildings or trailers present. Appears to be no significant changes of Parcel B.		
North:	Appears to be developed with a parking lot on the northwest portion and the current trailer home park on the northeast portion		
South:	No significant changes visible		
East:	Appears to be developed with commercial/industrial buildings to the southeast and a storage yard with several associated structures to the northeast		
West:	No significant changes visible		

<i>Date:</i>	<i>2006</i>	<i>Scale:</i>	<i>1"=500'</i>
Subject Property:	Appears to be no significant changes, with the exception that less buildings or trailers are present on Parcel A.		
North:	Appears to be developed with the current commercial building and mobile home park		
South:	Appears to be developed with the current commercial buildings and Yolanda Avenue beyond which is the current residential building and current commercial building with associated canopy		
East:	No significant changes visible		
West:	Appears to be developed with the current three commercial buildings across Santa Rosa Avenue		

<i>Date:</i>	<i>2009, 2012, 2016</i>	<i>Scale:</i>	<i>1"=500'</i>
Subject Property:	Parcel A of the subject property appears to be cleared land. Appears to be no significant changes of Parcel B.		
North:	No significant changes visible		
South:	No significant changes visible		
East:	Appears to be developed with commercial/industrial buildings to the southeast and a cleared lot to the northeast		
West:	No significant changes visible		

Copies of select aerial photographs are included in Appendix B of this report.

3.2 Fire Insurance Maps

Partner reviewed the collection of Sanborn Fire insurance maps from Environmental Data Resources (EDR) on June 18, 2018. Sanborn map coverage was not available for the subject property.

A copy of the Sanborn map report reviewed is included in Appendix B of this report.

3.3 City Directories

Partner reviewed historical city directories obtained from Environmental Data Resources (EDR) on June 18, 2018 for past names and businesses that were listed for the subject property and adjacent properties. The findings are presented in the following table:

City Directory Search for 2532 Santa Rosa Avenue and 325 Yolanda Avenue (Subject Property)

Year(s)	Occupant Listed
1958	Robinson JL Trailer Sales (2532 Santa Rosa Avenue)
1961	Bevlns and Bild Mobile Homes (2532 Santa Rosa Avenue)
1965	Bevin and Bili r Dira (2532 Santa Rosa Avenue)
1976	Hulsman Transportation Co, Martin Charles (325 Yolanda Avenue); West Coast Mobile Home Sales (2532 Santa Rosa Avenue)
1981	Hulsman Transportation Co, PIE Pacific Intermountain Express (325 Yolanda Avenue); West Coast Training Stable, West Coast Trailer Sales (2532 Santa Rosa Avenue)
1987	Major Diesel, PIE Nationwide Trucking, Hulsman Transportation Co Trucking (325 Yolanda Avenue); Sterling Homes Trailer Sales (2532 Santa Rosa Avenue)
1990	Autokraft, Major Diesel, PIE Nationwide Trucking, Hulsman Transportation Co (325 Yolanda Avenue); Vacant (2532 Santa Rosa Avenue)
1994	Matheson Fast, RBC Construction, Transportation Co, Major Diesel, Hulsman (325 Yolanda Avenue); Housing Manufactured Advantage (2532 Santa Rosa Avenue)
2006	Hulsman Transportation Co, Matheson Fast Freight (325 Yolanda Avenue); Dupar & Angel, Inc. (2532 Santa Rosa Avenue)
2010	Hulsman Transportation Co, SR Chain Environmental Service (325 Yolanda Avenue); Dupar & Angel Group, Inc. (2532 Santa Rosa Avenue)
2014	Hulsman Transportation Co (325 Yolanda Avenue); Dupar & Angel Group, Inc. (2532 Santa Rosa Avenue)

According to the city directory review, the subject property has been occupied by various truck freight companies, mobile home sales companies, and diesel sales companies.

City Directory Search for Adjacent Properties

Year(s)	Occupant Listed
1958	Rear Stubblefiedl Edw, Rey John, Weinholdt Hans (2510 Santa Rosa Avenue); Pienti Bros Used Cars (2612 Santa Rosa Avenue); Whites Tamale Factory, White Albert L (2620 Santa Rosa Avenue); Chapel of the Chimes (2601 Santa Rosa Avenue)
1961	Rey John, Weinholdt Hans (2510 Santa Rosa Avenue); Pienti Bros Used Cars (2612 Santa Rosa Avenue); Williams Contance Mrs (2620 Santa Rosa Avenue); Chapel of the Chimes (2601 Santa Rosa Avenue)
1965	Honda Sales and Service (2612 Santa Rosa Avenue); Whites Tamale, White Albert L (2620 Santa Rosa Avenue); Chapel of the Chimes (2601 Santa Rosa Avenue)
1970	Crawford Roger (2620 Santa Rosa Avenue); Chapel of the Chimes (2601 Santa Rosa Avenue)
1976	Honda Sales and Service (2612 Santa Rosa Avenue); Vacant (2620 Santa Rosa Avenue); Knapps Ed Travel Center (2549 Santa Rosa Avenue); Chapel of the Chimes (2601 Santa Rosa Avenue)
1981	Honda (2612 Santa Rosa Avenue); Bobs Union 76 (2648 Santa Rosa Avenue); Chapel of the Chimes (2601 Santa Rosa Avenue)
1987	Manly Honda (2612 Santa Rosa Avenue); Bobs Travel Center (2549 Santa Rosa Avenue)

City Directory Search for Adjacent Properties

Year(s)	Occupant Listed
1990	Neptune Society, Chapel of the Chimes (2601 Santa Rosa Avenue) Northbay Honda Sales and Service (2612 Santa Rosa Avenue); Bobs Travel Center (2549 Santa Rosa Avenue); Chapel of the Chimes (2601 Santa Rosa Avenue)
1994	Display, Santa Rosa Auto (2510 Santa Rosa Avenue); Kempf Joseph (2620 Santa Rosa Avenue); California Shine (2549 Santa Rosa Avenue); Chapel of the Chimes (2601 Santa Rosa Avenue)
2006	Barbeque Galore, Mattress Discounters (2510 Santa Rosa Avenue); Cartonics (2612 Santa Rosa Avenue); Quality Motors LLC (2620 Santa Rosa Avenue); Nextel Retail, Seven, PC Club (2648 Santa Rosa Avenue) Chapel of the Chimes, Mausoleum Crematory (2601 Santa Rosa Avenue)
2010	Mattress Discounters, Grand home Holdings (2510 Santa Rosa Avenue); Soundwave, Hinkos (2612 Santa Rosa Avenue); Quality Motors (2620 Santa Rosa Avenue); 7-Eleven, Inc., Metro PCS (2648 Santa Rosa Avenue); California Shine, Advanced Auto Detail (2549 Santa Rosa Avenue); Chapel of the Chimes (2601 Santa Rosa Avenue)
2014	Mattress Discounters, Grand home Holdings (2510 Santa Rosa Avenue); Cartonics, Soundwave, Hinkos (2612 Santa Rosa Avenue); Quality Motors (2620 Santa Rosa Avenue); Advanced Auto Detail (2549 Santa Rosa Avenue); Chapel of the Chimes (2601 Santa Rosa Avenue)

According to the city directory review, the adjacent properties have been occupied by various commercial and industrial tenants. Please refer to Section 4.2.3 for further discussion of these adjacent tenants.

Copies of reviewed city directories are included in Appendix B of this report.

3.4 Historical Topographic Maps

Partner reviewed historical topographic maps obtained from Environmental Data Resources (EDR) on June 18, 2018. The following observations were noted to be depicted on the subject property and adjacent properties during the topographic map review:

Date: 1954

Subject Property:	Depicted as a developed with a small building on Parcel A and a small Building on Parcel B. Orchards are also depicted in Parcel A
North:	Depicted as developed with three small buildings
South:	Depicted as developed with three small buildings and Yolanda Avenue beyond which is two small buildings
East:	Depicted as a shaded region designated "agricultural" and a long building
West:	Depicted as a church across Santa Rosa Avenue

Date: 1968

Subject Property: No other significant changes depicted, with the exception the orchards are no longer depicted

North: No other significant changes depicted

South: Depicted as developed with three small buildings and Yolanda Avenue beyond which is a small building and a long building

East: No other significant changes depicted, with the exception the orchards are no longer depicted

West: No other significant changes depicted

Date: 1973

Subject Property: No other significant changes depicted, with the exception that the building on Parcel A is no longer depicted

North: No significant changes depicted

South: No significant changes depicted, with the exception that additional buildings are present immediately to the south

East: No significant changes depicted

West: No significant changes depicted

Date: 1980,
1998

Subject Property: Depicted as a developed with a small building on Parcel A and undeveloped on the remaining portions

North: Depicted as developed with four small buildings

South: No significant changes depicted, with the exception that additional buildings are present immediately to the south

East: No significant changes depicted

West: No significant changes depicted

Copies of reviewed topographic maps are included in Appendix B of this report.

4.0 REGULATORY RECORDS REVIEW

4.1 Regulatory Agencies

4.1.1 Health Department

Regulatory Agency Data

Name of Agency:	Sonoma County Department of Health Services (SCDHS)
Point of Contact:	Ms. Paula Kramer
Agency Address:	625 5 th Street, Santa Rosa, California
Agency Phone Number:	(707) 565-6565
Date of Contact:	June 13, 2018
Method of Communication:	Email/Faxed Request
Summary of Communication:	According to Ms. Kramer, the SCDHS is not the primary Certified Unified Program Agency (CUPA) for the subject property. The CUPA that oversees the subject property was noted as the Santa Rosa Fire Department. Records on file for review within the SCDHS for the subject property include LUST cleanup investigations/reports. See Section 4.1.4 Regional Water Quality Control Board for details.

4.1.2 Fire Department

Regulatory Agency Data

Name of Agency:	Santa Rosa Fire Department (SRFD)
Point of Contact:	Ms. Gwyn Buckheit
Agency Address:	2373 Circadian Way, Santa Rosa, California
Agency Phone Number:	(707) 543-3537
Date of Contact:	June 12, 2018
Method of Communication:	In Person
Summary of Communication:	

2532 Santa Rosa Avenue (Parcel A)

According to the records reviewed, Advantage Man HOV and Dupar & Angel, Inc. were permitted by the SRFD from 1988 to 1999. Annual inspection of operations were conducted during this time. No major violations were reported within in the inspection documents reviewed.

325 Yolanda Avenue (Parcel B)

According to the records reviewed, Major Diesel was permitted by the SRFD from 1985 to 2005. Permitted operations included the storage of hazardous materials, automotive repair operations, and use of above ground storage tanks. Annual inspections were conducted by the SRFD from 1985 to 2005. According to an inspection conducted in 1987, Major Diesel was not providing secondary containment for waste oil and solvents located in the storage shed. According to an incident report conducted in 1988, a citizen submitted a grievance indication that the business owner was washing out diesel tanks after hours and allowing the run-off fuel to drain onto the ground. The SRFD responded and determined that grease and oil is standing in the low areas in puddles water. In addition, crankcases drainage was allowed to run into the gravel throughout out the yard. SRFD instructed the property owner to cease steam cleaning and the excavation of contaminated soil in the yard may be necessary. No additional information is available. Given that the subject property is only a small portion of the former Major Diesel operations and any

residual contamination would have likely degraded within the last 30 years, this incident is not expected to represent a significant environmental concern.

According to the documents reviewed, Matheson Fast Freight occupied Parcel B from at least 2002 to 2008. No significant violations were identified.

According to the SRFD records reviewed, Hulsman Transportation occupied Parcel B from at least 1987 to 1995. According to correspondence between the owner of Hulsman Transportation, Mr. Lawrence Hulsman, and the RWQCB, a 500-gallon leaded gasoline UST was removed from the subject property on September 23, 1982. In addition, a UST removal permit was issued to Hulsman Transportation for the removal of a single-walled steel 4,000-gallon diesel UST and a single-walled steel 8,000-gallon Diesel UST in 1988. The age of the tanks was noted to be 20 years. A subsequent LUST cleanup case was opened in regard to the former USTs located on Parcel B. See Section 4.1.4 Regional Water Quality Agency for details.

A copy of pertinent documents is included in Appendix B of this report.

4.1.3 Air Pollution Control Agency

Regulatory Agency Data

Name of Agency:	Bay Area Air Quality Management District (AQMD)
Point of Contact:	Rochelle Reed
Agency Address:	939 Ellis Street, San Francisco, California
Agency Phone Number:	(415) 771-6000
Date of Contact:	June 19, 2018
Method of Communication:	Email
Summary of Communication:	No Permits to Operate (PTO), Notices of Violation (NOV), or Notices to Comply (NTC) or the presence of AULs, dry cleaning machines, or USTs were on file for the subject property with the BAAQMD

4.1.4 Regional Water Quality Agency

Regulatory Agency Data

Name of Agency:	Regional Water Quality Control Board (RWQCB)
Point of Contact:	https://geotracker.waterboards.ca.gov/
Agency Address:	1515 Clay Street Unit#: 1400, Oakland, California
Agency Phone Number:	(510) 622-2300
Date of Contact:	June 19, 2017
Method of Communication:	Online
Summary of Communication:	

The southern portion of the subject property includes the westernmost portion of a larger parcel (Parcel B) that has been owned by the Hulsman family and operated by Hulsman Transportation since the 1940's. The primary building was constructed east of the subject property on the larger parcel in approximately 1947. According to available information, a 500-gallon underground storage tank (UST) containing leaded gasoline was located south of the primary building, approximately 100-feet east of the subject property. This UST was removed in September 1982 at which time it was reported to be approximately 40-50 years old. There was no soil excavated when the UST was removed in 1982.

In October 1988, a 4,000-gallon diesel UST and an 8,000-gallon diesel UST, located east of the primary building and approximately 200-feet west of the subject property, were removed. In November 1988, a monitoring well (MW-1) was installed adjacent to the west of the diesel UST excavation. Total Petroleum Hydrocarbons as gasoline (TPH-G) and BTEX (benzene, toluene, ethyl-benzene, and xylenes) were not detected in soil or groundwater samples collected. In April 1990, a monitoring well (MW-2) was installed near the northeast corner of the diesel UST excavation. TPH-G and BTEX were not detected in soil or groundwater samples collected.

In 1991, approximately 175 cubic yards of soil was excavated from the former gasoline tank pit. Four (4) sidewall samples were collected from 12 feet bgs and one bottom sample was collected from 23 feet bgs for analysis for TPH-G and BTEX. TPH-G and BTEX were not detected in the soil samples collected from the sidewalls. However, TPH-G was detected at 15 mg/kg, benzene was detected at 0.070 mg/kg, toluene was detected at 0.23 mg/kg, ethyl-benzene was detected at 0.084 mg/kg, and xylene was detected at 0.36 mg/kg in the bottom soil sample. The excavation was lined and backfilled with pea gravel. In 1992, a monitoring well (MW-3) was installed adjacent to the east of the UST excavation and TPH-G was detected at 13,000 µg/L, benzene was detected at 2,200 µg/L, toluene was detected at 200 µg/L, ethylbenzene was detected at 650 µg/L, and xylene was detected at 1,100 µg/L in groundwater.

In 1998, four (4) soil borings (HB-1, HB-2, HB-3, HB-4) were advanced to depths of twenty (20) feet bgs within and surrounding the southern portion of the primary building. TPH-G, BTEX, and MTBE were not detected in the soil samples collected. However, TPH-G was detected at 6,400 µg/L, benzene was detected at 1,800 µg/L, toluene was detected at 22 µg/L, ethyl-benzene was detected at 300 µg/L, and xylene was detected at 43 µg/L in HB-1. With the exception of a very low detection of benzene at a concentration of 1.1 µg/L in HB-2, there were no detections of TPH-G or BTEX compounds in borings HB-2, HB-3, and HB-4.

In April 2001, two (2) additional soil borings (EB-1 and EB-2) were advanced to depths of approximately 20 feet bgs in the northwest direction from HB-1 and the former UST. A monitoring well (MW-4) was installed adjacent to EB-1. Grab groundwater samples were also collected from EB-1 and EB-2. TPH-G detected at a concentration of 67.7 ppb in EB-1. No constituents were detected in EB-1, EB-2, or MW-4.

In September 2001, a groundwater monitoring event of original site wells MW-1, MW-2, MW-3, and MW-4 was conducted. Groundwater samples collected from MW-1, MW-2 (former diesel UST area) and MW-4 resulted in no detections of TPH-G, BTEX, and MTBE. However, TPH-G, BTEX, and MTBE were detected in MW-3 at concentrations of 3,000 µg/L, 770 µg/L, and 37 µg/L, respectively.

It was determined that the original wells, MW-1, MW-2, MW-3, were installed in the second underlying aquifer. Consequently, in November 2004, new groundwater monitoring wells MW-1s, MW2s, MW-3s, and MW-3d were installed at the subject property in order to evaluate the shallow seasonal aquifer. Groundwater monitoring events were completed in November 2004, February 2005, November 2007, March 2010, October 2012, March, June, and September 2014, and Mar/Apr 2015. The RWQCB required that monitoring wells associated with a release case to the south (Malm Metal) be incorporated into monitoring in August 2010.

An air sparge system, including 10 remedial sparge wells, was installed and began operation in May 2014. Subsequent monitoring indicated a reduction in groundwater contamination. The air sparge system was turned off and in April 2015 and subsequent groundwater monitoring indicated that concentrations of residual petroleum hydrocarbons did rebound, although concentrations of benzene and MTBE remained well below the Low Threat Closure Policy (LTCP) criteria. During the most recent monitoring event, in March/April 2015, the highest concentration of TPH-g was 6,300 ppb in MW-3s and the highest concentration of benzene was 540 ppb in B-15.

In August 2016, eight soil vapor samples were collected from 6-feet beneath ground surface for volatile organic compounds (VOCs) and Total Petroleum Hydrocarbons as diesel (TPH-D). Benzene was detected as high as 57 µg/m³, which is below the LTCP criteria of 85 µg/m³.

According to Interoffice Communication, Subject: No Further Action Recommendation, dated January 10, 2017 from the RWQCB, the groundwater plume, which is relatively stable and defined and mainly underlies Yolanda Avenue, does not pose a threat to existing domestic wells and is expected to decline in size and concentration over time. It was concluded that soil, soil vapor, and groundwater meet criteria of the LTCP. However, given the large size of the property and limited sampling area, a Soil and Groundwater Management Plan (SGMP), was required to be approved prior to closure. The RWQCB approved the SGMP dated May 12, 2017 and issued a No Further Action letter on June 26, 2017. SGMP requirements include stipulations for regulatory notifications and approval and handling of soil and groundwater. Based on the remedial activities conducts, regulatory oversight, analytical data, case closure status, and the existence of residual contamination, the LUST case is expected to represent a Conditional Recognized Environmental Concern (CREC).

4.1.5 Department of Toxic Substances Control

Regulatory Agency Data

Name of Agency:	California Department of Toxic Substances Control (DTSC)
Point of Contact:	https://www.envirostor.dtsc.ca.gov/public/ https://hwts.dtsc.ca.gov/report_search.cfm?id=5
Agency Address:	700 Heinz Avenue unit #: 200, Berkeley, California
Agency Phone Number:	(510) 540-2122
Date of Contact:	June 19, 2018
Method of Communication:	Online
Summary of Communication:	No records regarding hazardous substance releases, or the presence of USTs and AULs on the subject property were on file with the DTSC. Records obtained from the Hazardous Waste Tracking System (HWTS), as discussed below:

- Major Diesel at 325 Yolanda Avenue is identified as generating unspecified oil-containing waste in 2000.
- Chain Enterprises at 325 Yolanda Avenue is identified as generating waste oil and mixed oil in 2004.

- Matheson Freight at 325 Yolanda Avenue is identified as generating oxygenated solvents, waste oil and mixed oil, latex waste, off-spec, aged, or surplus organics in 2007 and unspecified organic liquid mixture, liquids with a pH less than 2 in 2008.

Based on the limited quantities and types of waste, the waste generated are not expected to represent a significant environmental concern.

A copy of pertinent documents is included in Appendix B of this report.

4.1.6 Building Department

Regulatory Agency Data

Name of Agency:	Santa Rosa Building Department (SRBD)
Agency Address:	100 Santa Rosa Avenue, Santa Rosa, California
Agency Phone Number:	(707) 543-3200
Date of Contact:	June 16, 2018
Method of Communication:	In Person
Summary of Communication:	Records were available for review, as further discussed in the following table.

Building Records Reviewed for 2532 Santa Rosa Avenue and 325 Yolanda Avenue (Subject Property)

Year(s)	Owner/Applicant	Description
1982	N/A	Permit to install new meter box (2532 Santa Rosa Avenue)
2016	N/A	Permit to demolish illegal modular structure (325 Yolanda Avenue)
2016	N/A	Permit to repair and reinforce existing beams (325 Yolanda Avenue)

4.1.7 Oil & Gas Exploration

Regulatory Agency Data

Name of Agency:	California Division of Oil, Gas and Geothermal Resources (DOGGR)
Point of Contact:	https://maps.conservation.ca.gov/doggr/wellfinder/#close
Agency Address:	801 K Street, Sacramento, California
Agency Phone Number:	(916) 322-1080
Date of Contact:	June 19, 2018
Method of Communication:	Online
Summary of Communication:	According to DOGGR, no oil or gas wells are located on or adjacent to the subject property.

4.1.8 Assessor's Office

Regulatory Agency Data	
Name of Agency:	Sonoma County Assessor (SCA)
Agency Address:	585 Fiscal Drive, Santa Rosa, California
Agency Phone Number:	(707) 565-1888
Date of Contact:	June 19, 2018
Method of Communication:	Telephone
Summary of Communication:	According to records reviewed, the subject property is identified by Assessor's Parcel Numbers (APN): 044-041-010 (Parcel A) and 044-071-002 (Parcel B) and is currently owned by Joseph Paul Hulsman since 2014.

4.2 Mapped Database Records Search

Information from standard federal, state, county, and city environmental record sources was provided by Environmental Data Resources, Inc. (EDR). Data from governmental agency lists are updated and integrated into one database, which is updated as these data are released. The information contained in this report was compiled from publicly available sources and the locations of the sites are plotted utilizing a geographic information system, which geocodes the site addresses. The accuracy of the geocoded locations is approximately +/-300 feet.

4.2.1 Regulatory Database Summary

Radius Report Data				
Database	Search Radius (mile)	Subject Property	Adjacent Properties	Sites of Concern
Federal NPL or Delisted NPL Site	1.00	N	N	N
Federal CERCLIS Site	0.50	N	N	N
Federal CERCLIS-NFRAP Site	0.50	N	N	N
Federal RCRA CORRACTS Facility	1.00	N	N	N
Federal RCRA TSD Facility	0.50	N	N	N
Federal RCRA Generators Site (LQG, SQG, CESQG)	0.25	N	N	N
Federal IC/EC Registries	0.50	N	N	N
Federal ERNS Site	Subject Property	N	N	N
State/Tribal Equivalent NPL	1.00	N	N	N
State/Tribal Equivalent CERCLIS	1.00	N	N	N
State/Tribal Landfill/Solid Waste Disposal Site	0.50	N	N	N
State/Tribal Leaking Storage Tank Site	0.50	Y	Y	N
State/Tribal Registered Storage Tank Sites (UST/AST)	0.25	Y	Y	N
State/Tribal Voluntary Cleanup Sites (VCP)	0.50	N	N	N
State/Tribal Spills	0.50	Y	Y	N
Federal Brownfield Sites	0.50	N	N	N
State Brownfield Sites	0.50	N	N	N
EDR MGP	Varies	N	N	N
EDR US Hist Auto Station	Varies	Y	Y	N

Radius Report Data

Database	Search Radius (mile)	Subject Property	Adjacent Properties	Sites of Concern
EDR US Hist Cleaners	Varies	N	N	N

4.2.2 Subject Property Listings

The subject property is identified as a Statewide Environmental Evaluation and Planning System Underground Storage Tank (SWEEPS UST). Leaking Underground Storage Tank (LUST), Historic Cortese (Hist Cortese), Enforcement (ENF), California Facility Index Underground Storage Tank (CA FID), and Historic Auto Station site in the regulatory database report, as discussed below:

- The subject property, identified as Hulsman Trans at 325 Yolanda Avenue, is listed as utilizing an 8,000-gallon diesel UST, a 4,000-gallon diesel UST, and a 500-gallon waste oil UST. No pertinent information on the subject property is available within the Hist Cortese or Enforcement database. This site is also listed as a “Completed - Case Closed” LUST cleanup site. Former operations including the use of USTs is further discussed in Section 4.1.4.
- The subject property, identified as Autokraft at 325 Yolanda Avenue, is listed under the EDR Hist Auto database from 1987 to 2008 under the names Major Diesel (1987-2008 and, AutoKraft (1990). The database listed the business as engine repair and automobile repairing businesses. Former operations including the use of USTs is further discussed in Section 4.1.4.

4.2.3 Adjacent Property Listings

The adjacent property to the south is identified as a EDR Hist Auto site in the regulatory database report, as discussed below:

- The property, identified as North Bay Honda Sales and Service at 2612 Santa Rosa Avenue, is located adjacent to the south of the subject property. This site is listed as a general automotive repair shop business under the names Honday of Santa Rosa (1976), Manly Honda (1987), Calrich Automotive Service (2000), and Hinkos Auto Performance (2000-2014). No unauthorized releases or spills are reported. Based on the direction of groundwater flow and lack of documented release, this listing is not expected to represent a significant environmental concern and it is unlikely a regulatory file review would alter the findings of this assessment.

The adjacent property to the south is identified as a UST site in the regulatory database report, as discussed below:

- The property, identified as 7-Eleven #33277 at 2648 Santa Rosa Avenue, is located across Yolanda Avenue and adjacent to the south of the subject property. This site is listed as a permitted UST site under the Santa Rosa Fire Department. No unauthorized releases or spills are reported. Based on the direction of groundwater flow and lack of documented releases, this listing is not expected to represent a significant environmental concern and it is unlikely a regulatory file review would alter the findings of this assessment.

The adjacent property to the south is identified as a EDR Hist Auto site in the regulatory database report, as discussed below:

- The property, identified as Nolan CR Auto Repair at 2626 Santa Rosa Avenue, is located adjacent to the west of the subject property. This site is listed as a general automotive repair shop business under the names Empire Muffler & Brake (1985-1988), Nolan CR Auto (1990), Cadillac Specialist (1994-1996), Buick Specialist (1994), Nolen Automotive (1994) Chevrolet Specialists (1994-1995), and Auto Tech & Repair (2002-2008). No unauthorized releases or spills are reported. Based on the direction of groundwater flow and lack of documented releases, this listing is not expected to represent a significant environmental concern and it is unlikely a regulatory file review would alter the findings of this assessment.

The adjacent property to the south is identified as a EDR Hist Auto site, LUST, ENF, and Hist Cortese site in the regulatory database report, as discussed below:

- The property, identified as Michael's Auto at 2642 Santa Rosa Avenue, is located adjacent to the west of the subject property. This site is listed under the EDR Hist Auto Stations from 1958 to 1982 under the names Signal Oil Co (1958), Favis Signal Service Gas Station (1961-1965), Bundesen Enco Service (1970), Gerrick Steven Exxon (1974-1983), Karinen Garag (1976), and K & W Auto Service (1977-1980). This site is also listed as a "Case Closed" LUST cleanup site. According to the Regional Water Quality Control Board's (RWQCB) Geotracker website, an unauthorized release of gasoline effecting "aquifer used for drinking water supply" was discovered in December 1987. According to regulatory database report, unspecified remediation activities were conducted in September 1998. No other information regarding investigation or remedial efforts are available on the RWQCB Geotracker website or in the regulatory database report. However, the site was issued case closure status on September 18, 1998. Based on analytical data from a previous subsurface investigation conducted on the subject property (AEI 2018), case closure status, regulatory oversight, and observed redevelopment of the site (current McDonald's Restaurant) this listing is not expected to represent a significant environmental concern.

4.2.4 Sites of Concern Listings

No sites of concern are identified in the regulatory database report. However, the following sites warrant further discussion:

- The property, identified as Santa Rosa Plume at Yolanda, is plotted 315-feet south southwest of the subject property. According to the regulatory database report, this site is identified as Facility Id 1NSR354. No information was included in the regulatory database report and this site was not identified in the Geotracker database. However, this case appears to correspond to the Fireform Porcelain/Malm Fireplaces SLIC site that is identified as RB Case Number 1NSR354 and further detailed below.
- The property, identified as Fireform Porcelain/Malm Fireplaces Inc at 368 Yolanda Avenue, is plotted 313-feet southeast of the subject property. According to information obtained from the

RWQCB, owners of a residence (372 Yolanda Avenue) formerly approximately 400-feet east southeast of the subject property contacted the RWQCB in 1999 due to concerns that there domestic water well had been impacted by an area-wide chlorinated solvent impacts to groundwater. Sampling of the well at 372 Yolanda Avenue identified trichloroethene at 179 µg/L. Between March 1999 and March 2000, the RWQCB sampled nine domestic water wells in the area. A soil gas survey in 2000 was completed at the Malm Fireplaces and identified a soil gas plume of chlorinated solvents centered at the site as well as several smaller plumes in the general vicinity of the site. Based on subsequent investigations, it was determined that TCE-impacted soils extent from 5-feet to 40-feet bgs with the substantial mass located at 5-feet to 15-feet bgs. Based on data collected in February 2016, groundwater gradient was to the south (away from the subject property), but contamination had not been delineated to the north of Yolanda Avenue. Since 2016, monitoring wells have been installed at down-gradient residential properties. Excavation of contaminated soils is planned for September 2018. Groundwater monitoring at the parent parcel as part of the release case discussed in Section 4.1.4 did not include analysis for chlorinated solvents. However, eight soil vapor samples were collected in August 2016 on the subject property and parent parcel did not identify chlorinated solvents. Based on the soil vapor data, direction of groundwater flow, regulatory oversight of remediation, the release at Fireform Porcelain/Malm Fireplaces is not expected to represent a significant environmental concern.

- The property, identified as Malm Metal Products at 2640 Santa Rosa Avenue, was located at the southeast corner of Yolanda and Santa Rosa Avenue from 1960 until 1994. This facility manufactured heating and air conditioning ducts and other metal products. A 1,000-gallon gasoline UST was operated by Malm Metal Products and was removed in 1982. The UST was located north of the building in what is now Yolanda Avenue. A release was discovered at the time of removal. A free-phase gasoline recovery system was operated from 1982 to 1989. Following additional assessment in the early 1990s, 9,470 cubic yards of soil were excavated and 11,340 gallons of groundwater removed and treated in 1998. An investigation in 1999 identified off-site sources and onsite sources of chlorinated hydrocarbon contamination. High Vacuum Dual Phase Extraction (HVDPE) was conducted at the site in September and October 2004. An ozone injection system was operated at the site in April 2006 to September 2009 and from May 2011 to June 2015. According to the Site Conceptual Model/Low-Threat Closure Policy Evaluation/Closure Request dated May 2, 2016, groundwater, petroleum vapor intrusion to indoor air, and direct contact and outdoor air exposure satisfies Low-Threat Closure Criteria. The RWQCB issued a letter dated December 11, 2017 indicating that no further action is required. Based on the direction of groundwater flow and regulatory status, the release at Malm Metal Products is not expected to represent a significant environmental concern.
- The property, identified as Auto Life Center at 2698 Santa Rosa Avenue, is plotted 352-feet south southwest of the subject property. According to information obtained from the RWQCB Geotracker website, a discharge of petroleum and chlorinated hydrocarbons was discovered in the vicinity of the former engine/parts washing area. The extent of the soil and groundwater contamination and it was determined that area of impact was limited to the concrete slab

adjacent to the former Auto Life Center. The impacted soil was removed during redevelopment in 2002 and subsequent groundwater sampling did not indicate the presence of contamination. The RWQCB issued a letter dated December 11, 2017 indicating that no further action is required. Based on the direction of groundwater flow and regulatory status, the release at Auto Life Center is not expected to represent a significant environmental concern.

- The property, identified as Lyle's Tackle Shop at 2690 Santa Rosa Avenue, is plotted 405-feet south southwest of the subject property. According to information obtained from the RWQCB Geotracker website, a discharge of unspecified contaminants was reported in 1998 and received closure on July 5, 2006. No additional information is available. Based on available information from investigations located between this site and the subject property (Malm Metal Products) and regulatory status, the release at Lyle's Tackle Shop is not expected to represent a significant environmental concern and it is unlikely a regulatory file review would alter the findings of this assessment.

4.2.5 Orphan Listings

No orphan listings of concern are identified in the regulatory database report.

A copy of the regulatory database report is included in Appendix C of this report.

4.2.6 Vapor Migration

Using the ASTM definition of migration, Partner considers the migration of hazardous substances or petroleum products in any form onto the subject property during the evaluation of each site listed on the radius report, which includes solid, liquid, and vapor.

The subject property consists of approximately 1.90 acres of land improved with a one-story shed constructed in 1942. Historically, the subject property was used for commercial and light industrial purposes. The subject property is located in a suburban developed area of the city and the current surrounding land use consists primarily of commercial office properties. Man-made conduits, such as major utility corridors or sewer lines, are located along the adjacent rights of way. Groundwater is expected to be present at depths of at least 10 feet below ground surface (bgs) and flows towards the southwest.

Based on Partner's review of the agency database report obtained from EDR no offsite properties with the potential to have created a vapor intrusion concern to the subject property were found. No offsite properties with a documented open release of petroleum hydrocarbons were identified within 528-feet (1/10-mile) upgradient, 165-feet cross-gradient, or 100-feet down-gradient of the subject property in the EDR Report. An offsite property with an open release of chlorinated VOCs is plotted 313-feet southeast (cross to down-gradient) of the subject property and is further discussed above (Fireform Porcelain/Malm Fireplaces). No other offsite properties with an open documented release of other chemicals such as chlorinated VOCs were identified within 1,760-feet (1/3-mile) upgradient, 365-feet cross-gradient, or 100-feet down-gradient of the subject property in the EDR Report.

Based on the findings, vapor migration is not expected to represent a significant environmental concern at this time.

A copy of the regulatory database report is included in Appendix C of this report.

5.0 USER PROVIDED INFORMATION AND INTERVIEWS

In order to qualify for one of the *Landowner Liability Protections (LLPs)* offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the *Brownfields Amendments*), the *User* must conduct the following inquiries required by 40 CFR 312.25, 312.28, 312.29, 312.30, and 312.31. The *User* should provide the following information to the *environmental professional*. Failure to provide this information could result in a determination that *all appropriate inquiries* is not complete. The *User* is asked to provide information or knowledge of the following:

- Review Title and Judicial Records for Environmental Liens and AULs
- Specialized Knowledge or Experience of the User
- Actual Knowledge of the User
- Reason for Significantly Lower Purchase Price
- Commonly Known or *Reasonably Ascertainable* information
- Degree of Obviousness
- Reason for Preparation of this Phase I ESA

Fulfillment of these user responsibilities is key to qualification for the identified defenses to CERCLA liability. Partner requested our Client to provide information to satisfy User Responsibilities as identified in Section 6 of the ASTM guidance.

Pursuant to ASTM E1527-13, Partner requested the following site information from In-N-Out Burgers (User of this report). In-N-Out Burgers provided Partner with specific responses as to all "User Responsibilities" items listed in the chart below, as discussed below, except those categories affirmatively checked as "Not Provided by User".

User Responsibilities				
Item	Provided By User	Not Provided By User	Discussed Below	Does Not Apply
Environmental Pre-Survey Questionnaire	X		X	
Title Records, Environmental Liens, and AULs	X		X	
Specialized Knowledge			X	
Actual Knowledge			X	
Valuation Reduction for Environmental Issues			X	
Identification of Key Site Manager	Section 5.1.3			
Reason for Performing Phase I ESA	Section 1.1			
Prior Environmental Reports	X		X	
Other				X

5.1 Interviews

5.1.1 Interview with Owner

Mr. Paul Hulsman, subject property owner, was not aware of any pending or threatened litigation relevant to hazardous substances or petroleum products in, on, or from the subject property; any pending or threatened, administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the subject property; or any notices from a governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.

According to Mr. Hulsman Parcel A of the subject property was utilized from 1980 to circa 2000 as a mobile home sales business. Mr. Hulsman indicated that the subject property utilizes a domestic well located on the east side of Parcel B. The domestic well is reportedly not utilized as potable water. All potable water is brought on site from off-site sources in containers.

5.1.2 Interview with Report User

Ms. Kim Onishi, Real Estate Manager with In-N-Out Burgers, completed the User questionnaire. Refer to Section 5.2 for a discussion of the questionnaire responses.

5.1.3 Interview with Key Site Manager

Mr. Hulsman was also identified as the key site manager.

5.1.4 Interviews with Past Owners, Operators and Occupants

Mr. Hulsman indicated that he inherited the subject property parcels from relatives who are now deceased. Consequently, interviews with past owners, operators and occupants were not reasonably ascertainable and thus constitute a data gap

5.1.5 Interview with Others

As the subject property is not an abandoned property as defined in ASTM 1527-13, interview with others were not performed.

5.2 User Provided Information

5.2.1 Title Records, Environmental Liens, and AULs

At the request of the User, Partner contracted AFX to perform an environmental lien search for the subject property. No environmental liens were identified for the subject property. However, an AUL was identified in connection with the closed LUST case further discussed in Section 4.1.4.

Partner was provided with a Commitment For Title Insurance for the subject property dated May 8, 2018 and prepared by First American Title Company for review as part of this assessment. According to the report, title is vested in Hulsman Transportation Company and Paul Joseph Hulsman, Ramond L Hulsman, Trustee of the Raymond L. Hulsman 2013 Revocable Trust, James W. Hulsman, Trustee of the Hulsman Living Trust, and Catherine Claire Hulsman, Trustee of the Catherine Claire Hulsman Trust. The title search did not identify any environmentally noteworthy matters.

5.2.2 Specialized Knowledge

The User did not have specialized knowledge of environmental conditions associated with the subject property at the time of the assessment.

5.2.3 Actual Knowledge of the User

The User was not aware of environmental liens and/or AULs encumbering the subject property or in connection with the subject property at the time of the assessment.

5.2.4 Valuation Reduction for Environmental Issues

The User was not aware of any reductions in property value due to environmental issues.

5.2.5 Commonly Known or Reasonably Ascertainable Information

The User did provide information that is commonly known or *reasonably ascertainable* within the local community about the subject property at the time of the assessment. The user provided documentation associated with investigation and remediation activities further discussed in Section 4.1.4 and 5.2.6.

5.2.6 Previous Reports and Other Provided Documentation

As part of this Partner report the client provided a Limited Phase II Subsurface Investigation conducted by AEI Consultants (AEI) dated June 18, 2018 and included 20 soil borings (SB-1A-D through SB-5A-D) and four soil vapor probes (SV-1 to SV-4) on the 2532 Santa Rosa Avenue (Parcel A) and 325 Yolanda Avenue (Parcel B). The investigation was conducted to evaluate potential impacts to shallow soil from historical agricultural impacts and further evaluate soil vapor in the area of the petroleum release on Parcel B. It appears that SB-1A, SB-1C, SB-5A-D, and SV-1 were located on the subject property with SV-2 and SV-3 located just east of the subject property.

The soil samples were collected at 0.5 feet bgs and were composited into five four-point composites by the laboratory for analysis of organochlorine pesticides (OCP). Five discrete samples borings SB-1A-D through SB-5A-D were analyzed for arsenic and lead. The pesticide, Chlordane was detected in a composite sample from boring SB-5A-D (COMP-5) (on Parcel A of the subject property) at a concentration of 1.79 mg/kg, which is above the applicable Tier 1 and direct contact residential ESLs of 0.48 mg/kg. As a result, the discrete samples at SB5A-D collected at 0.5 feet-bgs and 2-feet bgs were analyzed. SB-5A at 0.5 feet bgs at a concentration of 8.70 mg/kg, which exceed the applicable Tier 1 and direct contact residential ESLs of 0.48 mg/kg. Chlordane was not detected in the 2 feet bgs sample at location SB-5A. Levels of chlordane detected in SB-5B and SB-5C did not exceed the applicable Tier 1 and direct contact residential ESLs of 0.48 mg/kg. Levels of 4,4-DDT and 4,4-DDD detected in discrete samples at SB-5A-D and SB-5C did not exceed the applicable Tier 1 and direct contact residential ESLs. Lead concentrations detected in discrete soil samples did not exceed the applicable Tier 1 and direct contact residential ESLs. AEI recommended that a Site Management Plan to manage exposure to soils on the northwestern portion of the subject property.

Soil vapor samples were collected at 5-feet bgs and were analyzed for VOCs. According to results from soil vapor analysis, benzene was detected at a concentration of 50.9 $\mu\text{g}/\text{m}^3$ in SV-1 (on the subject

property) in exceedance ESLs, but below LTCP criteria. No other constituents detected in the soil vapor samples exceeded ESLs. AEI recommended that the Soil Management Plan and Health and Safety Plan developed as part the closed release case (further discussed in Section 4.1.4) be implemented during redevelopment.

The client also provided documentation associated with the former remediation activities at 325 Yolanda Avenue (Parcel B), as summarized in Section 4.1.4.

Copies of pertinent pages reviewed are included in Appendix B of this report.

6.0 SITE RECONNAISSANCE

The weather at the time of the site visit was sunny and clear. Refer to Section 1.5 for limitations encountered during the field reconnaissance and Sections 2.1 and 2.2 for subject property operations. The table below provides the site assessment details:

Site Assessment Data

Site Assessment Performed By: Ryan Ahrling
Site Assessment Conducted On: June 15, 2018

The table below provides the subject property personnel interviewed during the field reconnaissance:

Site Visit Personnel for 2532 Santa Rosa Avenue and 325 Yolanda Avenue (Subject Property)

Name	Title/Role	Contact Number	Site Walk* Yes/No
Mr. Paul Hulsman	Subject Property Owner	(707) 479-9023	Yes

* Accompanied Partner during the field reconnaissance activities and provided information pertaining to the current operations and maintenance of the subject property

In addition to inspecting the subject property parcels, Partner inspected the entire 325 Yolanda Avenue parcel.

No potential environmental concerns were identified during the onsite reconnaissance.

6.1 General Site Characteristics

6.1.1 Solid Waste Disposal

Solid waste generated at the subject property is disposed of in commercial dumpsters located on the adjacent property to east (325 Yolanda Avenue). An independent solid waste disposal contractor, removes solid waste from the commercial dumpsters. According to property personnel, only household trash is collected in the on-site solid waste dumpsters. No evidence of illegal dumping of solid waste was observed during the Partner site reconnaissance.

6.1.2 Sewage Discharge and Disposal

Sanitary discharges on the subject property are directed into the municipal sanitary sewer system. The City of Santa Rosa services the subject property vicinity. No wastewater treatment facilities or septic systems are observed or reported on the subject property.

6.1.3 Surface Water Drainage

Storm water is removed from the subject property primarily by percolation into the native ground.

No storm water drains were observed on the subject property. However, the ground was not clearly visible due to vegetation and Pinnacle storage yard activities.

The subject property does not appear to be a designated wetland area, based on information obtained from the United States Fish & Wildlife Service; however, a comprehensive wetlands survey would be required in order to formally determine actual wetlands on the subject property. No surface

impoundments, wetlands, natural catch basins, settling ponds, or lagoons are located on the subject property. No drywells were identified on the subject property.

6.1.4 Source of Heating and Cooling

Heating and cooling systems as well as domestic hot water equipment are fueled by electricity provided by Pacific Gas & Electric (PG & E). Hot water is provided by individual electric hot water heater.

6.1.5 Wells and Cisterns

The subject property obtains water from a domestic well located on the adjacent property to the east also addressed 325 Yolanda Avenue. Discussions with Mr. Hulsman stated that the domestic well water is not used for drinking purposes.

6.1.6 Wastewater

Domestic wastewater generated at the subject property is disposed by means of the sanitary sewer system. No industrial process is currently performed at the subject property.

6.1.7 Septic Systems

No septic systems were observed or reported on the subject property.

6.1.8 Additional Site Observations

No additional general site characteristics were observed during the site reconnaissance.

6.2 Potential Environmental Hazards

6.2.1 Hazardous Substances and Petroleum Products Used or Stored at the Site

Partner identified hazardous substances used, stored, and/or generated on the subject property as noted in the following table:

Hazardous Substances and/or Petroleum Products Noted Onsite				
Substance	Container Size	Location	Nature of Use	Disposal Method
Cable Lubricant	8 x 10-gallon containers	South portion of Parcel B	Pinnacle Telephone/Electrical Equipment Installation Operations	Use until exhausted

The materials were found to be properly labeled and stored at the time of the assessment with no signs of leaks, stains, or spills. Secondary containment is not provided. Based on the nature of use, overall small quantities observed, and lack of violations on-file with the local fire department, these materials are not expected to represent a significant environmental concern.

6.2.2 Aboveground & Underground Hazardous Substance or Petroleum Product Storage Tanks (ASTs/USTs)

No evidence of current or former ASTs or USTs was observed during the site reconnaissance.

6.2.3 Evidence of Releases

No spills, stains or other indications that a surficial release has occurred at the subject property were observed.

6.2.4 Polychlorinated Biphenyls (PCBs)

No potential PCB-containing equipment (transformers, oil-filled switches, hoists, lifts, dock levelers, hydraulic elevators, etc) was observed on the subject property during Partner's reconnaissance.

6.2.5 Strong, Pungent or Noxious Odors

No strong, pungent or noxious odors were evident during the site reconnaissance.

6.2.6 Pools of Liquid

No pools of liquid were observed on the subject property during the site reconnaissance.

6.2.7 Drains, Sumps and Clarifiers

No drains, sumps, or clarifiers, were observed on the subject property during the site reconnaissance.

6.2.8 Pits, Ponds and Lagoons

No pits, ponds or lagoons were observed on the subject property.

6.2.9 Stressed Vegetation

No stressed vegetation was observed on the subject property.

6.2.10 Additional Potential Environmental Hazards

No additional environmental hazards, including landfill activities or radiological hazards, were observed.

6.3 Non-ASTM Services

6.3.1 Asbestos-Containing Materials (ACMs)

Asbestos is the name given to a number of naturally occurring, fibrous silicate minerals mined for their useful properties such as thermal insulation, chemical and thermal stability, and high tensile strength. The Occupational Safety and Health Administration (OSHA) regulation 29 CFR 1926.1101 requires certain construction materials to be *presumed* to contain asbestos, for purposes of this regulation. All thermal system insulation (TSI), surfacing material, and asphalt/vinyl flooring that are present in a building constructed prior to 1981 and have not been appropriately tested are "presumed asbestos-containing material" (PACM).

The subject property building was constructed between 1942 and circa 1952. Partner has conducted a limited, visual evaluation of accessible areas for the presence of suspect ACMs at the subject property. The objective of this visual survey was to note the presence and condition of suspect ACM observed. Please refer to the table below for identified suspect ACMs:

Suspect ACMs

Suspect ACM	Location	Friable Yes/No	Physical Condition
Drywall Systems	Throughout Building Interior	No	Good
Floor Tiles	Throughout Building Interior	No	Good
Floor Tile Mastic	Throughout Building Interior	No	Good
Stucco	Throughout Building Exterior	Yes	Good

The limited visual survey consisted of noting observable materials (materials which were readily accessible and visible during the course of the site reconnaissance) that are commonly known to potentially contain asbestos. This activity was not designed to discover all sources of suspect ACM, PACM, or asbestos at the site; or to comply with any regulations and/or laws relative to planned disturbance of building materials such as renovation or demolition, or any other regulatory purpose. Rather, it is intended to give the User an indication if significant (significant due to quantity, accessibility, or condition) potential sources of ACM or PACM are present at the subject property. Additional sampling, assessment, and evaluation will be warranted for any other use.

Partner was not provided building plans or specifications for review, which may have been useful in determining areas likely to have used ACM.

According to the US EPA, ACM and PACM that is intact and in good condition can, in general, be managed safely in-place under an Operations and Maintenance (O&M) Program until removal is dictated by renovation, demolition, or deteriorating material condition. Prior to any disturbance of the construction materials within this facility, a comprehensive ACM survey is recommended.

6.3.2 Lead-Based Paint (LBP)

Lead is a highly toxic metal that affects virtually every system of the body. LBP is defined as any paint, varnish, stain, or other applied coating that has 1 mg/cm² (or 5,000 µg/g or 0.5% by weight) or more of lead. Congress passed the Residential Lead-Based Paint Hazard Reduction Act of 1992, also known as "Title X", to protect families from exposure to lead from paint, dust, and soil. Under Section 1017 of Title X, intact LBP on most walls and ceilings is not considered a "hazard," although the condition of the paint should be monitored and maintained to ensure that it does not become deteriorated. Further, Section 1018 of this law directed the Housing and Urban Development (HUD) and the US EPA to require the disclosure of known information on LBP and LBP hazards before the sale or lease of most housing built before 1978.

Based on the age of the subject property building (pre-1978), there is a potential that LBP is present. Interior and exterior painted surfaces were observed in good condition and therefore not expected to represent a "hazard," although the condition of the paint should be monitored and maintained to ensure that it does not become deteriorated.

Actual material samples would need to be collected in order to determine if LBP is present.

6.3.3 Radon

Radon is a colorless, odorless, naturally occurring, radioactive, inert, gaseous element formed by radioactive decay of radium (Ra) atoms. The US EPA has prepared a map to assist National, State, and local organizations to target their resources and to implement radon-resistant building codes. The map divides the country into three Radon Zones, according to the table below:

EPA Radon Zones		
EPA Zones	Average Predicted Radon Levels	Potential
Zone 1	Exceed 4.0 pCi/L	Highest
Zone 2	Between 2.0 and 4.0 pCi/L	Moderate
Zone 3	Less than 2.0 pCi/L	Low

It is important to note that the EPA has found homes with elevated levels of radon in all three zones, and the US EPA recommends site-specific testing in order to determine radon levels at a specific location. However, the map does give a valuable indication of the propensity of radon gas accumulation in structures.

Radon sampling was not conducted as part of this assessment. Review of the US EPA Map of Radon Zones places the subject property in Zone 2. Based upon the radon zone classification, radon is not considered to be a significant environmental concern.

6.3.4 Lead in Drinking Water

According to Mr. Hulsman drinking water is brought on site from offsite sources (i.e. bottled water).

6.3.5 Mold

Molds are microscopic organisms found virtually everywhere, indoors and outdoors. Mold will grow and multiply under the right conditions, needing only sufficient moisture (e.g. in the form of very high humidity, condensation, or water from a leaking pipe, etc.) and organic material (e.g., ceiling tile, drywall, paper, or natural fiber carpet padding).

Partner observed accessible, interior areas for the subject property building for significant evidence of mold growth with the exceptions detailed in Section 1.5 of this report; however, this ESA should not be used as a mold survey or inspection. Additionally, this limited assessment was not designed to assess all areas of potential mold growth that may be affected by mold growth on the subject property. Rather, it is intended to give the client an indication as to whether or not conspicuous (based on observed areas) mold growth is present at the subject property. This evaluation did not include a review of pipe chases, mechanical systems, or areas behind enclosed walls and ceilings.

No obvious indications of water damage or mold growth were observed during Partner's visual assessment.

6.4 Adjacent Property Reconnaissance

The adjacent property reconnaissance consisted of observing the adjacent properties from the subject property premises.

6.4.1 Hazardous Substances and Petroleum Products Used or Stored at the Site

The adjacent property to the south/west identified as Quality Motors (2620 Santa Rosa Avenue) appears to be operated as an automotive repair business. Automotive repair businesses typically utilize hazardous materials above the threshold requiring a permit. Based on limited observations of the site during the time of the site inspection no obvious evidence of unauthorized spills or leaks were observed. In addition, no unauthorized spills or leaks are reported on the EDR regulatory database report, Regional Water Quality Control Board's (RWQCB) Geotracker website, or the Department of Toxic Substance Control's (DTSC) website. Based on limited on site observations and lack of documented releases the adjacent automotive repair business is not expected to represent a significant environmental concern.

6.4.2 ASTs/USTs for Hazardous Substances or Petroleum Products

The adjacent property to the south identified as Seven Eleven (2648 Santa Rosa Avenue) appears to be operated as a gasoline service station. Gasoline service stations typically utilize USTs and manifest hazardous materials above the threshold requiring a permit. Based on limited observations of the site during the time of the site inspection no obvious evidence of unauthorized spills or leaks were observed. In addition, no unauthorized spills or leaks are reported on the EDR regulatory database report, Regional Water Quality Control Board's (RWQCB) Geotracker website, or the Department of Toxic Substance Control's (DTSC) website. Based on limited on site observations, perceived hydraulic gradient (down), and lack of documented releases the adjacent gasoline service station is not expected to represent a significant environmental concern.

7.0 FINDINGS AND CONCLUSIONS

Findings

A *recognized environmental condition (REC)* refers to the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: due to release to the environment; under conditions indicative of a release to the environment; or under conditions that pose a material threat of a future release to the environment. The following was identified during the course of this assessment:

- As part of this report, the client provided a Limited Phase II Subsurface Investigation conducted by AEI Consultants (AEI) dated June 18, 2018 and included 20 soil borings (SB-1A-D through SB-5A-D) and four soil vapor probes (SV-1 to SV-4) on the 2532 Santa Rosa Avenue (Parcel A) and 325 Yolanda Avenue (Parcel B). The investigation was conducted to evaluate potential impacts to shallow soil from historical agricultural impacts and further evaluate soil vapor in the area of the petroleum release on Parcel B. The petroleum release on Parcel B is further discussed below.

It appears that SB-1A, SB-1C, and SB-5A-D were advanced on the subject property to evaluate historical agricultural impacts. The soil samples were collected at 0.5 feet bgs and were composited into five four-point composites by the laboratory for analysis of organochlorine pesticides (OCP). Five discrete samples borings SB-1A-D through SB-5A-D were analyzed for arsenic and lead. The pesticide, chlordane was detected in a composite sample from boring SB-5A-D (COMP-5) (on Parcel A of the subject property) at a concentration of 1.79 mg/kg, which is above the applicable Tier 1 and direct contact residential ESLs of 0.48 mg/kg. As a result, the discrete samples at SB5A-D collected at 0.5 feet-bgs and 2-feet bgs were analyzed. SB-5A at 0.5 feet bgs at a concentration of 8.70 mg/kg, which exceed the applicable Tier 1 and direct contact residential ESLs of 0.48 mg/kg. Chlordane was not detected in the 2 feet bgs sample at location SB-5A. Levels of chlordane detected in SB-5B and SB-5C did not exceed the applicable Tier 1 and direct contact residential ESLs of 0.48 mg/kg. Levels of 4,4-DDT and 4,4-DDD detected in discrete samples at SB-5A-D and SB-5C did not exceed the applicable Tier 1 and direct contact residential ESLs. Lead concentrations detected in discrete soil samples did not exceed the applicable Tier 1 and direct contact residential ESLs. AEI recommended a "Site Management Plan" (sic) to manage exposure to soils on the northwestern portion of the subject property. The presence of chlordane in soils on the subject property in exceedance of regulatory thresholds is considered a recognized environmental condition (REC). However, the extent of the area of impact appears to be limited.

A *controlled recognized environmental condition (CREC)* refers to a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls. The following was identified during the course of this assessment:

- The southern portion of the subject property includes the westernmost portion of a larger parcel (Parcel B) that has been owned by the Hulsman family and operated by Hulsman Transportation since the 1940's. The primary building was constructed east of the subject property on the larger

parcel in approximately 1947. According to available information, a 500-gallon underground storage tank (UST) containing leaded gasoline was located south of the primary building, approximately 100-feet east of the subject property. This UST was removed in September 1982, at which time, it was reported to be approximately 40-50 years old. There was no soil excavated when the UST was removed in 1982.

In October 1988, a 4,000-gallon diesel UST and an 8,000-gallon diesel UST, located east of the primary building and approximately 200-feet west of the subject property, were removed. In November 1988, a monitoring well (MW-1) was installed adjacent to the west of the diesel UST excavation. Total Petroleum Hydrocarbons as gasoline (TPH-G) and BTEX (benzene, toluene, ethyl-benzene, and xylenes) were not detected in soil or groundwater samples collected. In April 1990, a monitoring well (MW-2) was installed near the northeast corner of the diesel UST excavation. TPH-G and BTEX were not detected in soil or groundwater samples collected.

In 1991, approximately 175 cubic yards of soil was excavated from the former gasoline tank pit. Four (4) sidewall samples were collected from 12 feet bgs and one bottom sample was collected from 23 feet bgs for analysis for TPH-G and BTEX. TPH-G and BTEX were not detected in the soil samples collected from the sidewalls. However, TPH-G was detected at 15 mg/kg, benzene was detected at 0.070 mg/kg, toluene was detected at 0.23 mg/kg, ethyl-benzene was detected at 0.084 mg/kg, and xylene was detected at 0.36 mg/kg in the bottom soil sample. The excavation was lined and backfilled with pea gravel. In 1992, a monitoring well (MW-3) was installed adjacent to the east of the UST excavation and TPH-G was detected at 13,000 µg/L, benzene was detected at 2,200 µg/L, toluene was detected at 200 µg/L, ethylbenzene was detected at 650 µg/L, and xylene was detected at 1,100 µg/L in groundwater.

In 1998, four (4) soil borings (HB-1, HB-2, HB-3, HB-4) were advanced to depths of twenty (20) feet bgs within and surrounding the southern portion of the primary building. TPH-G, BTEX, and MTBE were not detected in the soil samples collected. However, TPH-G was detected at 6,400 µg/L, benzene was detected at 1,800 µg/L, toluene was detected at 22 µg/L, ethyl-benzene was detected at 300 µg/L, and xylene was detected at 43 µg/L in HB-1. With the exception of a very low detection of benzene at a concentration of 1.1 µg/L in HB-2, there were no detections of TPH-G or BTEX compounds in borings HB-2, HB-3, and HB-4.

In April 2001, two (2) additional soil borings (EB-1 and EB-2) were advanced to depths of approximately 20 feet bgs in the northwest direction from HB-1 and the former UST. A monitoring well (MW-4) was installed adjacent to EB-1. Grab groundwater samples were also collected from EB-1 and EB-2. TPH-G detected at a concentration of 67.7 ppb in EB-1. No constituents were detected in EB-1, EB-2, or MW-4.

In September 2001, a groundwater monitoring event of original site wells MW-1, MW-2, MW-3, and MW-4 was conducted. Groundwater samples collected from MW-1, MW-2 (former diesel UST area) and MW-4 resulted in no detections of TPH-G, BTEX, and MTBE. However, TPH-G, BTEX, and

MTBE were detected in MW-3 at concentrations of 3,000 µg/L, 770 µg/L, and 37 µg/L, respectively.

It was determined that the original wells, MW-1, MW-2, MW-3, were installed in the second underlying aquifer. Consequently, in November 2004, new groundwater monitoring wells MW-1s, MW2s, MW-3s, and MW-3d were installed at the subject property in order to evaluate the shallow seasonal aquifer. Groundwater monitoring events were completed in November 2004, February 2005, November 2007, March 2010, October 2012, March, June, and September 2014, and Mar/Apr 2015. The RWQCB required that monitoring wells associated with a release case to the south (Malm Metal) be incorporated into monitoring in August 2010.

An air sparge system, including 10 remedial sparge wells, was installed and began operation in May 2014. Subsequent monitoring indicated a reduction in groundwater contamination. The air sparge system was turned off and in April 2015 and subsequent groundwater monitoring indicated that concentrations of residual petroleum hydrocarbons did rebound, although concentrations of benzene and MTBE remained well below the Low Threat Closure Policy (LTCP) criteria. During the most recent monitoring event, in March/April 2015, the highest concentration of TPH-g was 6,300 ppb in MW-3s and the highest concentration of benzene was 540 ppb in B-15.

In August 2016, eight soil vapor samples were collected from 6-feet beneath ground surface for volatile organic compounds (VOCs) and Total Petroleum Hydrocarbons as diesel (TPH-D). Benzene was detected as high as 57 µg/m³, which is below the LTCP criteria of 85 µg/m³.

According to Interoffice Communication, Subject: No Further Action Recommendation, dated January 10, 2017 from the RWQCB, the groundwater plume, which is relatively stable and defined and mainly underlies Yolanda Avenue, does not pose a threat to existing domestic wells and is expected to decline in size and concentration over time. It was concluded that soil, soil vapor, and groundwater meet criteria of the LTCP. However, given the large size of the property and limited sampling area, a Soil and Groundwater Management Plan (SGMP), was required to be approved prior to closure. The RWQCB approved the SGMP dated May 12, 2017 and issued a No Further Action letter on June 26, 2017. The SGMP requirements include stipulations for regulatory notifications and approval and handling of soil and groundwater. Based on the remedial activities conducts, regulatory oversight, analytical data, case closure status, and the existence of residual contamination, the LUST case is expected to represent a Conditional Recognized Environmental Concern (CREC).

A historical recognized environmental condition (HREC) refers to a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls. The following was identified during the course of this assessment:

- Partner did not identify any historical recognized environmental conditions during the course of this assessment.

An *environmental issue* refers to environmental concerns identified by Partner, which do not qualify as RECs; however, warrant further discussion. The following was identified during the course of this assessment:

- There is a potential that asbestos-containing materials (ACMs) are present. Overall, all suspect ACMs were observed in good condition and do not pose a health and safety concern to the occupants of the subject property at this time. The identified suspect ACMs would need to be sampled to confirm the presence or absence of asbestos prior to any demolition activities to prevent potential exposure to workers.

Conclusions, Opinions and Recommendations

Partner has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of 2532 Santa Rosa Avenue and 325 Yolanda Avenue in the City of Santa Rosa, Sonoma County, California (the "subject property"). Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report.

This assessment has revealed evidence of recognized environmental conditions and environmental issues in connection with the subject property. Based on the conclusions of this assessment, Partner recommends the following:

- Implementation of a Soil Management Plan during redevelopment to prevent exposure to soils that have been impacted by chlordane.
- The requirements of Soil and Groundwater Management Plan (SGMP) should be implemented during redevelopment of the subject property.
- Prior to the disturbance of any suspect ACM at the subject property, a comprehensive survey, designed to determine if the suspect materials are regulated, is recommended. If such materials are identified a licensed abatement contractor should be consulted.

8.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

Partner has performed a Phase I Environmental Site Assessment of the property located at 2532 Santa Rosa Avenue and 325 Yolanda Avenue in the City of Santa Rosa, Sonoma County, California in conformance with the scope and limitations of the protocol and the limitations stated earlier in this report. Exceptions to or deletions from this protocol are discussed earlier in this report.

By signing below, Partner declares that, to the best of our professional knowledge and belief, we meet the definition of *Environmental Professional* as defined in §312.10 of 40 CFR §312. Partner has the specific qualifications based on education, training, and experience to assess a *property* of the nature, history, and setting of the subject *property*. Partner has developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Prepared By:

DRAFT

Ryan Ahrling
Environmental Scientist

Reviewed By:

DRAFT

Amy Rudegear
Senior Author

9.0 REFERENCES

Reference Documents

American Society for Testing and Materials, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM Designation: E1527-13.

Environmental Data Resources (EDR), Radius Report, June 2018

Federal Emergency Management Agency, Federal Insurance Administration, National Flood Insurance Program, Flood Insurance Map, accessed via internet, June 2018

United States Department of Agriculture, Natural Resources Conservation Service, accessed via internet, June 2018

United States Department of Agriculture, Natural Resources Conservation Service, Web Soil Survey, accessed via the internet, June 2018

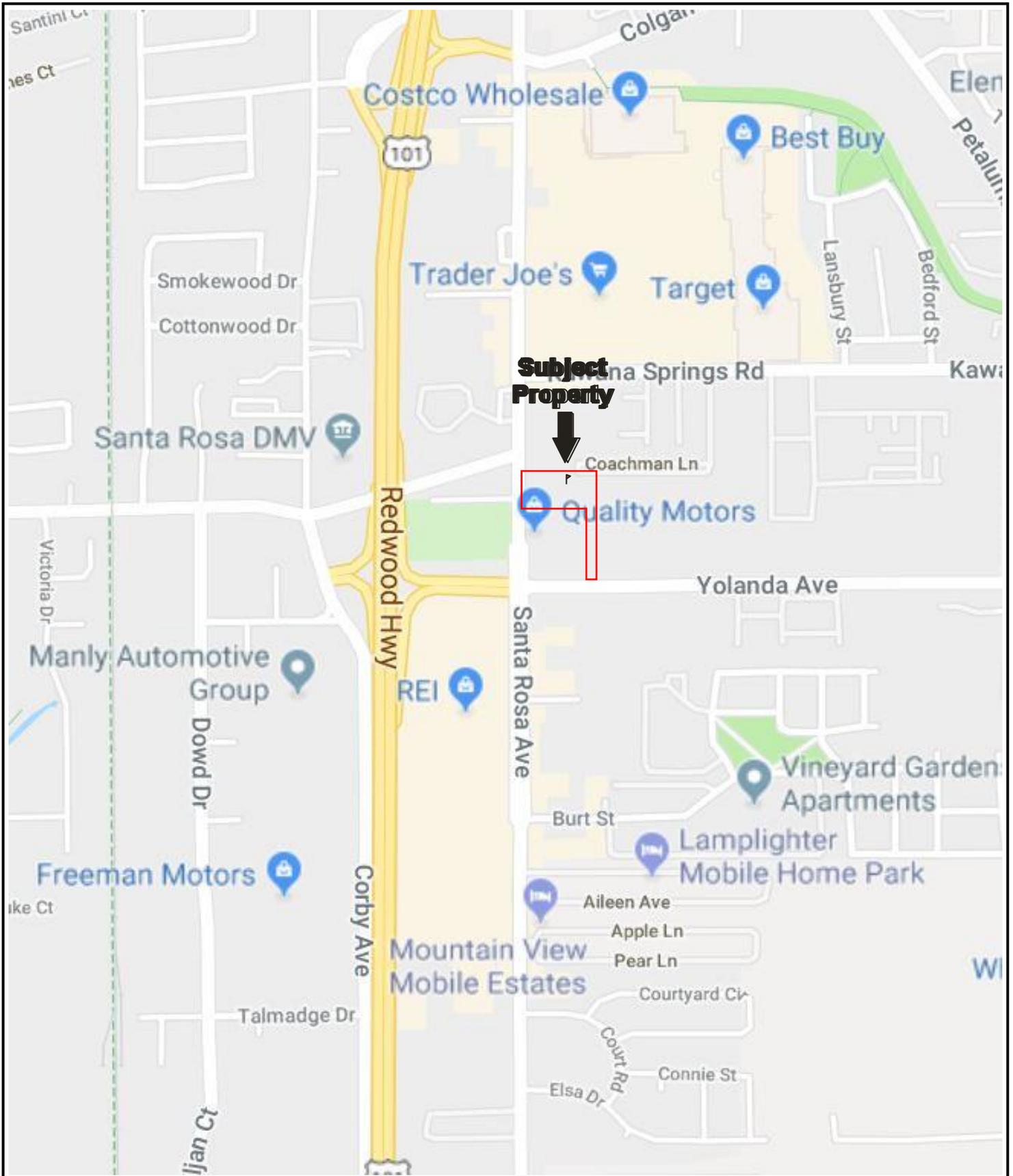
United States Environmental Protection Agency, EPA Map of Radon Zones (Document EPA-402-R-93-071), accessed via the internet, June 2018

United States Geological Survey, accessed via the Internet, June 2018

United States Geological Survey Topographic Map 1995, 7.5 minute series, accessed via internet, June 2018

FIGURES

- 1 SITE LOCATION MAP**
- 2 SITE PLAN**
- 3 TOPOGRAPHIC MAP**



Drawing Not To Scale

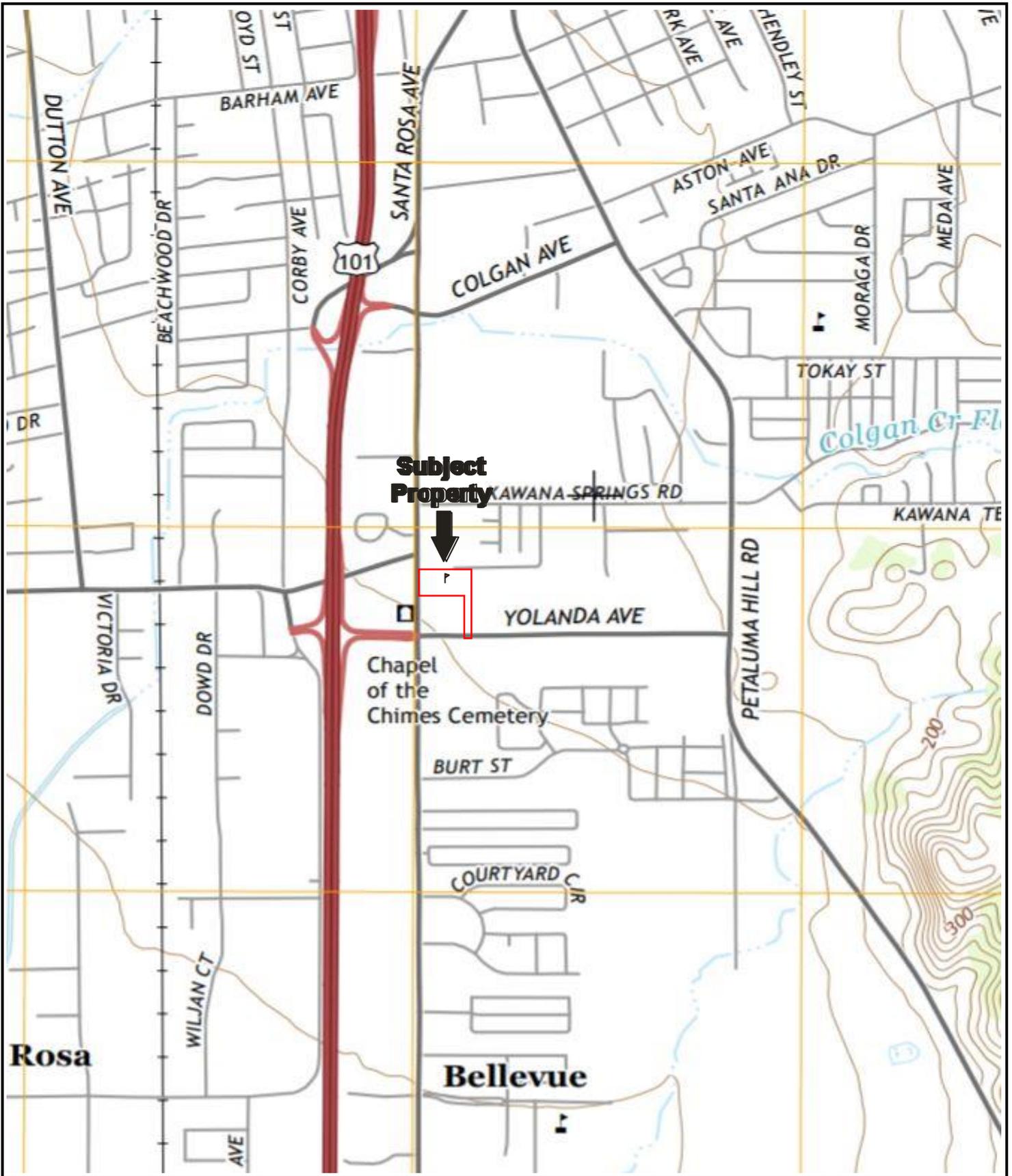
KEY:
Subject Property 

FIGURE 1: SITE LOCATION MAP
Project No. 18-217677.1



KEY:
 Subject Property

FIGURE 2: SITE PLAN
 Project No. 18-217677.1



USGS 7.5 Minute Santa Rosa, California Quadrangle
 Created: 2015

KEY:
 Subject Property 

FIGURE 3: TOPOGRAPHIC MAP
 Project No. 18-217677.1

APPENDIX A: SITE PHOTOGRAPHS



1. 2532 Santa Rosa Avenue (Subject Property) - Santa Rosa Avenue Right of Way



2. 2532 Santa Rosa Avenue (Subject Property) - Santa Vacant Lot (Facing East)



3. 2532 Santa Rosa Avenue (Subject Property) - Santa Vacant Lot (Facing East)



4. 2532 Santa Rosa Avenue (Subject Property) - Subject Property Signage



5. 2532 Santa Rosa Avenue (Subject Property) - Santa Vacant Lot (Facing East)



6. 2532 Santa Rosa Avenue (Subject Property) - Santa Vacant Lot (Facing East)



7. 2532 Santa Rosa Avenue (Subject Property) - Santa Vacant Lot (Facing North)



8. 2532 Santa Rosa Avenue (Subject Property) - Santa Vacant Lot (Facing West)



9. 2532 Santa Rosa Avenue (Subject Property) - Santa Vacant Lot (Facing West)



10. 325 Yolonda Avenue (Subject Property) - Storage Yard Area



11. 325 Yolonda Avenue (Subject Property) - Storage Yard Area Telephone Equipment



12. 325 Yolonda Avenue (Subject Property) - Cable lubricant Storage



13. 325 Yolonda Avenue (Subject Property) - Subject Property Building (Facing North)



14. 325 Yolonda Avenue (Subject Property) - Subject Property Building (Facing Northwest)



15. 325 Yolonda Avenue (Subject Property) - Subject Property Building (Facing Northwest)



16. 325 Yolonda Avenue (Subject Property) - Subject Property Building (Facing West)



17. 325 Yolonda Avenue (Subject Property) - Subject Property Building Interior



18. 325 Yolonda Avenue (Subject Property) - Subject Property Building Interior



19. 325 Yolonda Avenue (Subject Property) - Subject Property Building Interior



20. 325 Yolonda Avenue (Subject Property) - Storage Yard



21. 325 Yolonda Avenue (Subject Property) - Storage Yard



22. 325 Yolonda Avenue (Subject Property) - Storage Yard



23. 325 Yolonda Avenue (Subject Property) - Storage Yard



24. 325 Yolonda Avenue (Subject Property) - Adjacent Property Domestic Water Well



25. 325 Yolonda Avenue (Subject Property) - Adjacent Property Domestic Water Well



26. Auto Zone and Mattress Firm Clearance (2510 Santa Rosa Avenue) - Adjacent North



27. Cartunes (2612 Santa Rosa Avenue) - Adjacent South



28. Quality Motors (2620 Santa Rosa Avenue) - Adjacent South

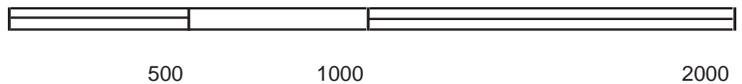
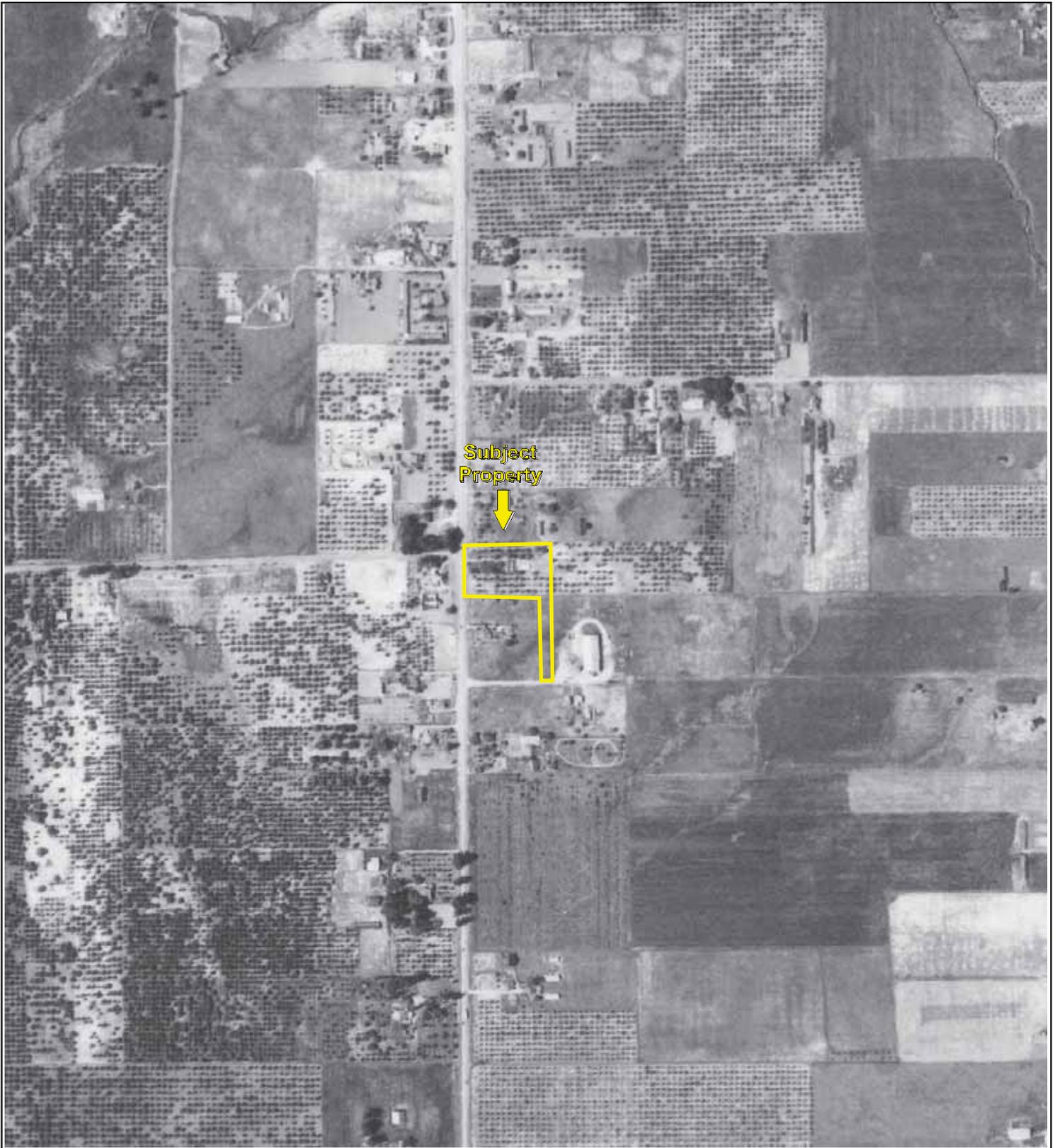


29. One-story Single-Family Residential Building (316 Yolonda Avenue) - Adjacent South



30. Pinnacle (325 Yolonda Avenue) - Adjacent East

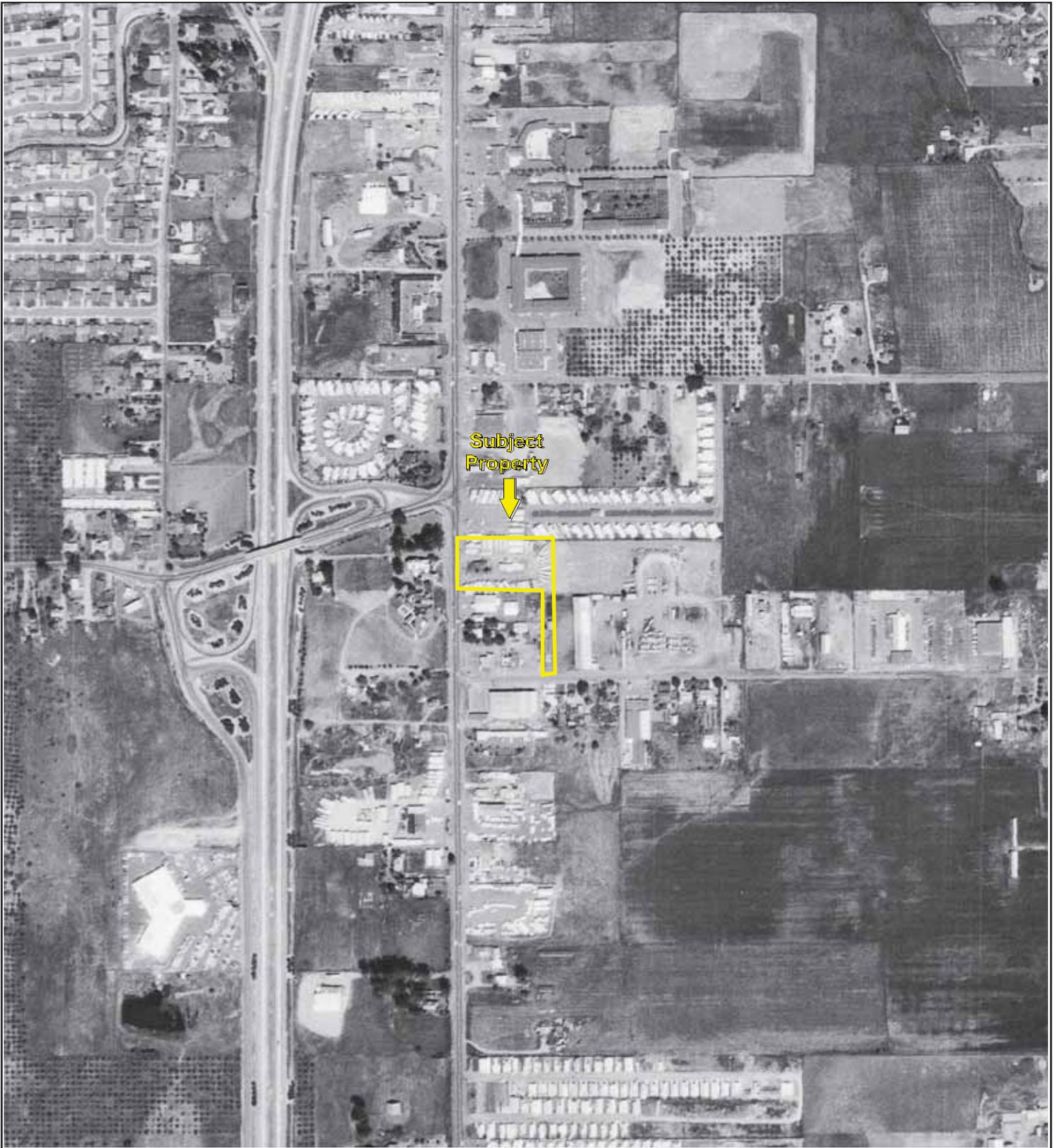
APPENDIX B: HISTORICAL/REGULATORY DOCUMENTATION



Key: Subject Property 



Key: Subject Property 



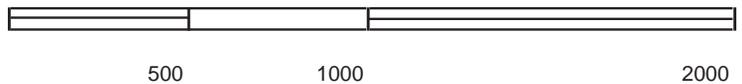
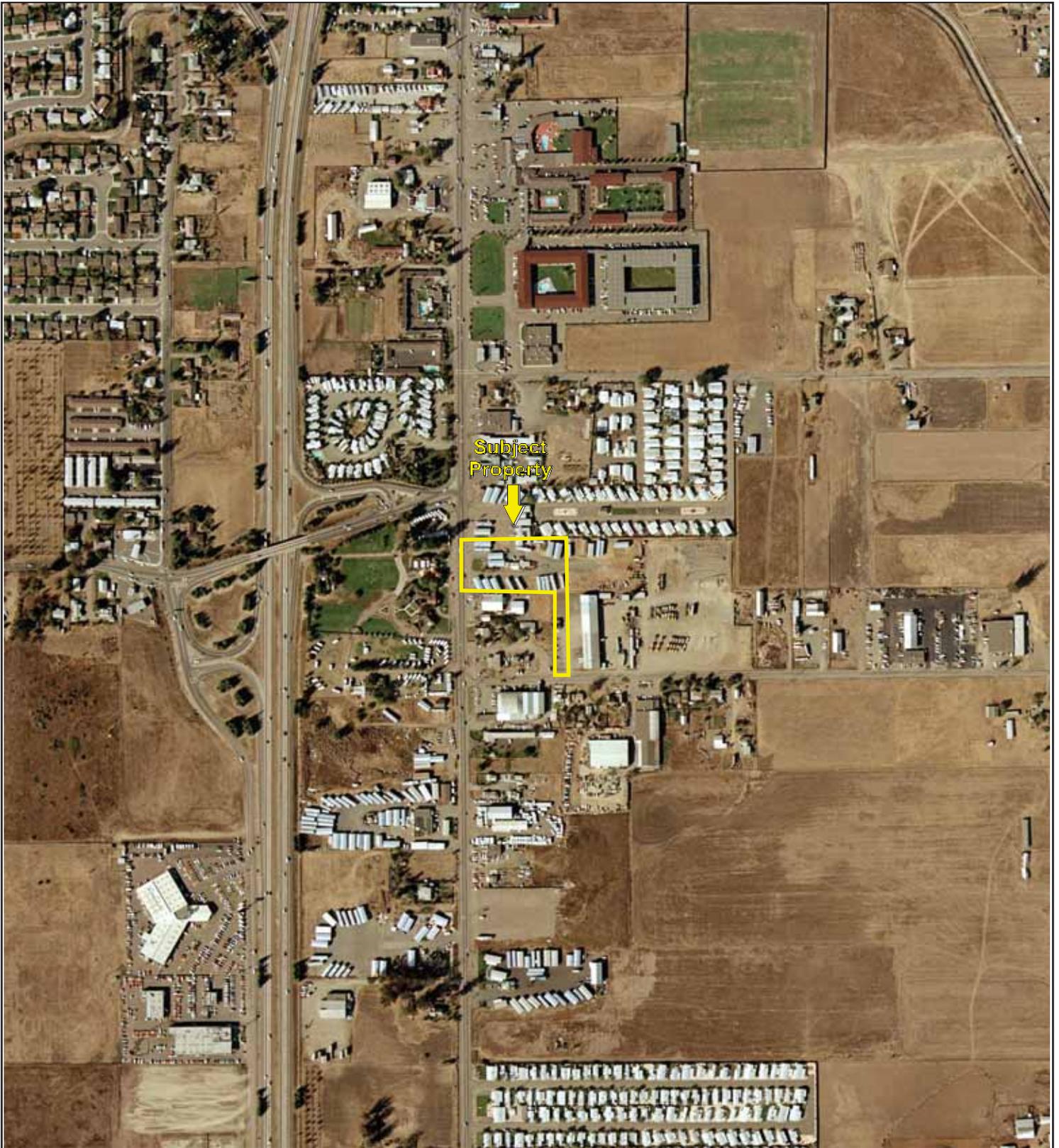
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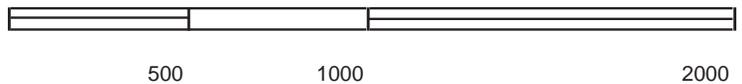
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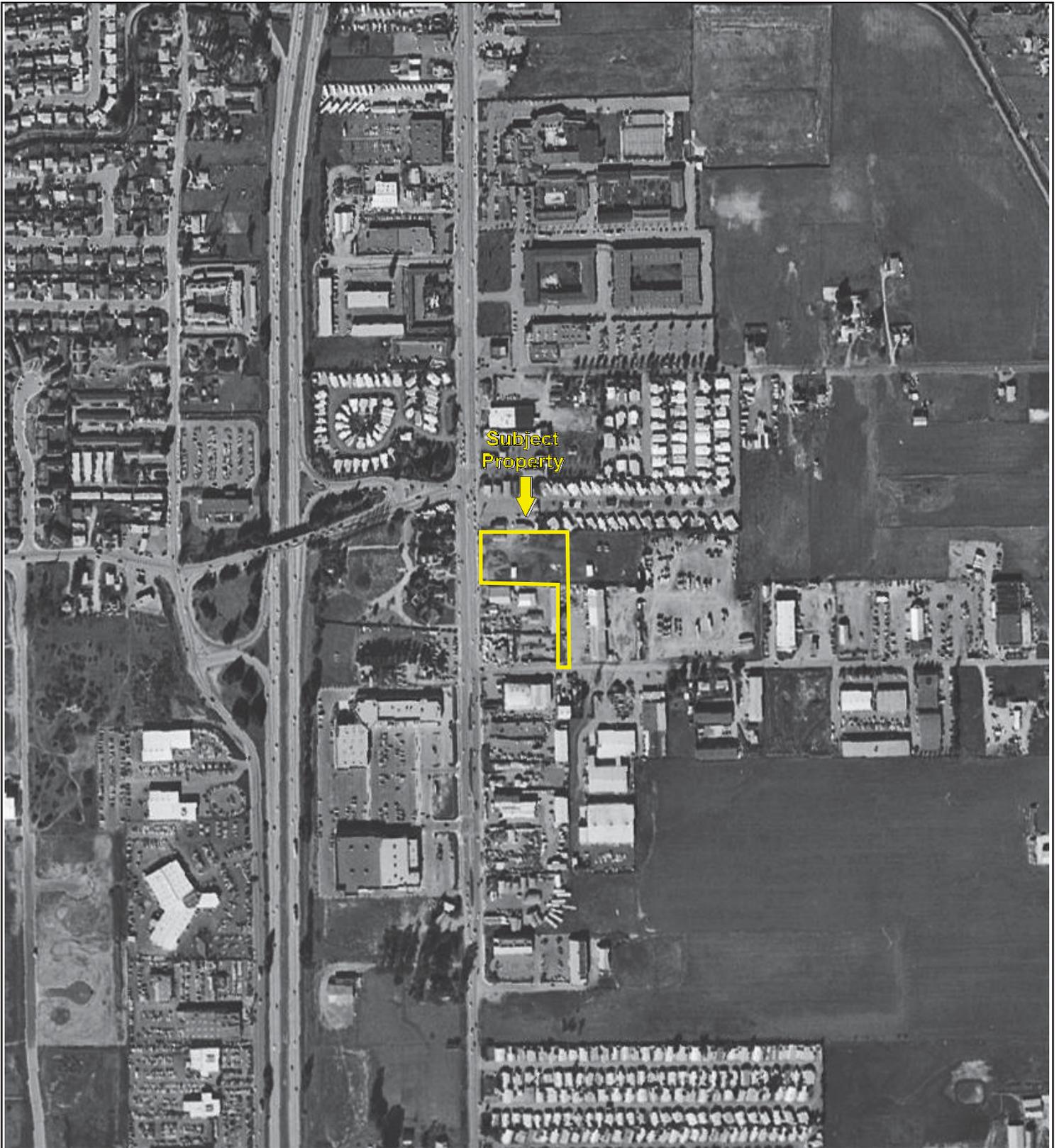
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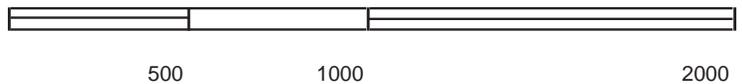
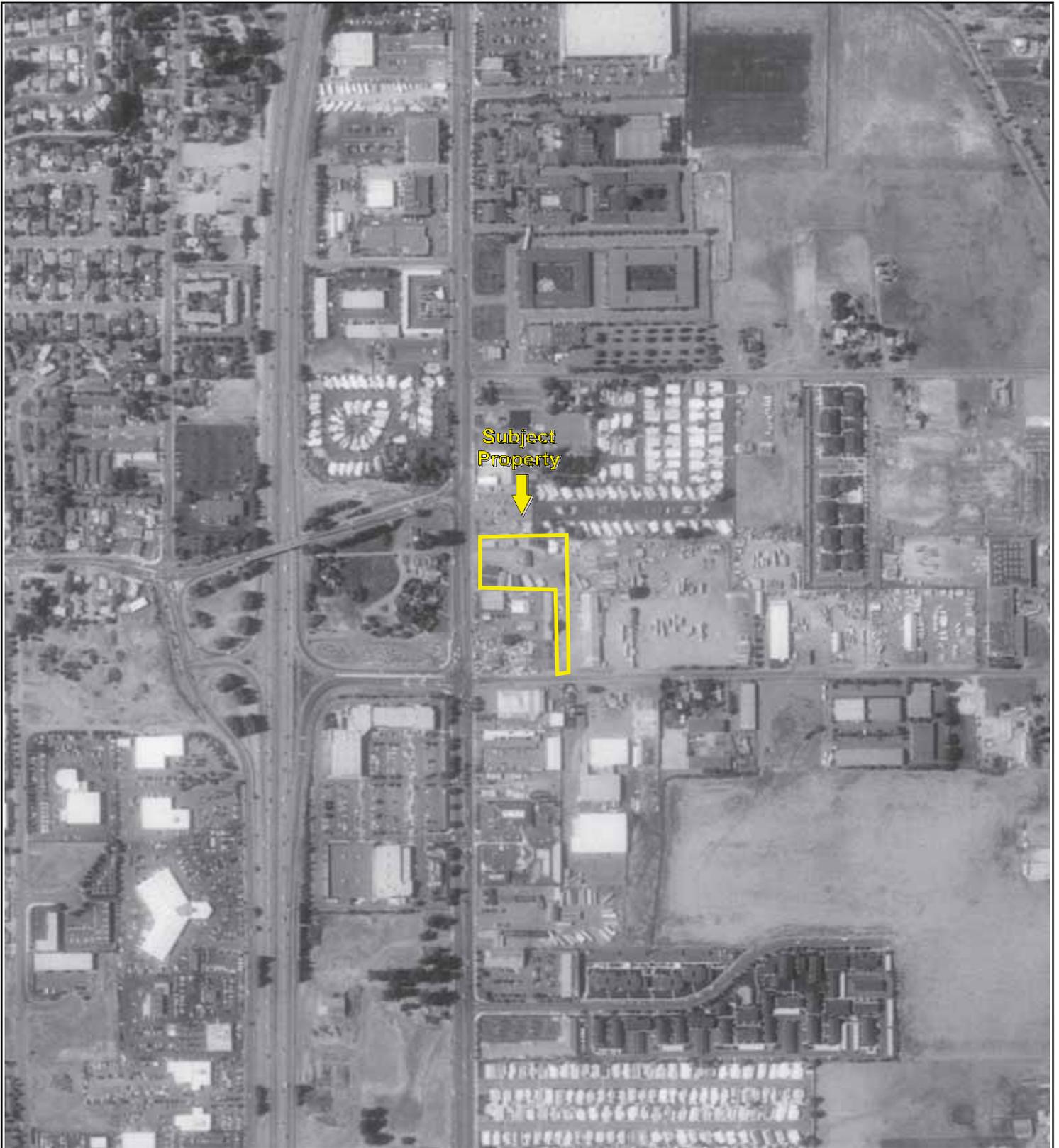
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Key: Subject Property 

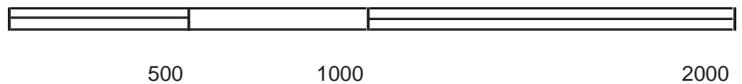
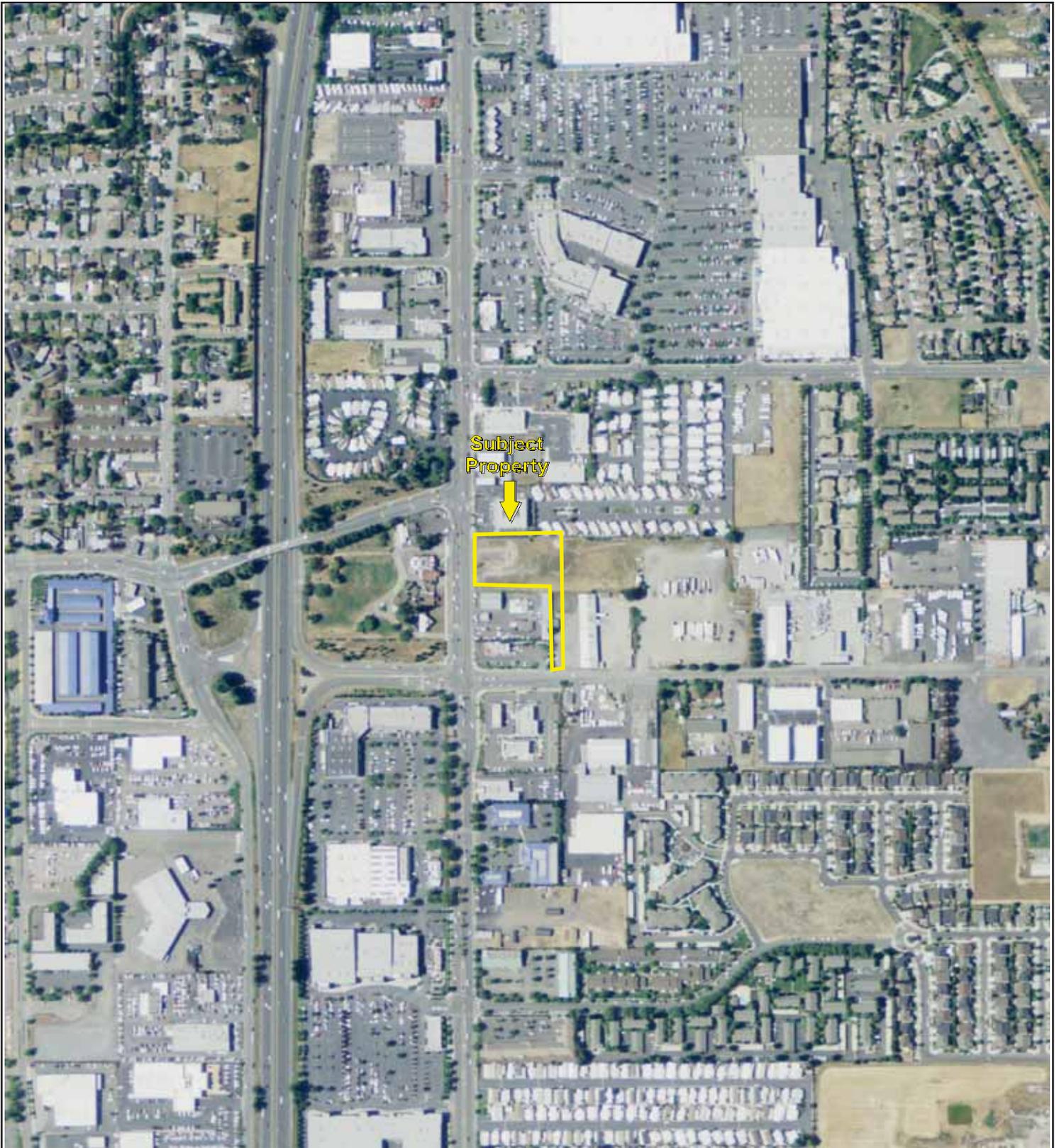


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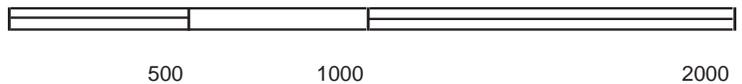


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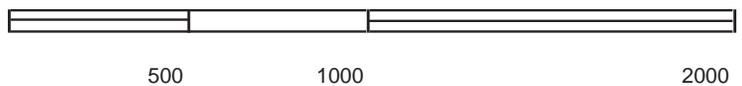
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Key: Subject Property 



Key: Subject Property 



Key: Subject Property 

NEQ of Santa Rosa Avenue & Yolanda Ave

NEQ of Santa Rosa Avenue & Yolanda Ave

Santa Rosa, CA 95404

Inquiry Number: 5320493.3

June 04, 2018

Certified Sanborn® Map Report



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
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Certified Sanborn® Map Report

06/04/18

Site Name:

NEQ of Santa Rosa Avenue &
NEQ of Santa Rosa Avenue &
Santa Rosa, CA 95404
EDR Inquiry # 5320493.3

Client Name:

Partner Engineering and Science, Inc.
2154 Torrance Blvd, Suite 200
Torrance, CA 90501-0000
Contact: Krystal Dimmeler



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Certification # 681B-416D-BCAE

PO # NA

Project 18-217677.1

UNMAPPED PROPERTY

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Certification #: 681B-416D-BCAE

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- University Publications of America
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NEQ of Santa Rosa Avenue & Yolanda Ave
NEQ of Santa Rosa Avenue and Yolanda Ave
Santa Rosa, CA 95404

Inquiry Number: 5320493.5
June 05, 2018

The EDR-City Directory Abstract

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SECTION

Executive Summary

Findings

City Directory Images

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Abstract is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Abstract includes a search and abstract of available city directory data. For each address, the directory lists the name of the corresponding occupant at five year intervals.

Business directories including city, cross reference and telephone directories were reviewed, if available, at approximately five year intervals for the years spanning 1930 through 2014. This report compiles information gathered in this review by geocoding the latitude and longitude of properties identified and gathering information about properties within 660 feet of the target property.

A summary of the information obtained is provided in the text of this report.

RECORD SOURCES

EDR's Digital Archive combines historical directory listings from sources such as Cole Information and Dun & Bradstreet. These standard sources of property information complement and enhance each other to provide a more comprehensive report.

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RESEARCH SUMMARY

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<u>Year</u>	<u>Source</u>	<u>TP</u>	<u>Adjoining</u>	<u>Text Abstract</u>	<u>Source Image</u>
2014	EDR Digital Archive	-	X	X	-
2010	EDR Digital Archive	-	X	X	-
2006	AT & T Yellow Pages	-	X	X	-
1994	Pacific Bell	-	X	X	-
1990	R. L. Polk Co. Publishers	-	X	X	-
1987	R. L. Polk Co. Publishers	-	X	X	-
1981	The Pacific Telephone and Telegraph Company	-	X	X	-
1976	R. L. Polk Co. Publishers	-	X	X	-
1970	R. L. Polk Co. Publishers	-	X	X	-
1965	R. L. Polk Co. Publishers	-	X	X	-
1961	R. L. Polk Co., Publishers	-	X	X	-

EXECUTIVE SUMMARY

<u>Year</u>	<u>Source</u>	<u>TP</u>	<u>Adjoining</u>	<u>Text Abstract</u>	<u>Source Image</u>
1958	R. L. Polk Co., Publishers	-	X	X	-
1953	R. L. Polk Co., Publishers	-	X	X	-
1947	R. L. Polk Co., Publishers	-	-	-	-
1935	R. L. Polk Co., Publishers	-	-	-	-
1930	R. L. Polk Co., of California Publishers	-	-	-	-

EXECUTIVE SUMMARY

SELECTED ADDRESSES

The following addresses were selected by the client, for EDR to research. An "X" indicates where information was identified.

<u>Address</u>	<u>Type</u>	<u>Findings</u>
2400 2450 2510 2532 2549 2607 2612 2620 26	Client Entered	
325 455 Yolanda Avenue	Client Entered	
30 250 500 Kawana Springs Road	Client Entered	

FINDINGS

TARGET PROPERTY INFORMATION

ADDRESS

NEQ of Santa Rosa Avenue and Yolanda Ave
Santa Rosa, CA 95404

FINDINGS DETAIL

Target Property research detail.

FINDINGS

ADJOINING PROPERTY DETAIL

The following Adjoining Property addresses were researched for this report. Detailed findings are provided for each address.

CALICO LN

2320 CALICO LN

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	MCDONALD Arthur & Evelyn	AT & T Yellow Pages AT & T Yellow Pages
1990	Sanders Linda D	R. L. Polk Co. Publishers
1987	Sanders Linda D	R. L. Polk Co. Publishers
1976	Sanders Linda D	R. L. Polk Co. Publishers

2321 CALICO LN

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	YOUNG Johnea B Sarah E	AT & T Yellow Pages AT & T Yellow Pages
1994	Fluen Hal	Pacific Bell
1990	Fluen Hal	R. L. Polk Co. Publishers
1987	Fluen Hal	R. L. Polk Co. Publishers
1981	Fluen Hal	The Pacific Telephone and Telegraph Company
1976	Fluen Hal	R. L. Polk Co. Publishers

2323 CALICO LN

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	Smith Roger	R. L. Polk Co. Publishers
1987	Smith Roger	R. L. Polk Co. Publishers
1981	Mc Kegney Lowetl ! Mc Kell Hugh D	The Pacific Telephone and Telegraph Company The Pacific Telephone and Telegraph Company
1976	Springer Harry E	R. L. Polk Co. Publishers

2325 CALICO LN

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	SEEMANN Mary	AT & T Yellow Pages
1994	Kitchens Glenn	Pacific Bell
1990	Kitchen Glenn	R. L. Polk Co. Publishers
1987	Kitchen Glenn	R. L. Polk Co. Publishers

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1981	Kitchens Glenn	The Pacific Telephone and Telegraph Company
1976	Bill Ralph B	R. L. Polk Co. Publishers

2326 CALICO LN

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	Morgan Wilma Mrs	R. L. Polk Co. Publishers
1987	Morgan Wilma Mrs	R. L. Polk Co. Publishers
1976	Morgan Wilma	R. L. Polk Co. Publishers

2331 CALICO LN

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	Smithson Dorothy	R. L. Polk Co. Publishers
1987	Smithson Dorothy	R. L. Polk Co. Publishers
1976	Smithson Dorothy	R. L. Polk Co. Publishers

2333 CALICO LN

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	Grsic Tom	R. L. Polk Co. Publishers
1987	Grsic Tom	R. L. Polk Co. Publishers
1976	Lewis Frank S	R. L. Polk Co. Publishers

2335 CALICO LN

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	Mc Carcy Clyde	R. L. Polk Co. Publishers
1987	Me Carcy Clyde	R. L. Polk Co. Publishers
1981	Mc Carcy Clyde E	The Pacific Telephone and Telegraph Company
1976	Me Carcy Clyde	R. L. Polk Co. Publishers

2336 CALICO LN

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	HENDERSON Nancy S R	AT & T Yellow Pages AT & T Yellow Pages
1990	Watkins Arvard B	R. L. Polk Co. Publishers
1987	Watkins Arvard B	R. L. Polk Co. Publishers
1981	Mc Cann Etwood G	The Pacific Telephone and Telegraph Company
1976	Me Cann Elwood G	R. L. Polk Co. Publishers

FINDINGS

2338 CALICO LN

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	Crutcher Hazel E Mrs	R. L. Polk Co. Publishers
1987	Crutcher Hazel E Mrs	R. L. Polk Co. Publishers
1981	Crutcher Hazel	The Pacific Telephone and Telegraph Company
1976	Crutcher Hazel E Mrs	R. L. Polk Co. Publishers

HEARN AVE

200 HEARN AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1981	Lee Patti & Kelly	The Pacific Telephone and Telegraph Company
1965	Carrothers John W	R. L. Polk Co. Publishers
1961	Carrothers John W	R. L. Polk Co., Publishers
1958	Carrothers John W	R. L. Polk Co., Publishers
1953	Carrothers John W 6 W	R. L. Polk Co., Publishers

KAWANA SPRINGS RD

250 KAWANA SPRINGS RD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	Carriage Court Mobile Home Park	AT & T Yellow Pages
1994	CARRIAGE COURT MOBILE HOME PARK	Pacific Bell Pacific Bell
1990	Carriage Court mobil home park Indjer	R. L. Polk Co. Publishers R. L. Polk Co. Publishers
1987	Wacker Earl Carriage Court mobil home park	R. L. Polk Co. Publishers R. L. Polk Co. Publishers
1976	Carriage Court mobil home park	R. L. Polk Co. Publishers
1965	Baldwin Earl H	R. L. Polk Co. Publishers
1961	Keller Mary J Mrs	R. L. Polk Co., Publishers
1958	Potts Frances M Mrs	R. L. Polk Co., Publishers

500 KAWANA SPRINGS RD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	Indjer	R. L. Polk Co. Publishers
1987	Wacker Earl	R. L. Polk Co. Publishers

FINDINGS

S SANTA ROSA AVE

2532 S SANTA ROSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	Advantage Manufactured Housing Inc	AT & T Yellow Pages

2549 S SANTA ROSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	California Shine Auto Appearance Center	AT & T Yellow Pages

2601 S SANTA ROSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	Leask Robert A Chapel	AT & T Yellow Pages

2607 S SANTA ROSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	Neptune Society Of Northern California	AT & T Yellow Pages

2640 S SANTA ROSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1981	SO W Custom Plumbing Inc	The Pacific Telephone and Telegraph Company
	Res.....	The Pacific Telephone and Telegraph Company

2685 S SANTA ROSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1981	Taylor's Automotive	The Pacific Telephone and Telegraph Company

SANTA ROSA

2510 SANTA ROSA

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	BARBER INSURANCE	AT & T Yellow Pages

SANTA ROSA AVE

2350 SANTA ROSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	Santa Rosa Moose Lodge No	R. L. Polk Co. Publishers
1976	Moose Building	R. L. Polk Co. Publishers
	Santa Rosa Moose Lodge No	R. L. Polk Co. Publishers

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	Santa Rosa Moose Lodge No Moose Building	R. L. Polk Co. Publishers R. L. Polk Co. Publishers
1965	Santa Rosa Lodge No 458 LOM	R. L. Polk Co. Publishers
1961	Vacant	R. L. Polk Co., Publishers
1958	Vacant	R. L. Polk Co., Publishers

2379 SANTA ROSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1994	Buckettt John H	Pacific Bell
1981	Buckettt John H	The Pacific Telephone and Telegraph Company
1965	Buckettt John U	R. L. Polk Co. Publishers

2383 SANTA ROSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1981	Fertitta V	The Pacific Telephone and Telegraph Company
1965	Pertitta Vincent	R. L. Polk Co. Publishers

2387 SANTA ROSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	REILLY Amy Margret A	AT & T Yellow Pages AT & T Yellow Pages
1965	Ellis Lorraine Mrs	R. L. Polk Co. Publishers

2389 SANTA ROSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	Francisco Fidel	AT & T Yellow Pages AT & T Yellow Pages
1994	LLANO MOTEL Building WAYSIDE GARDENS 1 Beagle Harry & Mary	Pacific Bell Pacific Bell Pacific Bell Pacific Bell
1981	Mc Millan Sam I	The Pacific Telephone and Telegraph Company
1965	Mclla m W Wayside Gardens trailer pa	R. L. Polk Co. Publishers R. L. Polk Co. Publishers

2400 SANTA ROSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	RICHARDSON	AT & T Yellow Pages

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	Kelly	AT & T Yellow Pages
1990	Llano Motel	R. L. Polk Co. Publishers
1987	Llano Motel	R. L. Polk Co. Publishers
1981	LUNO MOTEL	The Pacific Telephone and Telegraph Company
1976	Patel Ramon	R. L. Polk Co. Publishers
	Uano Motel	R. L. Polk Co. Publishers
1970	Llano Motel	R. L. Polk Co. Publishers
1965	Lleso Mqtei A	R. L. Polk Co. Publishers
1961	rear Green Cecil	R. L. Polk Co., Publishers
	Crowther Jos P	R. L. Polk Co., Publishers
	Llano Motel	R. L. Polk Co., Publishers
1958	Crowther Jos P	R. L. Polk Co., Publishers
	Llano Motel	R. L. Polk Co., Publishers

Santa Rosa Ave

2450 Santa Rosa Ave

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	DAVES AUTO RADIO REPAIR	EDR Digital Archive
	DAVES AUTO RADIO REPAIR	EDR Digital Archive
2010	DAVES AUTO RADIO REPAIR	EDR Digital Archive
	GOLDEN SUN JEWELERS	EDR Digital Archive
	SANTA ROSA CARTUNES	EDR Digital Archive
	CARTUNES	EDR Digital Archive
	GOLDEN SUN JEWELERS	EDR Digital Archive
	SANTA ROSA CARTUNES	EDR Digital Archive
	DAVES AUTO RADIO REPAIR	EDR Digital Archive
	CARTUNES	EDR Digital Archive

SANTA ROSA AVE

2450 SANTA ROSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	Daves Auto Radio	AT & T Yellow Pages
	Cartunes	AT & T Yellow Pages
1994	MADE IN THE SHADE	Pacific Bell
	CARTRONICS	Pacific Bell
1990	Auto Tech Auto Center	R. L. Polk Co. Publishers
1987	Hall Greg	R. L. Polk Co. Publishers

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1976	Roys Texaco Service	R. L. Polk Co. Publishers
1970	Roys Texaco Service	R. L. Polk Co. Publishers

Santa Rosa Ave

2460 Santa Rosa Ave

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	WINE COUNTRY MOPAR INC	EDR Digital Archive
	TINT BY DAY	EDR Digital Archive
	ADVANCED AUTO GLASS	EDR Digital Archive
	TINT BY DAY	EDR Digital Archive
	WINE COUNTRY MOPAR INC	EDR Digital Archive
2010	ADVANCED AUTO GLASS	EDR Digital Archive
	TINT BY DAY	EDR Digital Archive
	ADVANCED AUTO GLASS	EDR Digital Archive
	TINT BY DAY	EDR Digital Archive
	TINT BY DAY	EDR Digital Archive

SANTA ROSA AVE

2460 SANTA ROSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	Advanced Auto Glass	AT & T Yellow Pages
	Tint By Day	AT & T Yellow Pages
1994	SANTA ROSA AUTO	Pacific Bell
	GLASS CO	Pacific Bell
1990	Glass Center	R. L. Polk Co. Publishers

Santa Rosa Ave

2510 Santa Rosa Ave

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	GRAND HOME HOLDINGS INC	EDR Digital Archive
	MATTRESS DSCNTERS OPRTIONS LLC	EDR Digital Archive
	GRAND HOME HOLDINGS INC	EDR Digital Archive
	MATTRESS DSCNTERS OPRTIONS LLC	EDR Digital Archive
2010	MATTRESS DISCOUNTERS	EDR Digital Archive
	GRAND HOME HOLDINGS INC	EDR Digital Archive
	MATTRESS DISCOUNTERS	EDR Digital Archive
	GRAND HOME HOLDINGS INC	EDR Digital Archive

FINDINGS

SANTA ROSA AVE

2510 SANTA ROSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	Barbeques Galore	AT & T Yellow Pages
	Mattress Discounters	AT & T Yellow Pages
1994	DISPLAY	Pacific Bell
	SANTA ROSA AUTO	Pacific Bell
1961	Rey John	R. L. Polk Co., Publishers
	Weinholdt Hans	R. L. Polk Co., Publishers
1958	Weinholdt Hans	R. L. Polk Co., Publishers
	Rey John	R. L. Polk Co., Publishers
	rear Stubblefield Edw	R. L. Polk Co., Publishers

2516 SANTA ROSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	Vacant	R. L. Polk Co. Publishers
	Inc cemetery	R. L. Polk Co. Publishers

Santa Rosa Ave

2532 Santa Rosa Ave

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	DUPAR & ANGEL GROUP INC	EDR Digital Archive
	DUPAR & ANGEL GROUP INC	EDR Digital Archive
2010	DUPAR & ANGEL GROUP INC	EDR Digital Archive
	DUPAR & ANGEL GROUP INC	EDR Digital Archive

SANTA ROSA AVE

2532 SANTA ROSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	Dupar & Angel Inc	AT & T Yellow Pages
1994	HOUSING	Pacific Bell
	MANUFACTURED	Pacific Bell
	ADVANTAGE	Pacific Bell
1990	Vacant	R. L. Polk Co. Publishers
1987	Sterling Homes trailer sis	R. L. Polk Co. Publishers
1981	WEST COAST TRAILER SALES	The Pacific Telephone and Telegraph Company

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1981	West Coast Training Stable	The Pacific Telephone and Telegraph Company
	Wood R & E.....	The Pacific Telephone and Telegraph Company
	Wood R	The Pacific Telephone and Telegraph Company
1976	West Coast Mobile Home Sales	R. L. Polk Co. Publishers
1965	Bevins & Bildir	R. L. Polk Co. Publishers
1961	Bevins & Bild Mobile Homes	R. L. Polk Co., Publishers
1958	Robinson J L Trailer Sls	R. L. Polk Co., Publishers

Santa Rosa Ave

2549 Santa Rosa Ave

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	ADVANCED AUTO DETAIL	EDR Digital Archive
	ADVANCED AUTO DETAIL	EDR Digital Archive
2010	CALIFORNIA SHINE INC	EDR Digital Archive
	ADVANCED AUTO DETAIL	EDR Digital Archive
	CALIFORNIA SHINE INC	EDR Digital Archive
	ADVANCED AUTO DETAIL	EDR Digital Archive

SANTA ROSA AVE

2549 SANTA ROSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1994	CALIFORNIA SHINE	Pacific Bell
1990	Bobs Travel Center	R. L. Polk Co. Publishers
1987	Bobs Travel Center	R. L. Polk Co. Publishers
1981	Bobs Travel Center Inc	The Pacific Telephone and Telegraph Company
	BOBS UNION 76	The Pacific Telephone and Telegraph Company
1976	Knapps Ed Travel Center	R. L. Polk Co. Publishers

2600 SANTA ROSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1965	Vacant	R. L. Polk Co. Publishers
1958	Henderson Carl	R. L. Polk Co., Publishers

FINDINGS

Santa Rosa Ave

2601 Santa Rosa Ave

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	CHAPEL OF CHIMES	EDR Digital Archive
	CHAPEL OF CHIMES	EDR Digital Archive
2010	CHAPEL OF CHIMES	EDR Digital Archive
	CHAPEL OF CHIMES	EDR Digital Archive

SANTA ROSA AVE

2601 SANTA ROSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	Chapel Of The Chimes cemetery Mausoleum Crematory	AT & T Yellow Pages
1994	MAUSOLEUM	Pacific Bell
	CHIMES CEMETERY	Pacific Bell
	CHAPEL OF THE	Pacific Bell
1990	Chapel Of The Chimes cemetery	R. L. Polk Co. Publishers
1987	Neptune Society	R. L. Polk Co. Publishers
	Chapel Of The Chimes cemetery	R. L. Polk Co. Publishers
1981	CHAPEL OF THE CHIMES CEMETERY MAUSOLEUM CREMATORY	The Pacific Telephone and Telegraph Company
	LEASM ROBERT A Chapel Of The Chimes Mortuary Santa Rosa	The Pacific Telephone and Telegraph Company
1976	Inc cemetery	R. L. Polk Co. Publishers
	Chapel Of The Chimes Of Santa Rosa	R. L. Polk Co. Publishers
1970	Chapel Of The Chimes Of Santa Rosa	R. L. Polk Co. Publishers
	Inc cemetery	R. L. Polk Co. Publishers
1965	Chapel of the Chimes cemetery	R. L. Polk Co. Publishers
1961	Chapel of the Chimes ceme	R. L. Polk Co., Publishers
1958	Chapel of the Chimes	R. L. Polk Co., Publishers
	funeral dir	R. L. Polk Co., Publishers

Santa Rosa Ave

2607 Santa Rosa Ave

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2010	STEWART ENTERPRISES INC	EDR Digital Archive
	STEWART ENTERPRISES INC	EDR Digital Archive

FINDINGS

SANTA ROSA AVE

2607 SANTA ROSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1994	NEPTUNE SOCIETY	Pacific Bell
1990	Neptune Society	R. L. Polk Co. Publishers

Santa Rosa Ave

2612 Santa Rosa Ave

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	HINKOS AUTO PERFORMANCE	EDR Digital Archive
	SOUNDWAVE AUDIO INC	EDR Digital Archive
	CARTRONICS OF MARIN	EDR Digital Archive
	SOUNDWAVE AUDIO INC	EDR Digital Archive
	CARTRONICS OF MARIN	EDR Digital Archive
2010	HINKOS AUTO PERFORMANCE	EDR Digital Archive
	HINKOS AUTO PERFORMANCE	EDR Digital Archive
	SOUNDWAVE AUDIO INC	EDR Digital Archive
	SOUNDWAVE AUDIO INC	EDR Digital Archive
	HINKOS AUTO PERFORMANCE	EDR Digital Archive

SANTA ROSA AVE

2612 SANTA ROSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	CARTRONICS	AT & T Yellow Pages
1994	NORTH BAY HONDA	Pacific Bell
1990	North Bay Honda sls & serv	R. L. Polk Co. Publishers
1987	Manly Honda Of Santa Rosa sis	R. L. Polk Co. Publishers
1981	HONDA OF SANTA ROSA	The Pacific Telephone and Telegraph Company
	Automobile Service Sales & Parts.....	The Pacific Telephone and Telegraph Company
	Motorcycle Service Sales & Parts	The Pacific Telephone and Telegraph Company
	Manly Honda Of Santa Rosa	The Pacific Telephone and Telegraph Company
	Manly W K Sr	The Pacific Telephone and Telegraph Company
1976	Honda Of Santa Rosa sls & serv	R. L. Polk Co. Publishers
1965	Carson Duane signs	R. L. Polk Co. Publishers

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1961	Pisenti Bros used cars	R. L. Polk Co., Publishers
1958	Pisenti Bros used cars	R. L. Polk Co., Publishers

2616 SANTA ROSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1994	SUN TINT	Pacific Bell
1990	Vacant	R. L. Polk Co. Publishers
1987	Smiths Brian Car Store The car van sis	R. L. Polk Co. Publishers R. L. Polk Co. Publishers
1965	Santa Rosa Marine dirs & repr	R. L. Polk Co. Publishers
1961	Caribbean Gourmet restr	R. L. Polk Co., Publishers

Santa Rosa Ave

2620 Santa Rosa Ave

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	QUALITY MOTORS LLC	EDR Digital Archive
	QUALITY MOTORS LLC	EDR Digital Archive
2010	QUALITY MOTORS LLC	EDR Digital Archive
	QUALITY MOTORS LLC	EDR Digital Archive

SANTA ROSA AVE

2620 SANTA ROSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	Quality Motors LLC	AT & T Yellow Pages
1994	Kempf Joseph	Pacific Bell
1976	Vacant	R. L. Polk Co. Publishers
1970	Crawford Roger H sht wkr	R. L. Polk Co. Publishers
1965	White Albert L	R. L. Polk Co. Publishers
	Whites Tamale	R. L. Polk Co. Publishers
1961	Williams Constance Mrs	R. L. Polk Co., Publishers
1958	White Albert L	R. L. Polk Co., Publishers
	Whites Tamale Factory	R. L. Polk Co., Publishers

2625 SANTA ROSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	Vacant	R. L. Polk Co. Publishers
1987	Vacant	R. L. Polk Co. Publishers
	b Vacant	R. L. Polk Co. Publishers

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1987	Vacant	R. L. Polk Co. Publishers
1981	Car Store The	The Pacific Telephone and Telegraph Company
	J & GS AUTOMOTIVE & FRAME SERVICE	The Pacific Telephone and Telegraph Company
	Pacific Auto Wholesale	The Pacific Telephone and Telegraph Company
	PACIENCIAS BEAUTY SALON	The Pacific Telephone and Telegraph Company
	Tagno Ui S Williams Auto Sales	The Pacific Telephone and Telegraph Company
	TAHITI AN HUT THE Washington Square Shopping Center Pet	The Pacific Telephone and Telegraph Company
1976	Autohouse Sales Leasing used cars	R. L. Polk Co. Publishers

Santa Rosa Ave

2626 Santa Rosa Ave

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2010	WEISENTINGER JOEY	EDR Digital Archive
	WEISENTINGER JOEY	EDR Digital Archive

SANTA ROSA AVE

2626 SANTA ROSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1994	REPAIR	Pacific Bell
	NOLEN AUTOMOTIVE	Pacific Bell
	UPHOLSTERY	Pacific Bell
	SANTA ROSA AUTO	Pacific Bell
1990	Nolan C R Auto Repair	R. L. Polk Co. Publishers
1987	Empire Muffler & Brake Inc	R. L. Polk Co. Publishers

2627 SANTA ROSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1987	Vacant	R. L. Polk Co. Publishers

2628 SANTA ROSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1976	Vacant	R. L. Polk Co. Publishers
1970	No Return	R. L. Polk Co. Publishers
1965	Vacant	R. L. Polk Co. Publishers

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1961	Arneson Clarence	R. L. Polk Co., Publishers
1958	Arneson Clarence	R. L. Polk Co., Publishers

2632 SANTA ROSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	Cadgew Frank L	R. L. Polk Co. Publishers
	West Coast Mobile Home Sales	R. L. Polk Co. Publishers

2635 SANTA ROSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	Welch R	R. L. Polk Co. Publishers
1965	Fugate John B	R. L. Polk Co. Publishers
1961	Armstrong Paul R	R. L. Polk Co., Publishers
1958	White Wm B	R. L. Polk Co., Publishers

2636 SANTA ROSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1976	Vacant	R. L. Polk Co. Publishers
1970	Samuelson Elmer H	R. L. Polk Co. Publishers
1965	Broderick Wm	R. L. Polk Co. Publishers
1961	Zumwalt Delbert W	R. L. Polk Co., Publishers
1958	Zumwalt Delbert W	R. L. Polk Co., Publishers

2638 SANTA ROSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1976	No Return	R. L. Polk Co. Publishers
1970	Humble Oil Co	R. L. Polk Co. Publishers

2640 SANTA ROSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1994	MALM METAL PRODUCTS	Pacific Bell
1990	Maim Metal Products Inc	R. L. Polk Co. Publishers
1987	Malm Metal Products Inc	R. L. Polk Co. Publishers
1981	MAUM METAL PRODUCTS INC	The Pacific Telephone and Telegraph Company
	Maim Robt K	The Pacific Telephone and Telegraph Company
1976	Malm Metal Products Inc sht mtl wkrs	R. L. Polk Co. Publishers
1970	Malm Metal Products Inc sht mtl wkrs	R. L. Polk Co. Publishers
1965	Malm & Wilson mech eng	R. L. Polk Co. Publishers
	Malm Mtl Products Inc	R. L. Polk Co. Publishers

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1961	Malm Mtl Products Inc	R. L. Polk Co., Publishers
1958	Malm Mtl Products Inc	R. L. Polk Co., Publishers

Santa Rosa Ave

2642 Santa Rosa Ave

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	D C T INC	EDR Digital Archive
	DARDI FOOD SERVICE INC	EDR Digital Archive
	D C T INC	EDR Digital Archive
	DARDI FOOD SERVICE INC	EDR Digital Archive
2010	D C T INC	EDR Digital Archive
	D C T INC	EDR Digital Archive

SANTA ROSA AVE

2642 SANTA ROSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	Dct Inc	AT & T Yellow Pages
1994	CAR CITY	Pacific Bell
1990	Michaels Auto Sales	R. L. Polk Co. Publishers
1981	Airport Sonoma County Airport	The Pacific Telephone and Telegraph Company
	Budget Rent A Truck	The Pacific Telephone and Telegraph Company
	BUDGET RENT A CAR	The Pacific Telephone and Telegraph Company
	Downtown	The Pacific Telephone and Telegraph Company
1976	Vacant	R. L. Polk Co. Publishers
	Budget Rent A Car car rental	R. L. Polk Co. Publishers
1970	Bundesen Enco Service gas sta	R. L. Polk Co. Publishers
1965	Signal Oil Co	R. L. Polk Co. Publishers
	Davis Signal Serv gas sta	R. L. Polk Co. Publishers
1961	Signal Oil Co	R. L. Polk Co., Publishers
	Davis Signal Serv gas sta	R. L. Polk Co., Publishers
1958	Signal Oil Co	R. L. Polk Co., Publishers

FINDINGS

Santa Rosa Ave

2648 Santa Rosa Ave

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	7-ELEVEN INC	EDR Digital Archive
	METROPCS WIRELESS INC	EDR Digital Archive
	METROPCS WIRELESS INC	EDR Digital Archive
	7-ELEVEN INC	EDR Digital Archive
2010	7-ELEVEN INC	EDR Digital Archive
	METROPCS INC	EDR Digital Archive
	METROPCS INC	EDR Digital Archive
	7-ELEVEN INC	EDR Digital Archive

SANTA ROSA AVE

2648 SANTA ROSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	Nextel Retail	AT & T Yellow Pages
	Seven	AT & T Yellow Pages
	PC Club	AT & T Yellow Pages
	No 33277	AT & T Yellow Pages

2655 SANTA ROSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1976	Vacant	R. L. Polk Co. Publishers
1970	Vacant	R. L. Polk Co. Publishers
1965	Freeman Lester R Rev	R. L. Polk Co. Publishers
1961	Russell L L	R. L. Polk Co., Publishers

2658 SANTA ROSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	Hulsman Transportation Co trucking	R. L. Polk Co. Publishers

Santa Rosa Ave

2661 Santa Rosa Ave

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	VITAMIN SHOPPE INDUSTRIES INC	EDR Digital Archive
	VITAMIN SHOPPE INDUSTRIES INC	EDR Digital Archive
2010	VITAMIN SHOPPE INDUSTRIES INC	EDR Digital Archive
	VITAMIN SHOPPE INDUSTRIES INC	EDR Digital Archive

FINDINGS

SANTA ROSA AVE

2661 SANTA ROSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	Stacks & Stacks Inc	AT & T Yellow Pages
	The Vitamin Shoppe	AT & T Yellow Pages
1990	Clothestime ret ladies wear	R. L. Polk Co. Publishers
1987	Clothestime ret ladies wear	R. L. Polk Co. Publishers

Santa Rosa Ave

2663 Santa Rosa Ave

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	AARONS SALES & LEASING	EDR Digital Archive
	AARONS SALES & LEASING	EDR Digital Archive
2010	DP CRANE ENTERPRISES INC	EDR Digital Archive
	AARONS SALES & LEASING	EDR Digital Archive
	DP CRANE ENTERPRISES INC	EDR Digital Archive
	AARONS SALES & LEASING	EDR Digital Archive

SANTA ROSA AVE

2663 SANTA ROSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	Pro Golf Discount	R. L. Polk Co. Publishers
1987	Vacant	R. L. Polk Co. Publishers

Santa Rosa Ave

2665 Santa Rosa Ave

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	CASCADE ROOFING NORTH BAY INC	EDR Digital Archive
	SMARTMOTION TECHNOLOGY INC	EDR Digital Archive
	CASCADE ROOFING NORTH BAY INC	EDR Digital Archive
	SMARTMOTION TECHNOLOGY INC	EDR Digital Archive
2010	STACKS & STACKS	EDR Digital Archive
	STACKS & STACKS	EDR Digital Archive

FINDINGS

SANTA ROSA AVE

2665 SANTA ROSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	Rainbow Records retail	R. L. Polk Co. Publishers
1987	Rainbow Records retail	R. L. Polk Co. Publishers

2669 SANTA ROSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	GOOD FEET STORE THE	AT & T Yellow Pages

2671 SANTA ROSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	Oreck XL Vacuums	AT & T Yellow Pages
1990	Stacks & Stacks genl mdse	R. L. Polk Co. Publishers
1987	Stacks & Stacks geni mdse	R. L. Polk Co. Publishers

2673 SANTA ROSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	Sprint	AT & T Yellow Pages

2675 SANTA ROSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	Party America	AT & T Yellow Pages
1990	Bed & Bath ret furn & accessories	R. L. Polk Co. Publishers
1987	Bed & Bath ret furn & accessories	R. L. Polk Co. Publishers

2685 SANTA ROSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	COST PLUS WORLD MARKET	AT & T Yellow Pages
1990	Cost Plus imports	R. L. Polk Co. Publishers
	Cost Plus Nursery retail plants	R. L. Polk Co. Publishers
1987	Cost Plus imports	R. L. Polk Co. Publishers
	Cost Plus Nursery retail plants	R. L. Polk Co. Publishers
1976	Taylor's Automotive used car & truck	R. L. Polk Co. Publishers
1970	Sonoma County Realty	R. L. Polk Co. Publishers

2705 SANTA ROSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	Toys R Us	AT & T Yellow Pages
1990	Toys r US retail sls	R. L. Polk Co. Publishers

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1987	Toys r US retail sis	R. L. Polk Co. Publishers

SQUIRE

2307 SQUIRE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	MOORE David	AT & T Yellow Pages

2314 SQUIRE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	Paul A	AT & T Yellow Pages
	Paul A	AT & T Yellow Pages
	Paul A	AT & T Yellow Pages
	Paul A	AT & T Yellow Pages
	Paul A	AT & T Yellow Pages
	Paul A	AT & T Yellow Pages
	Paul A	AT & T Yellow Pages

SSQIIRE LN

2306 SSQIIRE LN

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1981	Gama Louis	The Pacific Telephone and Telegraph Company

WAYSIDE

10 WAYSIDE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	AVERILL Walter	AT & T Yellow Pages

WAYSIDE DR

1 WAYSIDE DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	Beagle Mary H	R. L. Polk Co. Publishers
1987	Beagle Mary	R. L. Polk Co. Publishers
1981	Maguire Viola Mrs	The Pacific Telephone and Telegraph Company
1976	Maguire Viola E Mrs	R. L. Polk Co. Publishers
1970	Maguire Viola E Mrs	R. L. Polk Co. Publishers

FINDINGS

2 WAYSIDE DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1994	GOglielmetti Frank	Pacific Bell
1990	Faletto Rocco	R. L. Polk Co. Publishers
1987	Faletto Rocco	R. L. Polk Co. Publishers
1981	Falconer Thos F	The Pacific Telephone and Telegraph Company
	i Faletto R	The Pacific Telephone and Telegraph Company
1976	Rocco Faletto	R. L. Polk Co. Publishers
1970	Hazlett Harxy W	R. L. Polk Co. Publishers

3 WAYSIDE DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	Giles Homer	R. L. Polk Co. Publishers
1987	Dillard Reason H	R. L. Polk Co. Publishers
1981	Dillard R H	The Pacific Telephone and Telegraph Company
1976	Diullard Reason H	R. L. Polk Co. Publishers
1970	Carey Ruth E Mrs	R. L. Polk Co. Publishers

5 WAYSIDE DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	CARPENTER Alan B	AT & T Yellow Pages
1990	King John	R. L. Polk Co. Publishers
1987	King John	R. L. Polk Co. Publishers
1976	Ehlert Mary L Mrs	R. L. Polk Co. Publishers

6 WAYSIDE DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	Ward Helen	R. L. Polk Co. Publishers
1987	Ward Helen	R. L. Polk Co. Publishers
1981	Owen R	The Pacific Telephone and Telegraph Company
1976	Owen Ruth	R. L. Polk Co. Publishers
1970	Ehlert Mary L Mrs	R. L. Polk Co. Publishers
	Huff Warren	R. L. Polk Co. Publishers

7 WAYSIDE DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	No Return	R. L. Polk Co. Publishers
1987	Neace Calista Mrs	R. L. Polk Co. Publishers

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1981	Neace Calista	The Pacific Telephone and Telegraph Company
	Neace Howard D	The Pacific Telephone and Telegraph Company
1976	Neace Calista Mrs	R. L. Polk Co. Publishers
1970	Neace Calista Mrs	R. L. Polk Co. Publishers

8 WAYSIDE DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	Farrell Ethyl	R. L. Polk Co. Publishers
1987	Kutz M	R. L. Polk Co. Publishers
1976	Tropf Norman P	R. L. Polk Co. Publishers
1970	Tropf Norman P	R. L. Polk Co. Publishers

9 WAYSIDE DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	Guglielmetti Frank	R. L. Polk Co. Publishers
1987	Guglielmetti Frank	R. L. Polk Co. Publishers
1981	Guglielmetti Frank	The Pacific Telephone and Telegraph Company
1976	Guglielmetti Frank	R. L. Polk Co. Publishers
1970	Swanaon Karen E	R. L. Polk Co. Publishers

Wayside Dr

10 Wayside Dr

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2010	ANTHONY AVERIETTE	EDR Digital Archive
	ANTHONY AVERIETTE	EDR Digital Archive

WAYSIDE DR

10 WAYSIDE DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	AVERIETTE Anthony	AT & T Yellow Pages
1994	Mendoza Joel M	Pacific Bell
1990	Huntington Leona N	R. L. Polk Co. Publishers
1987	Huntington Fred N	R. L. Polk Co. Publishers
1981	Rasmussen Robt E	The Pacific Telephone and Telegraph Company
1976	Rasmussen Robt E	R. L. Polk Co. Publishers
1970	Prior John Lester	R. L. Polk Co. Publishers

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	Rasmussen Robt E	R. L. Polk Co. Publishers

12 WAYSIDE DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	ATKINSON A Lynne	AT & T Yellow Pages
	Phillip	AT & T Yellow Pages
1994	Atkinson Phillip	Pacific Bell
1990	Atkinson Phillip	R. L. Polk Co. Publishers
1987	Atkinson Ph Mfillip	R. L. Polk Co. Publishers
1981	Atkinson Phillip	The Pacific Telephone and Telegraph Company
1976	Atkinson Phillip	R. L. Polk Co. Publishers
1970	Atkinson Mary E Mrs	R. L. Polk Co. Publishers

Wayside Dr

13 Wayside Dr

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2010	FREEMAN ENTERPRISES INC	EDR Digital Archive
	FREEMAN ENTERPRISES INC	EDR Digital Archive

WAYSIDE DR

13 WAYSIDE DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	Faulkner Hugh	R. L. Polk Co. Publishers
1987	Faulkner H	R. L. Polk Co. Publishers
1981	Brunt C R	The Pacific Telephone and Telegraph Company
1976	Zaccaro Frank J	R. L. Polk Co. Publishers
1970	Zaccaro Frank J	R. L. Polk Co. Publishers

14 WAYSIDE DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	Brown Robt	R. L. Polk Co. Publishers
1987	Brown Robt	R. L. Polk Co. Publishers
1981	Mc Allister Bernice B	The Pacific Telephone and Telegraph Company
1976	Mc Allister Bernice B Mrs	R. L. Polk Co. Publishers
1970	Me Allister Bernice	R. L. Polk Co. Publishers

FINDINGS

16 WAYSIDE DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1994	Stouffer Patricia J	Pacific Bell
1990	Persons Marvin L	R. L. Polk Co. Publishers
1987	Persons Marvin L	R. L. Polk Co. Publishers
1981	Persons Marvin L	The Pacific Telephone and Telegraph Company
1976	Brunt E	R. L. Polk Co. Publishers
1970	Case Alberta S Mrs	R. L. Polk Co. Publishers

32 WAYSIDE DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	Husband Jas	R. L. Polk Co. Publishers
1987	Husband Jas	R. L. Polk Co. Publishers
1981	Stiffter Mark & Liani	The Pacific Telephone and Telegraph Company
1976	Riley Edw	R. L. Polk Co. Publishers
1970	Bailey Helen	R. L. Polk Co. Publishers

34 WAYSIDE DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	John	AT & T Yellow Pages
	ORTOND&G	AT & T Yellow Pages
1994	Orton John	Pacific Bell
1990	Orton John	R. L. Polk Co. Publishers
1987	Orton John	R. L. Polk Co. Publishers
1981	Aasum B F	The Pacific Telephone and Telegraph Company
1976	Aasum B F	R. L. Polk Co. Publishers
1970	Aasim B F	R. L. Polk Co. Publishers

36 WAYSIDE DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	Mattoon Kenneth R	R. L. Polk Co. Publishers
1987	Mattoon Kenneth R	R. L. Polk Co. Publishers
1981	Mattoon Kenneth	The Pacific Telephone and Telegraph Company
1976	Mattoon Kenneth R	R. L. Polk Co. Publishers
1970	Kovaleski Frank	R. L. Polk Co. Publishers

FINDINGS

38 WAYSIDE DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	Mayre Larry	R. L. Polk Co. Publishers
1987	Mayre Larry	R. L. Polk Co. Publishers
1981	Filson M D	The Pacific Telephone and Telegraph Company
1976	Filson Ethel Mrs	R. L. Polk Co. Publishers
1970	Filson Ethel Mrs	R. L. Polk Co. Publishers

40 WAYSIDE DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	Mason Ethel	R. L. Polk Co. Publishers
1987	Vacant	R. L. Polk Co. Publishers
1976	Schroder Everett porch bkdr	R. L. Polk Co. Publishers
1970	Schroder Everett porch bldr	R. L. Polk Co. Publishers

YOLANDA

326 YOLANDA

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	Complete Equipment Repair & Maintenance	AT & T Yellow Pages
	Complete Equipment Repair & Maintenance	AT & T Yellow Pages

YOLANDA AVE

201 YOLANDA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	Fire Safety Supply Co	R. L. Polk Co. Publishers

202 YOLANDA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	Jackson Art Design Group graphics	R. L. Polk Co. Publishers

203 YOLANDA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	Diesel Fuel Injection Systems	R. L. Polk Co. Publishers

204 YOLANDA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	Suzans Accounting Serv	R. L. Polk Co. Publishers

FINDINGS

205 YOLANDA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	Master Touch Custom Upholstery	R. L. Polk Co. Publishers

301 YOLANDA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	Vacant	R. L. Polk Co. Publishers

302 YOLANDA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1994	CROMER CLARKLIFT	Pacific Bell
1990	Golden State Welding	R. L. Polk Co. Publishers
1987	Golden State Welding	R. L. Polk Co. Publishers
1981	GOLDEN STATE WELDING AND MANUFACTURING	The Pacific Telephone and Telegraph Company
1976	Martignoli Joseph A	R. L. Polk Co. Publishers
1970	Martignoli Joefph A	R. L. Polk Co. Publishers
1961	Martignoli Jos A	R. L. Polk Co., Publishers
1958	Martignoli Jos A	R. L. Polk Co., Publishers

303 YOLANDA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	Santa Rosa Crating Co	R. L. Polk Co. Publishers

305 YOLANDA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	Westate Packaging	R. L. Polk Co. Publishers

316 YOLANDA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	Calderon Phillip H	R. L. Polk Co. Publishers
1987	Calderon Phillip H	R. L. Polk Co. Publishers
1981	Calderon Phillip	The Pacific Telephone and Telegraph Company
1976	Calderon Phil Bip H	R. L. Polk Co. Publishers
1970	Caldemon Phil Up	R. L. Polk Co. Publishers
1965	C 4er T	R. L. Polk Co. Publishers
1961	Calderon Phillipi	R. L. Polk Co., Publishers
1958	Calderon Phillipi	R. L. Polk Co., Publishers

FINDINGS

Yolanda Ave

324 Yolanda Ave

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	MERZ ENTERPRISES	EDR Digital Archive
	FIERCE CHEER ELITE	EDR Digital Archive
	COORDINATED PRJ INSTALLATIONS	EDR Digital Archive
	MERZ ENTERPRISES	EDR Digital Archive
	FIERCE CHEER ELITE	EDR Digital Archive
	COORDINATED PRJ INSTALLATIONS	EDR Digital Archive
2010	SHADOW TACTICAL	EDR Digital Archive
	MERZ ENTERPRISES	EDR Digital Archive
	MERZ ENTERPRISES	EDR Digital Archive
	SHADOW TACTICAL	EDR Digital Archive

YOLANDA AVE

324 YOLANDA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	Merz Enterprises	AT & T Yellow Pages
1994	THERMATEC R & D	Pacific Bell
	Building	Pacific Bell
	B BLUE OX MANUFACTURING	Pacific Bell
1990	Thermatec R & D blue ox mfg	R. L. Polk Co. Publishers
1987	Vari Cool air condit sys & sup	R. L. Polk Co. Publishers
1976	Vacant	R. L. Polk Co. Publishers
1970	Porras Felix P	R. L. Polk Co. Publishers
1965	Flem Ing Auth WMa r	R. L. Polk Co. Publishers
	a Brinegar Btaer M	R. L. Polk Co. Publishers
1961	Koenig Eleanor M	R. L. Polk Co., Publishers
1958	Hodges Gorman B geni contr	R. L. Polk Co., Publishers

Yolanda Ave

325 Yolanda Ave

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	HULSMAN TRANSPORTATION CO INC	EDR Digital Archive
	HULSMAN TRANSPORTATION CO INC	EDR Digital Archive
2010	HULSMAN TRANSPORTATION CO INC	EDR Digital Archive
	SR CHAIN ENVIRONMENTAL SERV	EDR Digital Archive

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2010	HULSMAN TRANSPORTATION CO INC	EDR Digital Archive
	SR CHAIN ENVIRONMENTAL SERV	EDR Digital Archive

YOLANDA AVE

325 YOLANDA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	Hulsman Transportation Co	AT & T Yellow Pages
	Matheson Fast Freight	AT & T Yellow Pages
1994	FREIGHT	Pacific Bell
	MATHESON FAST	Pacific Bell
	RBC CONSTRUCTION CO	Pacific Bell
	TRANSPORTATION CO	Pacific Bell
	HULSMAN	Pacific Bell
	MAJOR DIESEL	Pacific Bell
1990	Autokraft	R. L. Polk Co. Publishers
	Major Diesel	R. L. Polk Co. Publishers
	P I E Nationwide trucking	R. L. Polk Co. Publishers
	Hulsman Transportation Co trucking	R. L. Polk Co. Publishers
1987	Major Diesel	R. L. Polk Co. Publishers
	P I E Nationwide trucking	R. L. Polk Co. Publishers
	Hulsman Transportation Co trucking	R. L. Polk Co. Publishers
1981	HULSMAN TRANSPORTATION CO	The Pacific Telephone and Telegraph Company
	OPERATED EQUIPMENT	The Pacific Telephone and Telegraph Company
	If No Answer Call.....	The Pacific Telephone and Telegraph Company
	P I E Pacific Intermountain Express	The Pacific Telephone and Telegraph Company
	Res	The Pacific Telephone and Telegraph Company
	From Petaluma Telephones Call.....	The Pacific Telephone and Telegraph Company
	Clapham Construction	The Pacific Telephone and Telegraph Company
1976	Martin Charles	R. L. Polk Co. Publishers
	Hulsman Transportation Co trucking	R. L. Polk Co. Publishers

FINDINGS

Yolanda Ave

326 Yolanda Ave

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	SRT COLLISION WORKS	EDR Digital Archive
	SRT COLLISION WORKS	EDR Digital Archive
2010	COMPLETE COLLISION CENTER LLC	EDR Digital Archive
	COMPLETE COLLISION CENTER LLC	EDR Digital Archive

YOLANDA AVE

326 YOLANDA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	Complete Collision Center	AT & T Yellow Pages
1994	NORTH BAY AUTO BODY	Pacific Bell
1990	North Bay Auto Body	R. L. Polk Co. Publishers
1987	North Bay Auto Body auto body repr	R. L. Polk Co. Publishers

Yolanda Ave

328 Yolanda Ave

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2010	COORDINATED PRJ INSTALLATIONS	EDR Digital Archive
	COORDINATED PRJ INSTALLATIONS	EDR Digital Archive

YOLANDA AVE

328 YOLANDA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	Coordinated Project Installations Inc	AT & T Yellow Pages
	Coopersmith Ken	AT & T Yellow Pages
1994	GLASS WORKS THE	Pacific Bell

Yolanda Ave

330 Yolanda Ave

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	NORTH BAY PRESSURE WASHING	EDR Digital Archive
	NORTH BAY PRESSURE WASHING	EDR Digital Archive

FINDINGS

YOLANDA AVE

330 YOLANDA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1994	WHOLESALE	Pacific Bell
	PACIFIC AUTO	Pacific Bell
1976	Vacant	R. L. Polk Co. Publishers
1970	Zumault Dale	R. L. Polk Co. Publishers
1965	Kabalewal Herman	R. L. Polk Co. Publishers
1961	Thomas John H	R. L. Polk Co., Publishers
1958	Thomas John	R. L. Polk Co., Publishers

340 YOLANDA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1994	SONOMA COUNTY	Pacific Bell
	CATERING	Pacific Bell
	SONOMA COUNTY	Pacific Bell
	CATERING	Pacific Bell
1990	Karuza Plumbing	R. L. Polk Co. Publishers
1987	Karuza Plumbing	R. L. Polk Co. Publishers

Yolanda Ave

358 Yolanda Ave

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	MAGIC MOTORS	EDR Digital Archive
	HOUSE CRTV ENDV GRND MAINTNCE	EDR Digital Archive
	HOUSE CRTV ENDV GRND MAINTNCE	EDR Digital Archive
	MAGIC MOTORS	EDR Digital Archive
2010	BRIA RECREATION	EDR Digital Archive
	HOUSE CRTV ENDV GRND MAINTNCE	EDR Digital Archive
	BRIA RECREATION	EDR Digital Archive
	HOUSE CRTV ENDV GRND MAINTNCE	EDR Digital Archive

YOLANDA AVE

455 YOLANDA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	Main Ofc	AT & T Yellow Pages
	REDWOOD COAST PETROLEUM	AT & T Yellow Pages
1994	REDWOOD OIL CO	Pacific Bell

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1994	PETROLEUM	Pacific Bell
	MAINTENANCE CO	Pacific Bell
1990	Redwood Oil Inc oil & lubricant dirs	R. L. Polk Co. Publishers
1987	Redwood Oil Inc oil & lubricant dirs	R. L. Polk Co. Publishers
1976	Gantner H R Inc oil & lubricant dirs	R. L. Polk Co. Publishers
1970	Gantner H R Inc oil & lubricant dirs	R. L. Polk Co. Publishers
1965	Gantner H R Inc Distr oil lubricants	R. L. Polk Co. Publishers
1961	Wilshire Whol gas	R. L. Polk Co., Publishers
	Wilshire Oil Co	R. L. Polk Co., Publishers
1958	Rio Grande Oil Co	R. L. Polk Co., Publishers

FINDINGS

TARGET PROPERTY: ADDRESS NOT IDENTIFIED IN RESEARCH SOURCE

The following Target Property addresses were researched for this report, and the addresses were not identified in the research source.

Address Researched

NEQ of Santa Rosa Avenue
and Yolanda Ave

Address Not Identified in Research Source

2014, 2010, 1981, 1953, 1947, 1935, 1930

ADJOINING PROPERTY: ADDRESSES NOT IDENTIFIED IN RESEARCH SOURCE

The following Adjoining Property addresses were researched for this report, and the addresses were not identified in research source.

Address Researched

1 WAYSIDE DR

Address Not Identified in Research Source

2014, 2010, 2006, 1994, 1965, 1961, 1958, 1953, 1947, 1935, 1930

10 WAYSIDE

2014, 2010, 1994, 1990, 1987, 1981, 1976, 1970, 1965, 1961, 1958, 1953, 1947, 1935, 1930

10 WAYSIDE DR

2014, 2010, 1965, 1961, 1958, 1953, 1947, 1935, 1930

10 Wayside Dr

2014, 2006, 1994, 1990, 1987, 1981, 1976, 1970, 1965, 1961, 1958, 1953, 1947, 1935, 1930

10 Wayside Dr

2014, 2006, 1994, 1990, 1987, 1981, 1976, 1970, 1965, 1961, 1958, 1953, 1947, 1935, 1930

12 WAYSIDE DR

2014, 2010, 1965, 1961, 1958, 1953, 1947, 1935, 1930

13 WAYSIDE DR

2014, 2010, 2006, 1994, 1965, 1961, 1958, 1953, 1947, 1935, 1930

13 Wayside Dr

2014, 2006, 1994, 1990, 1987, 1981, 1976, 1970, 1965, 1961, 1958, 1953, 1947, 1935, 1930

13 Wayside Dr

2014, 2006, 1994, 1990, 1987, 1981, 1976, 1970, 1965, 1961, 1958, 1953, 1947, 1935, 1930

14 WAYSIDE DR

2014, 2010, 2006, 1994, 1965, 1961, 1958, 1953, 1947, 1935, 1930

16 WAYSIDE DR

2014, 2010, 2006, 1965, 1961, 1958, 1953, 1947, 1935, 1930

2 WAYSIDE DR

2014, 2010, 2006, 1965, 1961, 1958, 1953, 1947, 1935, 1930

200 HEARN AVE

2014, 2010, 2006, 1994, 1990, 1987, 1976, 1970, 1947, 1935, 1930

201 YOLANDA AVE

2014, 2010, 2006, 1994, 1987, 1981, 1976, 1970, 1965, 1961, 1958, 1953, 1947, 1935, 1930

202 YOLANDA AVE

2014, 2010, 2006, 1994, 1987, 1981, 1976, 1970, 1965, 1961, 1958, 1953, 1947, 1935, 1930

203 YOLANDA AVE

2014, 2010, 2006, 1994, 1987, 1981, 1976, 1970, 1965, 1961, 1958, 1953, 1947, 1935, 1930

204 YOLANDA AVE

2014, 2010, 2006, 1994, 1987, 1981, 1976, 1970, 1965, 1961, 1958, 1953, 1947, 1935, 1930

205 YOLANDA AVE

2014, 2010, 2006, 1994, 1987, 1981, 1976, 1970, 1965, 1961, 1958, 1953, 1947, 1935, 1930

FINDINGS

Address Researched

2306 SSQIIRE LN

2307 SQUIRE

2314 SQUIRE

2320 CALICO LN

2321 CALICO LN

2323 CALICO LN

2325 CALICO LN

2326 CALICO LN

2331 CALICO LN

2333 CALICO LN

2335 CALICO LN

2336 CALICO LN

2338 CALICO LN

2350 SANTA ROSA AVE

2379 SANTA ROSA AVE

2383 SANTA ROSA AVE

2387 SANTA ROSA AVE

2389 SANTA ROSA AVE

2400 2450 2510 2532 2549
2607 2612 2620 26

2400 SANTA ROSA AVE

2450 SANTA ROSA AVE

2450 Santa Rosa Ave

2450 Santa Rosa Ave

2460 Santa Rosa Ave

2460 Santa Rosa Ave

2460 SANTA ROSA AVE

250 KAWANA SPRINGS RD

2510 SANTA ROSA

2510 SANTA ROSA AVE

Address Not Identified in Research Source

2014, 2010, 2006, 1994, 1990, 1987, 1976, 1970, 1965, 1961, 1958, 1953, 1947, 1935, 1930

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FINDINGS

Address Researched

2510 Santa Rosa Ave

2510 Santa Rosa Ave

2516 SANTA ROSA AVE

2532 S SANTA ROSA AVE

2532 SANTA ROSA AVE

2532 Santa Rosa Ave

2532 Santa Rosa Ave

2549 S SANTA ROSA AVE

2549 SANTA ROSA AVE

2549 Santa Rosa Ave

2549 Santa Rosa Ave

2600 SANTA ROSA AVE

2601 S SANTA ROSA AVE

2601 SANTA ROSA AVE

2601 Santa Rosa Ave

2601 Santa Rosa Ave

2607 S SANTA ROSA AVE

2607 SANTA ROSA AVE

2607 Santa Rosa Ave

2607 Santa Rosa Ave

2612 Santa Rosa Ave

2612 Santa Rosa Ave

2612 SANTA ROSA AVE

2616 SANTA ROSA AVE

2620 SANTA ROSA AVE

2620 Santa Rosa Ave

Address Not Identified in Research Source

2006, 1994, 1990, 1987, 1981, 1976, 1970, 1965, 1961, 1958, 1953, 1947, 1935, 1930

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FINDINGS

Address Researched

2620 Santa Rosa Ave

2625 SANTA ROSA AVE

2626 SANTA ROSA AVE

2626 Santa Rosa Ave

2626 Santa Rosa Ave

2627 SANTA ROSA AVE

2628 SANTA ROSA AVE

2632 SANTA ROSA AVE

2635 SANTA ROSA AVE

2636 SANTA ROSA AVE

2638 SANTA ROSA AVE

2640 S SANTA ROSA AVE

2640 SANTA ROSA AVE

2642 SANTA ROSA AVE

2642 Santa Rosa Ave

2642 Santa Rosa Ave

2648 Santa Rosa Ave

2648 Santa Rosa Ave

2648 SANTA ROSA AVE

2655 SANTA ROSA AVE

2658 SANTA ROSA AVE

2661 SANTA ROSA AVE

2661 Santa Rosa Ave

2661 Santa Rosa Ave

2663 Santa Rosa Ave

2663 Santa Rosa Ave

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FINDINGS

Address Researched

2663 SANTA ROSA AVE

2665 SANTA ROSA AVE

2665 Santa Rosa Ave

2665 Santa Rosa Ave

2669 SANTA ROSA AVE

2671 SANTA ROSA AVE

2673 SANTA ROSA AVE

2675 SANTA ROSA AVE

2685 S SANTA ROSA AVE

2685 SANTA ROSA AVE

2705 SANTA ROSA AVE

3 WAYSIDE DR

30 250 500 Kawana Springs
Road

301 YOLANDA AVE

302 YOLANDA AVE

303 YOLANDA AVE

305 YOLANDA AVE

316 YOLANDA AVE

32 WAYSIDE DR

324 YOLANDA AVE

324 Yolanda Ave

324 Yolanda Ave

325 455 Yolanda Avenue

325 Yolanda Ave

325 Yolanda Ave

325 YOLANDA AVE

326 YOLANDA

Address Not Identified in Research Source

2014, 2010, 2006, 1994, 1981, 1976, 1970, 1965, 1961, 1958, 1953, 1947, 1935, 1930

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FINDINGS

Address Researched

326 Yolanda Ave

326 Yolanda Ave

326 YOLANDA AVE

328 Yolanda Ave

328 Yolanda Ave

328 YOLANDA AVE

330 YOLANDA AVE

330 Yolanda Ave

330 Yolanda Ave

34 WAYSIDE DR

340 YOLANDA AVE

358 Yolanda Ave

358 Yolanda Ave

36 WAYSIDE DR

38 WAYSIDE DR

40 WAYSIDE DR

455 YOLANDA AVE

5 WAYSIDE DR

500 KAWANA SPRINGS RD

6 WAYSIDE DR

7 WAYSIDE DR

8 WAYSIDE DR

9 WAYSIDE DR

Address Not Identified in Research Source

2006, 1994, 1990, 1987, 1981, 1976, 1970, 1965, 1961, 1958, 1953, 1947, 1935, 1930

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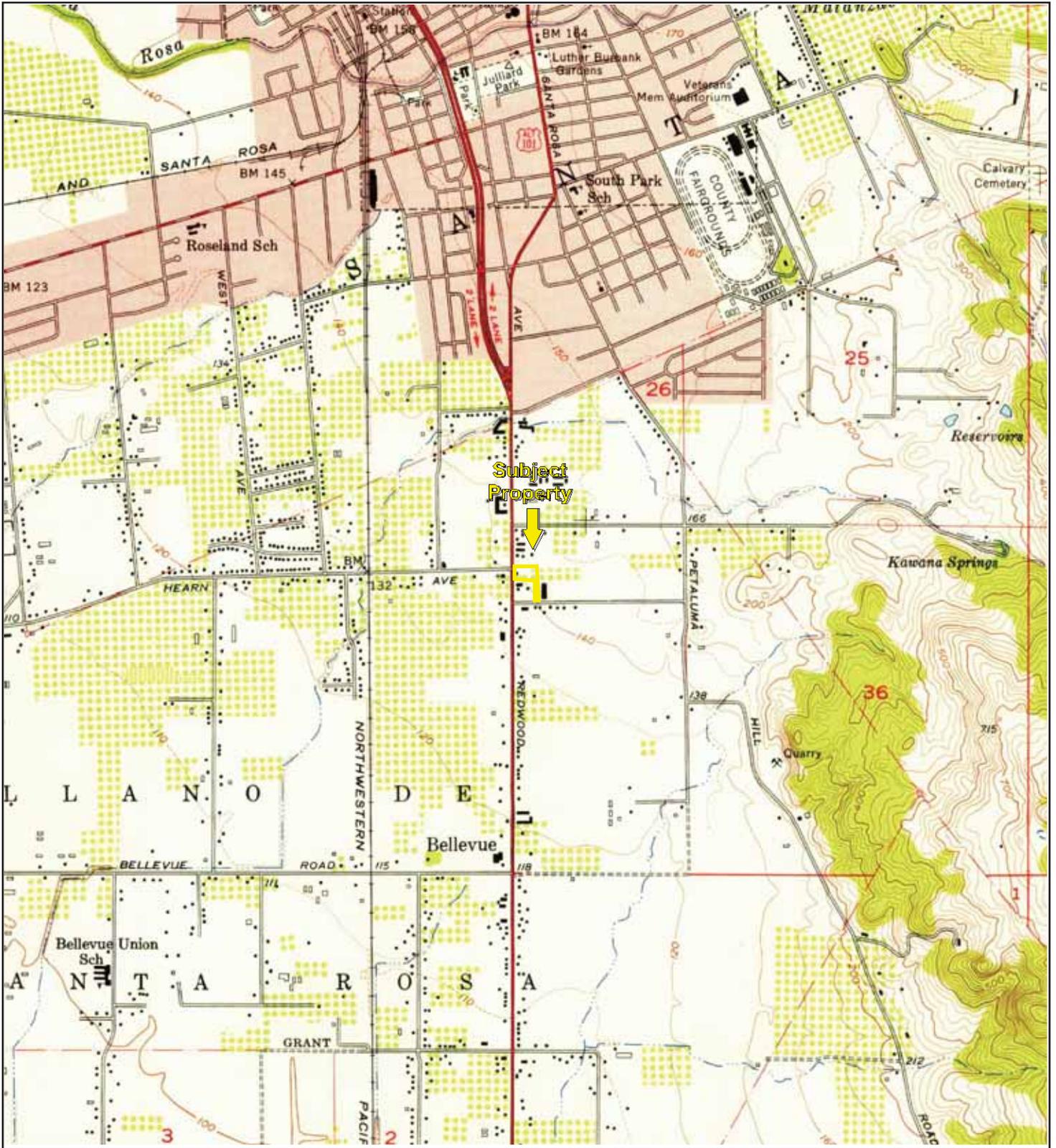
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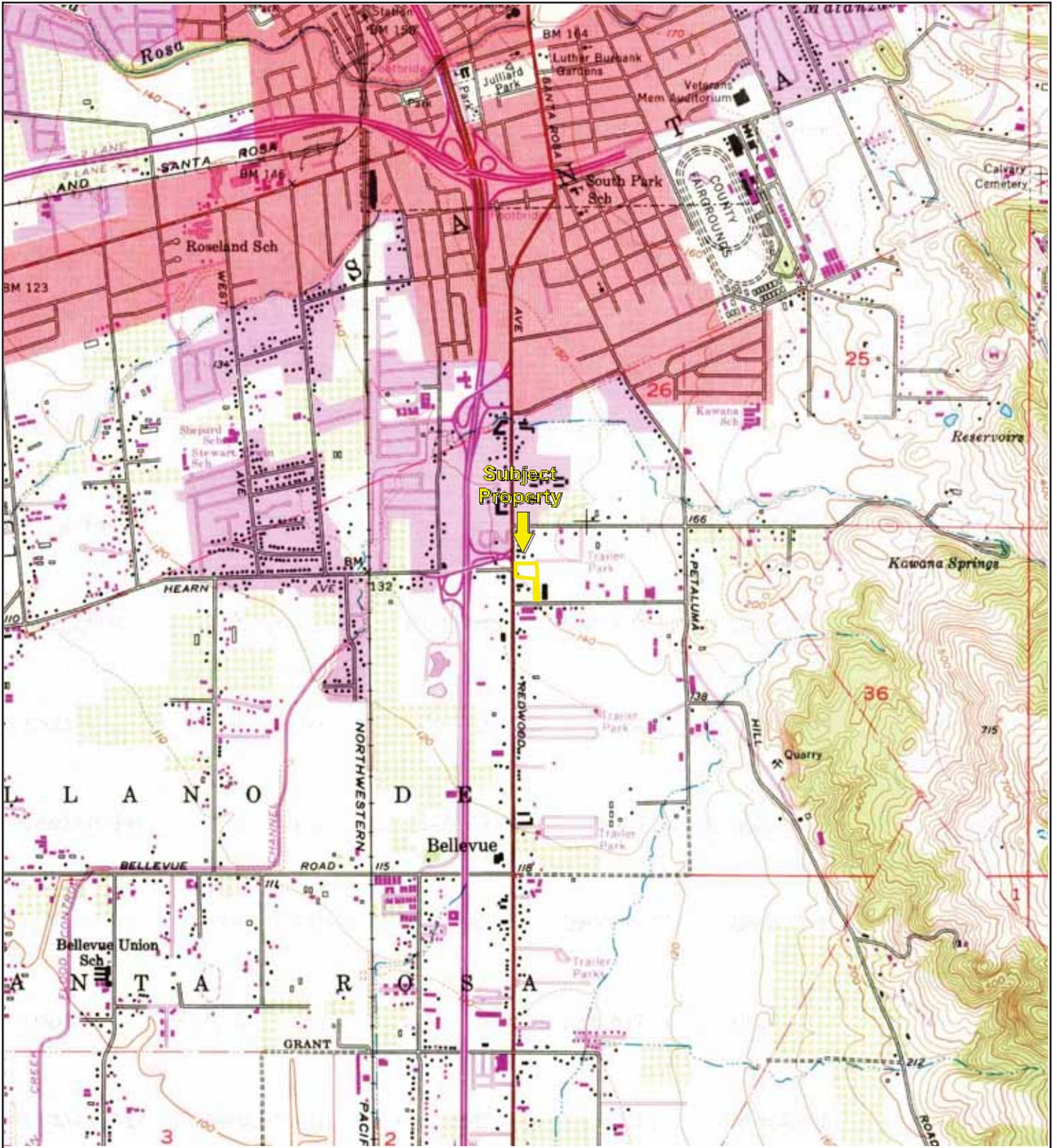
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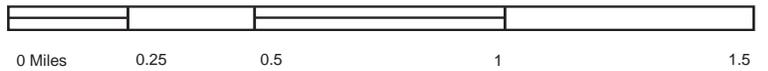
TP, Santa Rosa, 1954, 7.5-minute



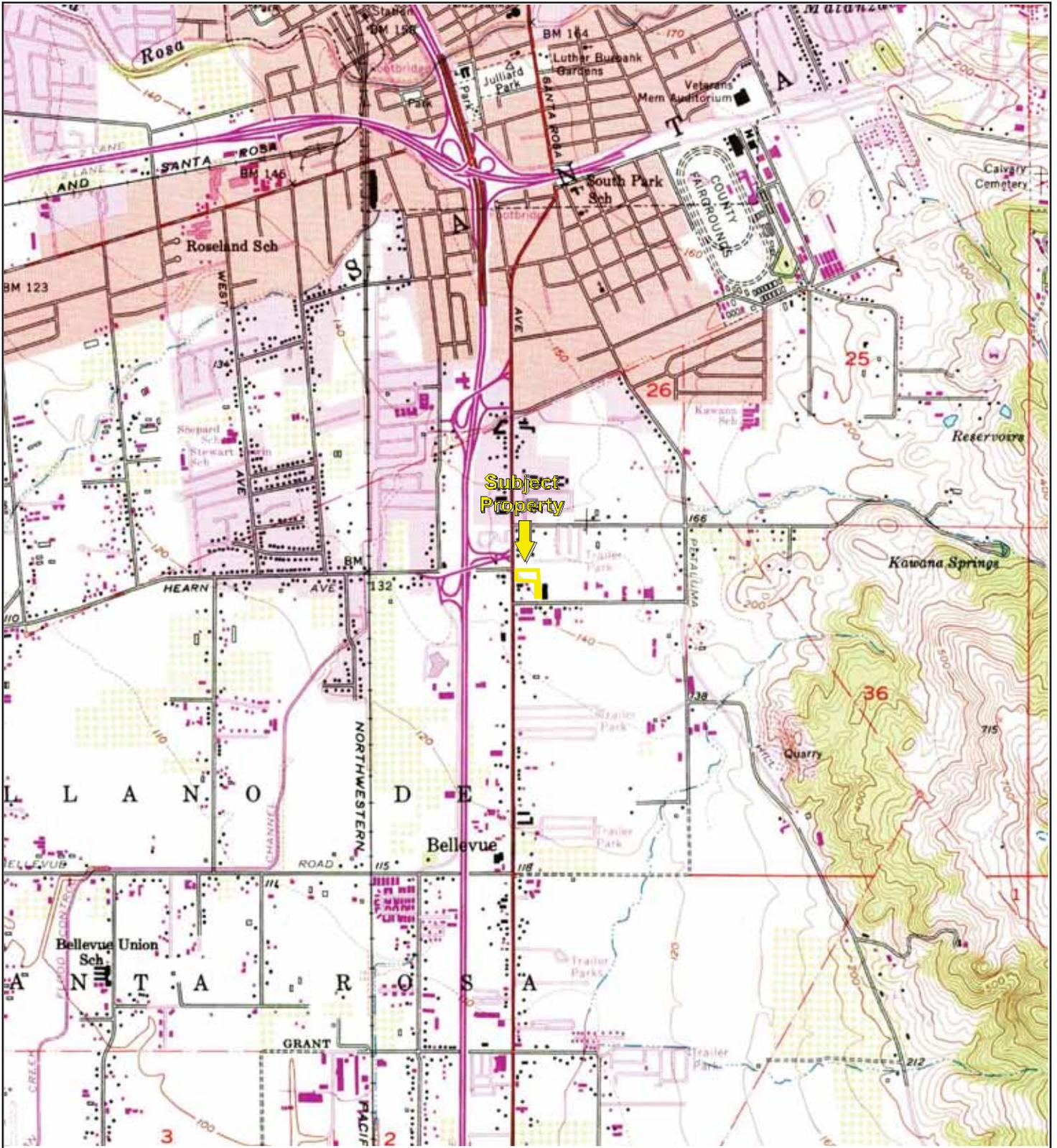
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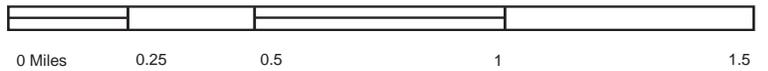
TP, Santa Rosa, 1968, 7.5-minute



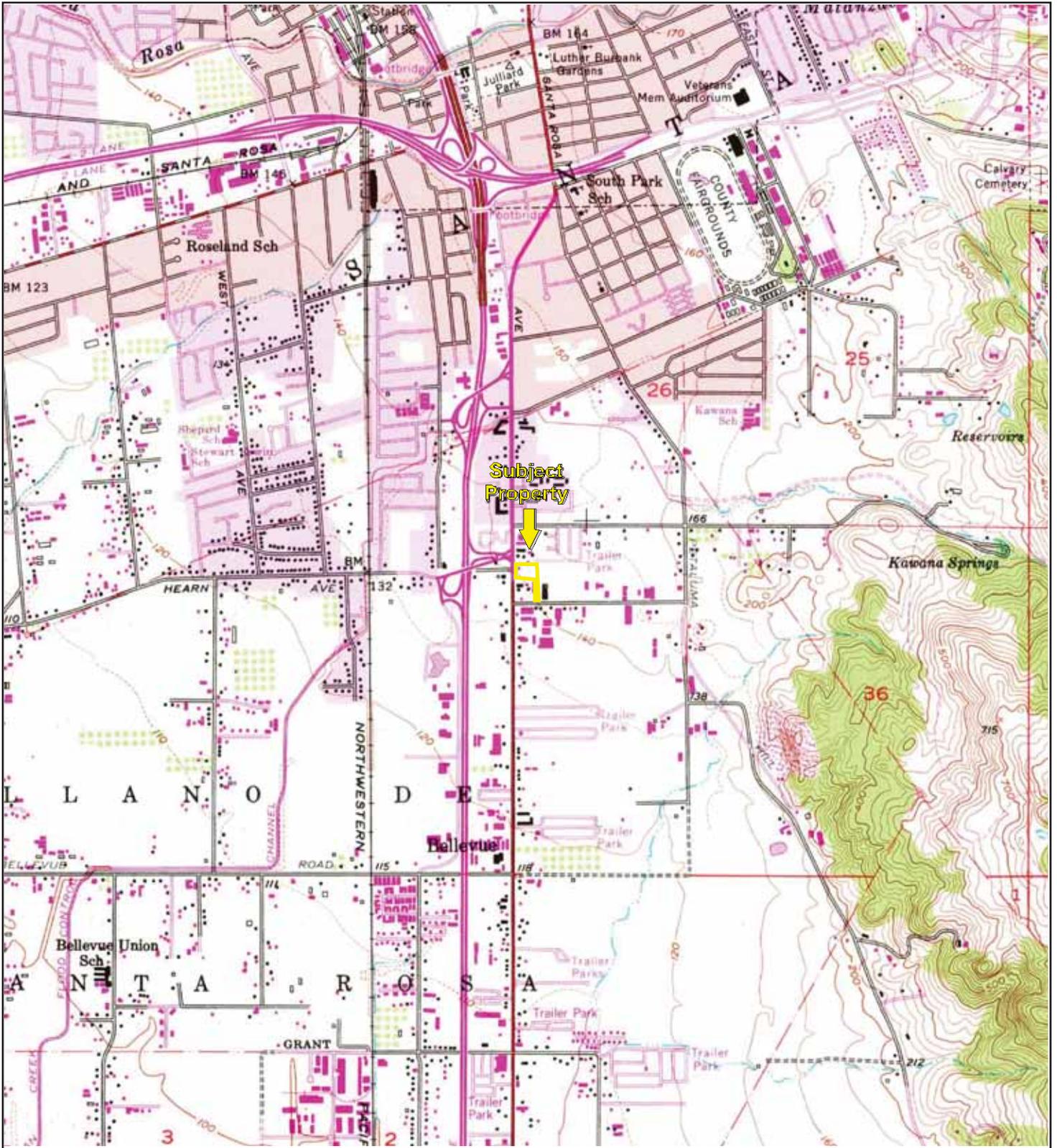
Key: Subject Property



TP, Santa Rosa, 1973, 7.5-minute



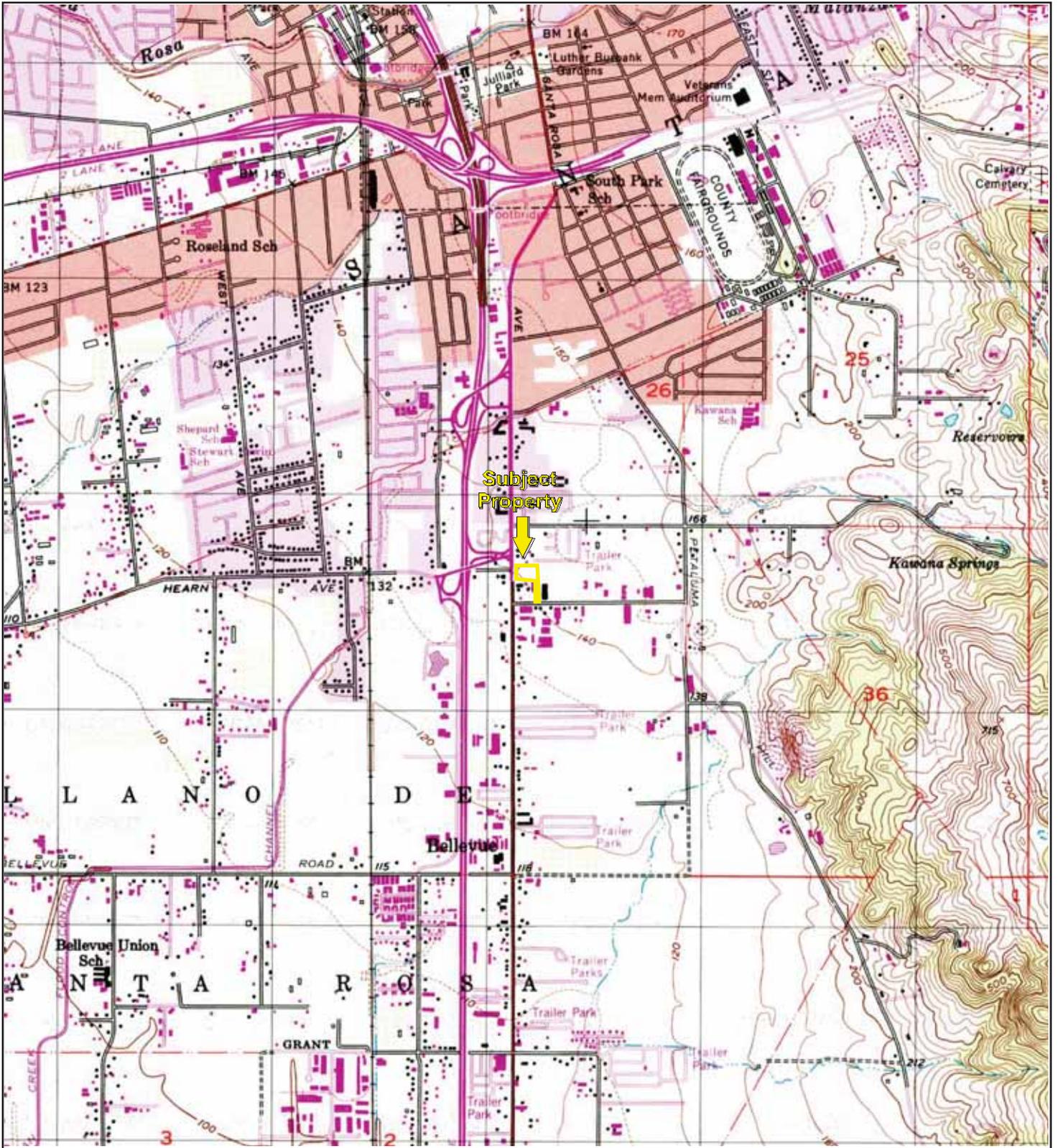
Key: Subject Property



TP, Santa Rosa, 1980, 7.5-minute



Key: Subject Property



TP, Santa Rosa, 1998, 7.5-minute



Key: Subject Property



Environmental Lien & AUL Search Report

**NEQ OF SANTA ROSA AVENUE /217677.1-2
2532 SANTA ROSA AVE
SANTA ROSA, CA 95407**

AFX Order # 79-75150-47

06/05/2018

AFX Research, LLC

211B Tank Farm Rd San Luis Obispo, CA 93401
(877) 848-5337 / www.afxllc.com

ENVIRONMENTAL LIEN REPORT

NEQ OF SANTA ROSA AVENUE /217677.1-2

The AFX Lien Search Report is intended to assist in the search for environmental liens filed in land title records.

TARGET PROPERTY INFORMATION

ADDRESS

2532 SANTA ROSA AVE
SANTA ROSA, CA 95407

RESEARCH SOURCE

- Source 1: SONOMA COUNTY RECORDER OF DEEDS
- Source 2: CALIFORNIA ENVIRONMENTAL PROTECTION AGENCY
- Source 3: UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

OWNERSHIP INFORMATION

Owner: HULSMAN TRANSPORTATION CO

LEGAL DESCRIPTION

PROPERTY COMMONLY KNOWN AS 2532 SANTA ROSA AVE IN SANTA ROSA, COUNTY OF SONOMA

Assessor's Parcel Number (s): 044-041-010

ENVIRONMENTAL LIEN

Environmental Lien: Found
 Not Found

If Found Describe:

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

Other AULs: Found
 Not Found

If Found Describe:



AFX Research, LLC
211B Tank Farm Rd San Luis Obispo, CA 93402
(877) 848-5337 Fax: (800) 201-0620

ENVIRONMENTAL LIEN REPORT

NEQ OF SANTA ROSA AVENUE /217677.1-2

Thank you for your order!

Please contact our office at (877) 848-5337 with any questions.

The AFX Research, LLC Environmental Lien & AUL Search Report, provides results from available current land title records for environmental cleanup liens and other activities and use limitations, such as engineering and institutional controls.

A network of trained, professional researchers, following established industry protocols, use client supplied property information to search for:

- Parcel information and / or legal description
- Ownership information
- Official land title documents recorded at jurisdictional agencies such as recorder's' office, registries of deeds, county clerks' offices, etc.
- Access a copy of the deed
- Environmental encumbrance(s) associate with the deed
- Provide a copy of any environmental encumbrance(s) based upon a review of keywords in the instrument(s) (title, parties involved and description)
- Provide a copy of the deed or cite documents reviewed

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211B Tank Farm Rd San Luis Obispo, CA 93402
(877) 848-5337 Fax: (800) 201-0620



Environmental Lien & AUL Search Report

**NEQ OF SANTA ROSA AVENUE /217677.1-1
2532 SANTA ROSA AVE
SANTA ROSA, CA 95407**

AFX Order # 79-75149-47

08/03/2018

AFX Research, LLC

211B Tank Farm Rd San Luis Obispo, CA 93401
(877) 848-5337 / www.afxllc.com

ENVIRONMENTAL LIEN REPORT

NEQ OF SANTA ROSA AVENUE /217677.1

The AFX Lien Search Report is intended to assist in the search for environmental liens filed in land title records.

TARGET PROPERTY INFORMATION

ADDRESS

325 YOLANDA AVE
SANTA ROSA, CA 95407

RESEARCH SOURCE

- Source 1: SONOMA COUNTY RECORDER OF DEEDS
- Source 2: CALIFORNIA ENVIRONMENTAL PROTECTION AGENCY
- Source 3: UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

OWNERSHIP INFORMATION

Type of Instrument: QUITCLAIM DEED

Grantor: PAUL J HULSMAN, TRUSTEE

Grantee: PAUL J HULSMAN, RAYMOND L HULSMAN, JAMES W HULSMAN, CATHERINE CLAIRE HULSMAN

Deed Dated: 08/01/2014
Deed Recorded: 08/08/2014
Instrument: 2014055194

LEGAL DESCRIPTION

PROPERTY COMMONLY KNOWN AS 325 YOLANDA IN SANTA ROSA, COUNTY OF SONOMA

Assessor's Parcel Number (s): 044071002



AFX Research, LLC
211B Tank Farm Rd San Luis Obispo, CA 93402
(877) 848-5337 Fax: (800) 201-0620

ENVIRONMENTAL LIEN REPORT

NEQ OF SANTA ROSA AVENUE /217677.1-1

ENVIRONMENTAL LIEN

Environmental Lien: Found
 Not Found

If Found Describe:

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

Other AULs: Found
 Not Found

If Found Describe:

ACTIVE CLEANUP FUND CLAIMS DISCLOSED AGAINST TARGET PROPERTY IN
ATTACHED DOCUMENT



AFX Research, LLC
211B Tank Farm Rd San Luis Obispo, CA 93402
(877) 848-5337 Fax: (800) 201-0620

ENVIRONMENTAL LIEN REPORT

NEQ OF SANTA ROSA AVENUE /217677.1-1

Thank you for your order!

Please contact our office at (877) 848-5337 with any questions.

The AFX Research, LLC Environmental Lien & AUL Search Report, provides results from available current land title records for environmental cleanup liens and other activities and use limitations, such as engineering and institutional controls.

A network of trained, professional researchers, following established industry protocols, use client supplied property information to search for:

- Parcel information and / or legal description
- Ownership information
- Official land title documents recorded at jurisdictional agencies such as recorder's' office, registries of deeds, county clerks' offices, etc.
- Access a copy of the deed
- Environmental encumbrance(s) associate with the deed
- Provide a copy of any environmental encumbrance(s) based upon a review of keywords in the instrument(s) (title, parties involved and description)
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AFX Research, LLC
211B Tank Farm Rd San Luis Obispo, CA 93402
(877) 848-5337 Fax: (800) 201-0620

**Active Cleanup Fund Claims
Sorted by Region**

PRIORITY	CLAIM #	SITE NAME	SITE ADDRESS	SITE CITY	SITE COUNTY	CLAIM APPLICATION DATE RECEIVED	REGION
C	00567	EUREKA TOYOTA	10 5TH ST W	EUREKA	12 - HUMBOLDT	1/15/92	1 - NORTH COAST
D	00578	SIGN YARD	931 2ND ST	EUREKA	12 - HUMBOLDT	1/15/92	1 - NORTH COAST
D	00579	BRIDGEVILLE	HWY 36 & KNEELAND RD	EUREKA	12 - HUMBOLDT	1/15/92	1 - NORTH COAST
D	00582	MAINTENANCE STATION	HOOKTON CEMETERY RD	LOLETA	12 - HUMBOLDT	1/15/92	1 - NORTH COAST
D	00585	BLUE LAKE	5TH ST	BLUE LAKE	12 - HUMBOLDT	1/15/92	1 - NORTH COAST
D	00586	ELK CREEK MAINTENANCE YARD	LOOP	MYERS FLAT	12 - HUMBOLDT	1/15/92	1 - NORTH COAST
C	00591	MALM METAL PRODUCTS, INC.	2640 SANTA ROSA AVE	SANTA ROSA	49 - SONOMA	1/15/92	1 - NORTH COAST
C	00711	ALLIANCE SERVICE STATION	720 MAIN S	SEBASTOPOL	49 - SONOMA	1/16/92	1 - NORTH COAST
B	00726	DAVE'S PIT STOP	7200 HEALDSBURG AVE	SEBASTOPOL	49 - SONOMA	1/16/92	1 - NORTH COAST
B	00744	HULSMAN TRANSPORTATION	325 YOLANDA AVE	SANTA ROSA	49 - SONOMA	1/16/92	1 - NORTH COAST
C	00767	FORTUNA PETRO-MART	390 FORTUNA BLVD S	FORTUNA	12 - HUMBOLDT	1/16/92	1 - NORTH COAST
C	00777	CLOUDBURST CAR WASH	1322 4TH ST	SANTA ROSA	49 - SONOMA	1/16/92	1 - NORTH COAST
C	00779	CIRCLE K SITE	290 WINDSOR RIVER RD	WINDSOR	49 - SONOMA	1/16/92	1 - NORTH COAST
B	00784	4TH STREET ROCKET GAS-N-MART	2209 4TH ST	EUREKA	12 - HUMBOLDT	1/16/92	1 - NORTH COAST
B	00792	FAIRHAVEN FIRE PROTECTION DIST	1982 GASS ST	SAMOA	12 - HUMBOLDT	1/16/92	1 - NORTH COAST
B	00828	RENTAL PROPERTY	2979 CORBY AVE	SANTA ROSA	49 - SONOMA	1/16/92	1 - NORTH COAST
C	00853	MEAD CLARK	3RD & WILSON ST	SANTA ROSA	49 - SONOMA	1/16/92	1 - NORTH COAST
B	00936	ANNAPOLIS MILLING COMPANY	1 SODA SPRINGS RD	ANNAPOLIS	49 - SONOMA	1/17/92	1 - NORTH COAST
C	00958	ALLIANCE FAST MART II	1070 HWY 101 N	CRESCENT CITY	8 - DEL NORTE	1/16/92	1 - NORTH COAST
B	00992	MENDENHALL'S	215 C ST	EUREKA	12 - HUMBOLDT	1/17/92	1 - NORTH COAST
B	00994	COASTAL IMPORTS-REDWOOD MOTORS	301 7TH ST	EUREKA	12 - HUMBOLDT	1/17/92	1 - NORTH COAST
B	01006	TOTEM POLE MARKET	580 FORTUNA BLVD S	FORTUNA	12 - HUMBOLDT	1/17/92	1 - NORTH COAST
B	01069	FORMER TAYLOR BUS COMPANY	1175 SEBASTOPOL RD	SANTA ROSA	49 - SONOMA	1/16/92	1 - NORTH COAST
C	01146		3454 SANTA ROSA AVE	SANTA ROSA	49 - SONOMA	1/16/92	1 - NORTH COAST
B	01153	FERN CAFE	606 MAIN ST	FERNDALE	12 - HUMBOLDT	1/17/92	1 - NORTH COAST
C	01185	SISKIYOU GENERAL HOSPITAL SITE	818 MAIN ST S	YREKA	47 - SISKIYOU	1/17/92	1 - NORTH COAST
B	01387	60 WEST BARHAM AVENUE	60 BARHAM AVE W	SANTA ROSA	49 - SONOMA	1/17/92	1 - NORTH COAST
B	01395	HABERSTOCK CONSTRUCTION SHOP	3651 ROHNERVILLE RD	FORTUNA	12 - HUMBOLDT	1/17/92	1 - NORTH COAST
C	01434	SONOMA WEST HOLDINGS, INC.	2064 GRAVENSTEIN HWY N	SEBASTOPOL	49 - SONOMA	1/17/92	1 - NORTH COAST
C	01446	AUTOMOBILE DEALERSHIP	2800 CORBY AVE	SANTA ROSA	49 - SONOMA	1/17/92	1 - NORTH COAST



First American Title Insurance Company
National Commercial Services
18500 Von Karman Ave, Suite 600
Irvine, CA 92612

May 22, 2018

Lori Brazzill
In-N-Out Burgers
13502 Hamburger Lane
Baldwin Park , CA 91706
Phone: (626)813-7363

Fax: (626)338-9173

Customer Reference: 325 Yolanda Avenue and 2532 Santa Rosa Avenue

Title Officer:	Jeffery Paschal	Title Assistant:	Ryan Achterberg
Phone:	(949)885-2481	Phone:	
Email:	JPaschal@firstam.com	Email:	rachterberg@firstam.com

Order Number: NCS-906886-SA1

Owner: Paul J. Hulsman

Property: 325 Yolanda & 2532 Santa Rosa, Santa Rosa, CA

Attached please find the following item(s):

Commitment

Thank You for your confidence and support. We at First American Title Insurance Company maintain the fundamental principle:

Customer First!

First American Title Insurance Company

INFORMATION

The Title Insurance Commitment is a legal contract between you and the company. It is issued to show the basis on which we will issue a Title Insurance Policy to you. The Policy will insure you against certain risks to the land title, subject to the limitations shown in the policy.

The Company will give you a sample of the Policy form, if you ask.

The Commitment is based on the land title as of the Commitment Date. Any changes in the land title or the transaction may affect the Commitment and the Policy.

The Commitment is subject to its Requirements, Exceptions and Conditions.

This information is not part of the title insurance commitment.

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YOU SHOULD READ THE COMMITMENT VERY CAREFULLY.
If you have any questions about the Commitment,
please contact the issuing office.

COMMITMENT FOR TITLE INSURANCE

Issued by

First American Title Insurance Company

Agreement to Issue Policy

We agree to issue a policy to you according to the terms of this Commitment.

When we show the policy amount and your name as the proposed insured in Schedule A, this Commitment becomes effective as of the Commitment Date shown in Schedule A.

If the Requirements shown in this Commitment have not been met within six months after the Commitment Date, our obligation under this Commitment will end. Also, our obligation under this Commitment will end when the Policy is issued and then our obligation to you will be under the Policy.

Our obligation under this Commitment is limited by the following:

The Provisions in Schedule A.

The Requirements in Schedule B-1.

The Exceptions in Schedule B-2.

The Conditions.

This Commitment is not valid without Schedule A and Sections 1 and 2 of Schedule B.

SCHEDULE A

1. Commitment Date: May 08, 2018 at 7:30 A.M.
2. Policy or Policies to be issued: Amount
 - (A) ALTA Owner's Policy \$6,225,000.00
ALTA Standard Owner Policy
Proposed Insured:

In-N-Out Burgers, a California corporation
 - (B) ALTA Loan Policy \$To Be Determined
To Be Determined
Proposed Insured:

To Be Determined
3. (A) The estate or interest in the land described in this Commitment is:

FEE

(B) [Title to said estate or interest at the date hereof is vested in:](#)

HULSMAN TRANSPORTATION COMPANY, A CORPORATION, AS TO PARCEL 1, AND

PAUL JOSEPH HULSMAN, A SINGLE MAN; RAYMOND L. HULSMAN, TRUSTEE OF THE RAYMOND L. HULSMAN 2013 REVOCABLE TRUST U/T/A DATED JULY 24, 2013; JAMES W. HULSMAN, TRUSTEE OF THE HULSMAN LIVING TRUST U/T/A DATED NOVEMBER 17, 1999; AND CATHERINE CLAIRE HULSMAN, TRUSTEE OF THE CATHERINE CLAIRE HULSMAN TRUST U/T/A DATED JANUARY 10, 2005, IN EQUAL SHARES, AS TENANTS IN COMMON, AS TO PARCEL 2
4. The land referred to in this Commitment is situated in the City of Santa Rosa, County of Sonoma, State of California, and is described as follows:

PARCEL 1:

BEING A PORTION OF THE RANCHO LLANO DE SANTA ROSA IN TOWNSHIP 7 NORTH RANGE 8 WEST MOUNT DIABLO MERIDIAN AND BEGINNING AT AN IRON PIN DRIVEN IN THE GROUND IN THE CENTER OF THE COUNTRY ROAD LEADING FROM SANTA ROSA TO COTATI AND KNOWN AS COTATI BOULEVARD, SAID POINT BEING THE SOUTHWEST CORNER OF THE 50 ACRE TRACT CONVEYED BY AMANDA BARROWS, ET AL TO THE SAVINGS BANK OF SANTA ROSA, A CORPORATION BY DEED DATED SEPTEMBER 6, 1910 AND RECORDED IN [BOOK 267 OF DEEDS, AT PAGE 286](#), OF SONOMA COUNTY RECORDS; THENCE ALONG THE SOUTH LINE OF SAID TRACT NORTH 89° 45' EAST 1056 FEET; THENCE NORTH 206.25 FEET; THENCE SOUTH 89° 45' WEST 1056 FEET; THENCE SOUTH 206.25 FEET TO THE POINT OF BEGINNING

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA BY DEED DATED JANUARY 22, 1930 AND RECORDED MAY 12, 1930 IN [BOOK 265 OF OFFICIAL RECORDS, PAGE 12](#).

PARCEL 2:

COMMENCING AT A POINT WHICH BEARS EAST 350 FEET FROM THE NORTHWEST CORNER OF THE TRACT OF LAND CONVEYED BY WARD E. WETMORE TO WILLIAM MANION BY DEED DATED

APRIL 22, 1882 AND RECORDED IN [LIBER 78 OF DEEDS, PAGE 331](#), SONOMA COUNTY RECORDS; THENCE SOUTH 306.50 FEET TO A POINT ON THE NORTHERLY LINE OF A 40 FOOT RIGHT OF WAY; THENCE EAST 776.10 FEET, MORE OR LESS, ALONG THE NORTHERLY LINE OF SAID 40 FOOT RIGHT OF WAY TO THE INTERSECTION THEREOF WITH THE WESTERLY LINE OF THE TRACT CONVEYED BY J.H. BELL, ET UX, TO ROBERT O. PHELPS, ET UX, BY DEED DATED JUNE 16, 1937 AND RECORDED JULY 7, 1937 IN [LIBER 434 OF OFFICIAL RECORDS AT PAGE 52](#), SONOMA COUNTY RECORDS; THENCE NORTH ALONG THE WEST LINE OF SAID PHELPS TRACT 306.5 FEET TO A POINT; THENCE WEST 776.10 FEET TO THE PLACE OF COMMENCEMENT.

TOGETHER WITH A RIGHT OF WAY 40 FEET IN WIDTH EXTENDING FROM THE SOUTHEASTERLY CORNER OF THE LANDS HEREINABOVE DESCRIBED WEST 776.10 FEET TO THE SOUTHEASTERLY CORNER OF SAID LANDS; SAID RIGHT OF WAY BEING IMMEDIATELY SOUTH OF AND ADJOINING THE HEREINABOVE DESCRIBED PROPERTY; AND TOGETHER WITH A RIGHT OF WAY 20 FEET IN WIDTH DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 20 FEET SOUTH OF THE SOUTHWESTERLY CORNER OF THE LANDS HEREINABOVE DESCRIBED; THENCE SOUTH 20 FEET; THENCE WEST 350 FEET MORE OR LESS, TO THE STATE HIGHWAY; THENCE NORTH ALONG THE STATE HIGHWAY 20 FEET; THENCE EAST 350 FEET, MORE OR LESS, TO THE PLACE OF COMMENCEMENT.

APN: 044-041-010-000 as to Parcel 1 and 044-071-002-000 as to Parcel 2

SCHEDULE B

SECTION ONE REQUIREMENTS

The following requirements must be met:

- (A) Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
- (B) Pay us the premiums, fees and charges for the policy.
- (C) Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.
- (D) You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
- (E) Releases(s) or Reconveyance(s) of Item(s): None
- (F) Other: None
- (G) You must give us the following information:
 - 1. Any off record leases, surveys, etc.
 - 2. Statement(s) of Identity, all parties.
 - 3. Other:

With respect to the trust referred to in the vesting:

- a. A certification pursuant to Section 18100.5 of the California Probate Code in a form satisfactory to the Company.
- b. Copies of those excerpts from the original trust documents and amendments thereto which designate the trustee and confer upon the trustee the power to act in the pending transaction.
- c. Other requirements which the Company may impose following its review of the material required herein and other information which the Company may require.

The following additional requirements, as indicated by "X", must be met:

- (H) Provide information regarding any off-record matters, which may include, but are not limited to: leases, recent works of improvement, or commitment statements in effect under the Environmental Responsibility Acceptance Act, Civil Code Section 850, et seq.

The Company's Owner's Affidavit form(as provided by company) must be completed and submitted prior to close in order to satisfy this requirement. This Commitment will then be subject to such further exceptions and/or requirements as may be deemed necessary.

- (I) An ALTA/NSPS survey of recent date, which complies with the current minimum standard detail requirements for ALTA/NSPS land title surveys, must be submitted to the Company for review. This Commitment will then be subject to such further exceptions and/or requirements as may be deemed necessary.

- (J) The following LLC documentation is required:
 - (i) a copy of the Articles of Organization
 - (ii) a copy of the Operating Agreement, if applicable
 - (iii) a Certificate of Good Standing and/or other evidence of current Authority to Conduct Business within the State
 - (iv) express Company Consent to the current transaction

- (K) The following partnership documentation is required :
 - (i) a copy of the partnership agreement, including all applicable amendments thereto
 - (ii) a Certificate of Good Standing and/or other evidence of current Authority to Conduct Business within the State
 - (iii) express Partnership Consent to the current transaction

- (L) The following corporation documentation is required:
 - (i) a copy of the Articles of Incorporation
 - (ii) a copy of the Bylaws, including all applicable Amendments thereto
 - (iii) a Certificate of Good Standing and/or other evidence of current Authority to Conduct Business within the State
 - (iv) express Corporate Resolution consenting to the current transaction

- (M) Based upon the Company's review of that certain partnership/operating agreement dated **Not disclosed** for the proposed insured herein, the following requirements must be met:

Any further amendments to said agreement must be submitted to the Company, together with an affidavit from one of the general partners or members stating that it is a true copy, that said partnership or limited liability company is in full force and effect, and that there have been no further amendments to the agreement. This Commitment will then be subject to such further requirements as may be deemed necessary.

- (N) A copy of the complete lease, as referenced in Schedule A, #3 herein, together with any amendments and/or assignments thereto, must be submitted to the Company for review, along with an affidavit executed by the present lessee stating that it is a true copy, that the lease is in full force and effect, and that there have been no further amendments to the lease. This Commitment will then be subject to such further requirements as may be deemed necessary.

- (O) Approval from the Company's Underwriting Department must be obtained for issuance of the policy contemplated herein and any endorsements requested thereunder. This Commitment will then be subject to such further requirements as may be required to obtain such approval.

- (P) Potential additional requirements, if ALTA Extended coverage is contemplated hereunder, and work on the land has commenced prior to close, some or all of the following requirements, and any other requirements which may be deemed necessary, may need to be met:

- (Q) The Company's "Indemnity Agreement I" must be executed by the appropriate parties.

- (R) Financial statements from the appropriate parties must be submitted to the Company for review.

- (S) A copy of the construction contract must be submitted to the Company for review.

- (T) An inspection of the land must be performed by the Company for verification of the phase of construction.

- (U) The Company's "Mechanic's Lien Risk Addendum" form must be completed by a Company employee, based upon information furnished by the appropriate parties involved.

SCHEDULE B

SECTION TWO

EXCEPTIONS

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction. The printed exceptions and exclusions from the coverage of the policy or policies are set forth in Exhibit A attached. Copies of the policy forms should be read. They are available from the office which issued this Commitment.

1. General and special taxes and assessments for the fiscal year 2018-2019, a lien not yet due or payable.
2. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
3. The effect of a map purporting to show the land and other property, filed June 28, 1977 in [Book 77, Page 83](#) of Record of Surveys.
4. The effect of a map purporting to show the land and other property, filed June 28, 1977 in [Book 254, Page 8](#) of Record of Surveys.

(Affects Parcel 2)

5. An easement for public utilities including ingress and egress and incidental purposes, recorded May 19, 1998 as Instrument No. [1998-54250](#) of Official Records.

In Favor of: Pacific Bell
Affects: as described therein

(Affects Parcel 1)

6. The effect of a map purporting to show the land and other property, filed July 16, 1998 in [Book 582, page 17](#) of Record of Surveys.

(Affects Parcel 2)

7. An easement for roadway and sidewalk purposes, public utilities, landscaping and incidental purposes, recorded March 12, 2010 as Instrument No. [2010-20632](#) of Official Records.

In Favor of: The City of Santa Rosa, a municipal corporation
Affects: as described therein

(Affects Parcel 1)

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

(Affects Parcel 1)

9. Rights of the public in and to that portion of the land lying within Yolanda Avenue.

(Affects Parcel 2)

10. Rights of parties in possession.

INFORMATIONAL NOTES

ALERT - CA Senate Bill 2 imposes an additional fee of \$75 up to \$225 at the time of recording on certain transactions effective January 1, 2018. Please contact your First American Title representative for more information on how this may affect your closing.

1. Taxes for proration purposes only for the fiscal year 2017-2018.

First Installment: \$2,674.34, PAID
Second Installment: \$2,674.34, PAID
Tax Rate Area: 004137
APN: 044-041-010-000

(Affects Parcel 1)

2. Taxes for proration purposes only for the fiscal year 2017-2018.

First Installment: \$2,752.37, PAID
Second Installment: \$2,752.37, PAID
Tax Rate Area: 004137
APN: 044-071-002-000

(Affects Parcel 2)

3. According to the latest available equalized assessment roll in the office of the county tax assessor, there is located on the land a(n) Commercial Structure known as 325 Yolanda Avenue, Santa Rosa, CA.

(Affects Parcel 2)

4. The property covered by this report is vacant land.

(Affects Parcel 1)

5. According to the public records, there has been no conveyance of the land within a period of twenty-four months prior to the date of this report, except as follows:

None

6. This preliminary report/commitment was prepared based upon an application for a policy of title insurance that identified land by street address or assessor's parcel number only. It is the responsibility of the applicant to determine whether the land referred to herein is in fact the land that is to be described in the policy or policies to be issued.

The map attached, if any, may or may not be a survey of the land depicted hereon. First American Title Insurance Company expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

*******To obtain wire instructions for deposit of funds to your escrow file please contact your Escrow Officer.*******

CONDITIONS

1. DEFINITIONS

(a)"Mortgage" means mortgage, deed of trust or other security instrument.

(b)"Public Records" means title records that give constructive notice of matters affecting the title according to the state law where the land is located.

2. LATER DEFECTS

The Exceptions in Schedule B - Section Two may be amended to show any defects, liens or encumbrances that appear for the first time in the public records or are created or attached between the Commitment Date and the date on which all of the Requirements (a) and (c) of Schedule B - Section One are met. We shall have no liability to you because of this amendment.

3. EXISTING DEFECTS

If any defects, liens or encumbrances existing at Commitment Date are not shown in Schedule B, we may amend Schedule B to show them. If we do amend Schedule B to show these defects, liens or encumbrances, we shall be liable to you according to Paragraph 4 below unless you knew of this information and did not tell us about it in writing.

4. LIMITATION OF OUR LIABILITY

Our only obligation is to issue to you the Policy referred to in this Commitment, when you have met its Requirements. If we have any liability to you for any loss you incur because of an error in this Commitment, our liability will be limited to your actual loss caused by your relying on this Commitment when you acted in good faith to:

comply with the Requirements shown in Schedule B - Section One

or

eliminate with our written consent any Exceptions shown in Schedule B - Section Two.

We shall not be liable for more than the Policy Amount shown in Schedule A of this Commitment and our liability is subject to the terms of the Policy form to be issued to you.

5. CLAIMS MUST BE BASED ON THIS COMMITMENT

Any claim, whether or not based on negligence, which you may have against us concerning the title to the land must be based on this commitment and is subject to its terms.



First American Title

Privacy Information

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our subsidiaries we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information that you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's Fair Information Values. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Information Obtained Through Our Web Site

First American Financial Corporation is sensitive to privacy issues on the Internet. We believe it is important you know how we treat the information about you we receive on the Internet. In general, you can visit First American or its affiliates' Web sites on the World Wide Web without telling us who you are or revealing any information about yourself. Our Web servers collect the domain names, not the e-mail addresses, of visitors. This information is aggregated to measure the number of visits, average time spent on the site, pages viewed and similar information. First American uses this information to measure the use of our site and to develop ideas to improve the content of our site. There are times, however, when we may need information from you, such as your name and email address. When information is needed, we will use our best efforts to let you know at the time of collection how we will use the personal information. Usually, the personal information we collect is used only by us to respond to your inquiry, process an order or allow you to access specific account/profile information. If you choose to share any personal information with us, we will only use it in accordance with the policies outlined above.

Business Relationships

First American Financial Corporation's site and its affiliates' sites may contain links to other Web sites. While we try to link only to sites that share our high standards and respect for privacy, we are not responsible for the content or the privacy practices employed by other sites.

Cookies

Some of First American's Web sites may make use of "cookie" technology to measure site activity and to customize information to your personal tastes. A cookie is an element of data that a Web site can send to your browser, which may then store the cookie on your hard drive. FirstAm.com uses stored cookies. The goal of this technology is to better serve you when visiting our site, save you time when you are here and to provide you with a more meaningful and productive Web site experience.

Fair Information Values

Fairness We consider consumer expectations about their privacy in all our businesses. We only offer products and services that assure a favorable balance between consumer benefits and consumer privacy.

Public Record We believe that an open public record creates significant value for society, enhances consumer choice and creates consumer opportunity. We actively support an open public record and emphasize its importance and contribution to our economy.

Use We believe we should behave responsibly when we use information about a consumer in our business. We will obey the laws governing the collection, use and dissemination of data.

Accuracy We will take reasonable steps to help assure the accuracy of the data we collect, use and disseminate. Where possible, we will take reasonable steps to correct inaccurate information. When, as with the public record, we cannot correct inaccurate information, we will take all reasonable steps to assist consumers in identifying the source of the erroneous data so that the consumer can secure the required corrections.

Education We endeavor to educate the users of our products and services, our employees and others in our industry about the importance of consumer privacy. We will instruct our employees on our fair information values and on the responsible collection and use of data. We will encourage others in our industry to collect and use information in a responsible manner.

Security We will maintain appropriate facilities and systems to protect against unauthorized access to and corruption of the data we maintain.

**EXHIBIT A
LIST OF PRINTED EXCEPTIONS AND EXCLUSIONS (BY POLICY TYPE)**

**1. CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY - 1990
SCHEDULE B**

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notice of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
(b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
(a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
(b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
(c) resulting in no loss or damage to the insured claimant;
(d) attaching or created subsequent to Date of Policy; or
(e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with applicable "doing business" laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate or interest insured by their policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

**2. AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY FORM B - 1970
SCHEDULE OF EXCLUSIONS FROM COVERAGE**

1. Any law, ordinance or governmental regulation (including but not limited to building and zoning ordinances) restricting or regulating or prohibiting the occupancy, use or enjoyment of the land, or regulating the character, dimensions or location of any improvement now or hereafter erected on the land, or prohibiting a separation in ownership or a reduction in the dimensions of area of the land, or the effect of any violation of any such law, ordinance or governmental regulation.
2. Rights of eminent domain or governmental rights of police power unless notice of the exercise of such rights appears in the public records at Date of Policy.
3. Defects, liens, encumbrances, adverse claims, or other matters (a) created, suffered, assumed or agreed to by the insured claimant; (b) not known to the Company and not shown by the public records but known to the insured claimant either at Date of Policy or at the date such claimant acquired an estate or interest insured by this policy and not disclosed in writing by the insured claimant to the Company prior to the date such insured claimant became an insured hereunder; (c) resulting in no loss or damage to the insured claimant; (d) attaching or created subsequent to Date of Policy; or (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the estate or interest insured by this policy.

**3. AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY FORM B - 1970
WITH REGIONAL EXCEPTIONS**

When the American Land Title Association policy is used as a Standard Coverage Policy and not as an Extended Coverage Policy the exclusions set forth in paragraph 2 above are used and the following exceptions to coverage appear in the policy.

This policy does not insure against loss or damage by reason of the matters shown in parts one and two following:

Part One

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
6. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

**4. AMERICAN LAND TITLE ASSOCIATION LOAN POLICY - 1970
WITH A.L.T.A. ENDORSEMENT FORM 1 COVERAGE
SCHEDULE OF EXCLUSIONS FROM COVERAGE**

1. Any law, ordinance or governmental regulation (including but not limited to building and zoning ordinances) restricting or regulating or prohibiting the occupancy, use or enjoyment of the land, or regulating the character, dimensions or location of any improvement now or hereafter erected on the land, or prohibiting a separation in ownership or a reduction in the dimensions or area of the land, or the effect of any violation of any such law ordinance or governmental regulation.
2. Rights of eminent domain or governmental rights of police power unless notice of the exercise of such rights appears in the public records at Date of Policy.
3. Defects, liens, encumbrances, adverse claims, or other matters (a) created, suffered, assumed or agreed to by the insured claimant, (b) not known to the Company and not shown by the public records but known to the insured claimant either at Date of Policy or at the date such claimant acquired an estate or interest insured by this policy or acquired the insured mortgage and not disclosed in writing by the insured claimant to the Company prior to the date such insured claimant became an insured hereunder, (c) resulting in no loss or damage to the insured claimant; (d) attaching or created subsequent to Date of Policy (except to the extent insurance is afforded herein as to any statutory lien for labor or material or to the extent insurance is afforded herein as to assessments for street improvements under construction or completed at Date of Policy).
4. Unenforceability of the lien of the insured mortgage because of failure of the insured at Date of Policy or of any subsequent owner of the indebtedness to comply with applicable "doing business" laws of the state in which the land is situated.

**5. AMERICAN LAND TITLE ASSOCIATION LOAN POLICY - 1970
WITH REGIONAL EXCEPTIONS**

When the American Land Title Association Lenders Policy is used as a Standard Coverage Policy and not as an Extended Coverage Policy, the exclusions set forth in paragraph 4 above are used and the following exceptions to coverage appear in the policy.

SCHEDULE B

This policy does not insure against loss or damage by reason of the matters shown in parts one and two following:

Part One

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
6. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.

**6. AMERICAN LAND TITLE ASSOCIATION LOAN POLICY - 1992
WITH A.L.T.A. ENDORSEMENT FORM 1 COVERAGE
EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy; (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims, or other matters:
(a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
(b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
(c) resulting in no loss or damage to the insured claimant;
(d) attaching or created subsequent to Date of Policy (except to the extent that this policy insures the priority of the lien of the insured mortgage over any statutory lien for services, labor or material or the extent insurance is afforded herein as to assessments for street improvements under construction or completed at date of policy); or
(e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage.

4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable "doing business" laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any statutory lien for services, labor or materials (or the claim of priority of any statutory lien for services, labor or materials over the lien of the insured mortgage) arising from an improvement or work related to the land which is contracted for and commenced subsequent to Date of Policy and is not financed in whole or in part by proceeds of the indebtedness secured by the insured mortgage which at Date of Policy the insured has advanced or is obligated to advance.
7. Any claim, which arises out of the transaction creating the interest of the mortgagee insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that is based on:
 - (i) the transaction creating the interest of the insured mortgagee being deemed a fraudulent conveyance or fraudulent transfer; or
 - (ii) the subordination of the interest of the insured mortgagee as a result of the application of the doctrine of equitable subordination; or
 - (iii) the transaction creating the interest of the insured mortgagee being deemed a preferential transfer except where the preferential transfer results from the failure:
 - (a) to timely record the instrument of transfer; or
 - (b) of such recordation to impart notice to a purchaser for value or a judgment or lien creditor.

7. AMERICAN LAND TITLE ASSOCIATION LOAN POLICY - 1992 WITH REGIONAL EXCEPTIONS

When the American Land Title Association policy is used as a Standard Coverage Policy and not as an Extended Coverage Policy the exclusions set forth in paragraph 6 above are used and the following exceptions to coverage appear in the policy.

SCHEDULE B

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
6. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.

8. AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY - 1992 EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1.
 - (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
 - (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims, or other matters:
 - (a) created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy; or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the estate or interest insured by this policy.
4. Any claim, which arises out of the transaction vesting in the insured the estate or interest insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that is based on:
 - (i) the transaction creating the estate or interest insured by this policy being deemed a fraudulent conveyance or fraudulent transfer; or
 - (ii) the transaction creating the estate or interest insured by this policy being deemed a preferential transfer except where the preferential transfer results from the failure:
 - (a) to timely record the instrument of transfer; or
 - (b) of such recordation to impart notice to a purchaser for value or a judgment or lien creditor.

9. AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY - 1992 WITH REGIONAL EXCEPTIONS

When the American Land Title Association policy is used as a Standard Coverage Policy and not as an Extended Coverage Policy the exclusions set forth in paragraph 8 above are used and the following exceptions to coverage appear in the policy.

SCHEDULE B

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:
Part One:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
6. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.

**ALTA RESIDENTIAL TITLE INSURANCE POLICY (6-1-87)
EXCLUSIONS**

In addition to the Exceptions in Schedule B, you are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of any law or government regulation. This includes building and zoning ordinances and also laws and regulations concerning:
 - (a) and use
 - (b) improvements on the land
 - (c) and division
 - (d) environmental protectionThis exclusion does not apply to violations or the enforcement of these matters which appear in the public records at Policy Date. This exclusion does not limit the zoning coverage described in Items 12 and 13 of Covered Title Risks.
2. The right to take the land by condemning it, unless:
 - (a) a notice of exercising the right appears in the public records on the Policy Date
 - (b) the taking happened prior to the Policy Date and is binding on you if you bought the land without knowing of the taking
3. Title Risks:
 - (a) that are created, allowed, or agreed to by you
 - (b) that are known to you, but not to us, on the Policy Date -- unless they appeared in the public records
 - (c) that result in no loss to you
 - (d) that first affect your title after the Policy Date -- this does not limit the labor and material lien coverage in Item 8 of Covered Title Risks
4. Failure to pay value for your title.
5. Lack of a right:
 - (a) to any land outside the area specifically described and referred to in Item 3 of Schedule A OR
 - (b) in streets, alleys, or waterways that touch your landThis exclusion does not limit the access coverage in Item 5 of Covered Title Risks.

11. EAGLE PROTECTION OWNER'S POLICY

**CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE - 1998
ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE - 1998**

Covered Risks 14 (Subdivision Law Violation). 15 (Building Permit). 16 (Zoning) and 18 (Encroachment of boundary walls or fences) are subject to Deductible Amounts and Maximum Dollar Limits of Liability

EXCLUSIONS

In addition to the Exceptions in Schedule B, you are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of any law or government regulation. This includes ordinances, laws and regulations concerning:

a. building	b. zoning
c. land use	d. improvements on the land
e. land division	f. environmental protection

This exclusion does not apply to violations or the enforcement of these matters if notice of the violation or enforcement appears in the Public Records at the Policy Date. This exclusion does not limit the coverage described in Covered Risk 14, 15, 16, 17 or 24.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not apply to violations of building codes if notice of the violation appears in the Public Records at the Policy Date.
3. The right to take the Land by condemning it, unless:
 - a. a notice of exercising the right appears in the Public Records at the Policy Date; or
 - b. the taking happened before the Policy Date and is binding on You if You bought the Land without Knowing of the taking.
4. Risks:
 - a. that are created, allowed, or agreed to by You, whether or not they appear in the Public Records;
 - b. that are Known to You at the Policy Date, but not to Us, unless they appear in the Public Records at the Policy Date;
 - c. that result in no loss to You; or
 - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.d, 22, 23, 24 or 25.

5. Failure to pay value for Your Title.
6. Lack of a right:
 - a. to any Land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
 - b. in streets, alleys, or waterways that touch the Land.This exclusion does not limit the coverage described in Covered Risk 11 or 18.

12. THIRD GENERATION EAGLE LOAN POLICY AMERICAN LAND TITLE ASSOCIATION EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (1/01/08)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to (i) the occupancy, use, or enjoyment of the Land; (ii) the character, dimensions, or location of any improvement erected on the Land; (iii) the subdivision of land; or (iv) environmental protection; or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
(b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
 - (e) resulting in loss or damage which would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.

13. AMERICAN LAND TITLE ASSOCIATION LOAN POLICY - 2006

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
(b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or

- (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

14. AMERICAN LAND TITLE ASSOCIATION LOAN POLICY - 2006 WITH REGIONAL EXCEPTIONS

When the American Land Title Association policy is used as a Standard Coverage Policy and not as an Extended Coverage Policy the exclusions set forth in paragraph 13 above are used and the following exceptions to coverage appear in the policy.

SCHEDULE B

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.

15. AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY - 2006 EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection; or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.(b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risks 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

16. AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY - 2006 WITH REGIONAL EXCEPTIONS

When the American Land Title Association policy is used as a Standard Coverage Policy and not as an Extended Coverage Policy the exclusions set forth in paragraph 15 above are used and the following exceptions to coverage appear in the policy.

SCHEDULE B

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.

PHASE I ENVIRONMENTAL SITE ASSESSMENT QUESTIONNAIRE

The following questionnaire is required by the ASTM Standard E 1527-13, which adheres to the All Appropriate Inquiries (AAI) Rule (United States Environmental Protection Agency) (40 CFR 312).

As defined by ASTM, the User of the report is the "party seeking to use Practice E 1527 to complete an environmental site assessment of the property. A user may include, without limitation, a potential purchaser of property, a potential tenant of property, an owner of property, a lender, or a property manager. The user has specific obligations for completing a successful application of this practice."

PROPERTY ADDRESS:	NEQ of Santa Rosa Avenue & Yolanda Avenue
PROPERTY CITY, STATE ZIP:	Santa Rosa, CA

1. Environmental liens that are filed or recorded against the property (40 CFR 312.25)

Did a search of recorded land title records (or judicial records) identify any environmental liens filed or recorded against the property under federal, tribal, state or local law?

YES NO

2. Activity and use limitations (AULs) that are in place on the property or that have been filed or records against the property (40 CFR 312.26(a)(1)(v) and (vi))

Did a search of recorded land title records (or judicial records) identify any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state or local law?

YES NO

3. Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28)

Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

YES NO

4. Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29)

Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?

YES NO

5. Commonly known or reasonably ascertainable information about the Property (40 CFR 312.30)

Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases?

YES NO

a. Do you know the past uses of the property?

YES NO

b. Do you know of specific chemicals that are present or once were present at the property?

YES NO

c. Do you know of spills or other chemical releases that have taken place at the property?

YES NO

d. Do you know of any environmental cleanups that have taken place at the property?

YES NO

e. Do you have any prior knowledge that the property was developed as a gas station, dry cleaner, manufacturing/industrial facility in the past?

YES NO

f. Are you aware of historical use of hazardous materials or petroleum products used or present on the property?

YES NO

g. Do you know if the property is currently or was formerly equipped with underground storage tanks (USTs) or septic tanks?

YES NO

h. Do you know of any past, threatened or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substance or petroleum products involving the property by any owner or occupant of the property?

YES NO

6. The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31)

Based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of releases at the property?

YES NO

Signature of User/Person Interviewed: _____

Name of User/Person Interviewed: Kim Onishi

Title/Relationship to Property: Regional Real Estate Manager/In-N-Out Burgers

Phone Number/Email: (949)375-1554

Date: 6/1/18

Contact for additional information:

Name: Rogg Collins / Evergreen Dev Co

Relationship to Property: Seller

Phone Number/Email: (818) 334-1321 or cell (818) 324-5630 / rcollins@evgre.com

BUILDING PROJECT IDENTIFICATION

ADDRESS: 5942 SAN... AVE.
DIVISION & LOT NO.

APPLICANT'S PARCEL NO: 44-041-10

APPLICANT'S ADDRESS (IF NOT OWNER): 5942 YERBA BUENA RD.
ZIP PHONE

OWNER'S NAME: TED L RILD
ADDRESS: 450 KAWANA SPR. RD. 528-3456
ZIP PHONE

CONTRACTOR'S NAME: CAL. PACIFIC PLBG. & Const.
ADDRESS: 5942 YERBA BUENA RD SR.
CITY BUS. LIC. 95405 STATE LIC. NO. 351986 ZIP 538-7576 PHONE
CLASS B-236

ARCHITECT OR DESIGNER: 2/29/84
ADDRESS: ZIP PHONE

ENGINEER: STATE LICENSE NO. ADDRESS: ZIP PHONE

STATE LICENSE NO.

PERMIT INSPECTOR'S COPY

DATE ISSUED: 5/13/82 PERMIT NO: 17532

BUILDING ELECTRICAL MECHANICAL PLUMBING GRADING

ENCROACHMENT MOVE BLDG DEMOLITION

SFD DUPLEX APT. COMM. MOBILE HOME POOL

ACCESSORY BLDG CONDO SIGN

NEW ADDN ALTER REPAIR

FLOOR AREA VALUATION 500⁰⁰ SCHOOL DIST.

ZONING county MAX. OCC. CENSUS TRACT

TYPE STORES BEDROOMS

GROUP UCB ID 1979

DESIGN REVIEW USE PERM.

PROPOSED WORK REMARKS

INSTALL NEW METER BOX & MANIFOLD TO EXISTING LINE
Addtl. Meter
VAL. 500⁰⁰

PROVIDE SMOKE DETECTOR

	Temp. Date	Final Date
Electric Meter		
Gas Meter		
Water Meter		

Final

PERMIT EXPIRES IN 180 DAYS IF WORK IS NOT COMMENCED (SEE REVERSE SIDE)

DIST. NO. _____

CITY OF SANTA ROSA FIRE DEPARTMENT
955 SONOMA AVENUE, SANTA ROSA, CA 95404
(707) 543-3500 FAX (707) 543-3520



RECORD OF ANNUAL
FIRE INSPECTION

Business Name
ADVANTAGED MAN HOUS
Occupancy Location Address
2532 SANTA ROSA AVE

Assigned Month/Yr. **APR-1999** Roseland FIRS Number **03505** Print Date **21-MAR-99**
Self-inspection Mail Original To?

NOTICE OF FIRE AND SAFETY HAZARDS AND/OR FIRE DEPARTMENT PERMITS REQUIRED

*** NOTES ***
Business Tax Certificate? Yes No

- 1 NO HAZARDS NOTED THIS DATE
- FIRE EQUIPMENT & SYSTEMS**
- 2 T19-567 (b) Provide "2A 10BC" Fire Extinguisher
- 3 T19-563.2 (a) Fire Extinguisher to be Accessible and Visible
- 4 T19-563.7 Mount Extinguisher on wall 3-5' from floor
- 5 T19-575.1 Provide Yearly Service of Extinguisher
- 6 T19-904 (a) 3 Auto-Sprinklers maintained operable/Quarterly Inspection
- 7 T19-904 (a) 4 Auto-Sprinklers Certification due every 5 Years
- 8 T19-904 (a) 5 Fixed Extinguishing System-Maintenance/Service
- 9 HSC13113.7 Provide approved Smoke Detectors in each Dwelling unit
- 10 NFPA13-4-2.5.1 Provide 18" clearance below sprinklers
- 11 1001.5.1 Fire Alarm Systems/Maintenance and Testing
- 12 1001.5 Fire Extinguishing Equipment Maintenance
- 13 1003.1.1 Fire Sprinkler System Required
- 14 1006.2.1 Fixed Extinguishing System-Protection of Kitchen Grease
- 15 1006.2.7 Fixed Extinguishing System-40BC Extinguisher Required
- 16 1006.2.8.3 Fixed Extinguishing System-Remove Grease Buildup
- 17 1006.2.5.2 Fixed Extinguishing System-Semi-Annual Service Req'd
- ELECTRICAL**
- 18 8504 Abatement of Electrical Hazards
- 19 8506.1 Extension Cords-Prohibited Use
- 20 8507 Multiplug Adapters-Prohibited Use
- 21 8509.2 Electrical Panels Access-Minimum of 30" Clearance
- 22 NFPA 70-110.22 Mark Electrical Panels Legibly
- EXITS**
- 23 1203 Obstructing the Width of Exits
- 24 1207.1 Maintain Egress Doors, Exits Shall be Openable
- 25 1207.3 Exits Openable W/O Key/Special Knowledge
- 26 1207.4 Exit Doors-Panic Hardware Comply UBC
- 27 1211.1 Provide Exit Illumination-Emergency Lighting
- 28 1212.1 Exit Signs-Indicate Direction of Exit
- 29 1212.3 Exit Sign Graphics-Min. 6" Letters
- 30 1212.4 Exit Signs-Illumination Requirements
- BUILDING & STORAGE REQUIREMENTS**
- 31 901.4.4 Address Numbers Required
- 32 902.4 Key Box Required/Access
- 33 1112.1 Restore Required F.R. Construction
- 34 1112.2.1 Fire Assembly-Fire Doors/Dampers/Maint req'd.
- 35 1112.2.2 Obstruct Operation of Fire Door/Assembly
- 36 1103.2.1 Accumulation of Comb. Waste Material on Lgts
- 37 1103.2.1.3 Comb. Rubbish/Oily Rags Approved Container(s)
- 38 1103.2.2 Dumpsters prohibited within 5' of Comb. Wall
- 39 1103.3.2.4 Storage Prohibited in Mech./Elect. Rooms
- 40 1107.1 Heat Appliance Clearance to Combustible-Meet UMC
- 41 1210.3 Stairway-Storage Beneath Prohibited unless FR
- 42 7401.6.4 Compressed Gas Cylinders-Securing
- 43 7902.5.9 Storage Cabinets-Flammable Liquids
- 44 SRCC 8001.3.3 Haz Material-Update HMMP/HMIS
- 45 8001.7 Visible Hazard ID Req'd-NFPA 704 Placard
- 46 8003.1.7.1 Provide Secondary Containment of Haz. Mat.
- PERMITS REQUIRED**
- 47 Candles/Open Flame
- 48 Dry Cleaning
- 49 Dust Producing Operation
- 50 Flammable & Combustible Liquids (Roseland)
- 51 Garage/Repair
- 52 Hazardous Materials
- 53 High Piled Combustible Storage
- 54 Liquefied Petroleum Gases
- 55 Places of Assembly
- 56 Spraying & Dipping
- 57 Care Facility or Day Care

Dist. **1** Shift **C** Badge #/Insp. # **30**
Date Inspected **8-11-99** Reinspection Date

ORDER TO COMPLY: You are in violation of State and/or Local Fire Codes and Ordinances. To bring your facility into compliance, you are hereby ordered to correct the noted Fire and Safety Hazards and/or obtain Fire Permits required. A reinspection will be conducted on or after the REINSPECTION DATE set forth above. Failure to comply with the foregoing order before the reinspection shall be a separate violation and may render you liable to the penalties provided by law.

PREMISES REP. BUILDING OWNER MANAGER

X SIGNATURE OF BOX CHECKED ABOVE

X SIGNATURE OF INSPECTING OFFICER

RECORD OF ANNUAL FIRE INSPECTION

CITY OF SANTA ROSA FIRE DEPARTMENT
 955 SONOMA AVENUE, SANTA ROSA, CA 95404
 (707) 543-3500 FAX (707) 543-3520



RECORD OF ANNUAL FIRE INSPECTION

Business Name
Advantage Manufactured Housing
DUPAR & ANGEL INC

Occupancy Location Address
2532 SANTA ROSA AVE

Assigned Month/Yr. <u>APR-97</u>	Roseland	FIRS Number <u>03505</u>	Print Date <u>21-MAR-97</u>	Mail to Occupant	Mail to Owner	Mail To?
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NOTICE OF FIRE AND SAFETY HAZARDS AND/OR FIRE DEPARTMENT PERMITS REQUIRED

*** NOTES ***

Business Tax Certificate? Yes No

- NO HAZARDS NOTED THIS DATE**
- FIRE EQUIPMENT & SYSTEMS**
- 2 T19-567 (b) Provide "2A 10BC" Fire Extinguisher
 - 3 T19-563.2 Fire Extinguisher to be Accessible and Visible
 - 4 T19-563.7 Mount Extinguisher on wall 3-5' from floor
 - 5 T19-575.1 Provide Yearly Service of Extinguisher
 - 6 T19-904 (a) 3 Auto-Sprinklers maintained operable/Quarterly Inspection
 - 7 T19-904 (a) 4 Auto-Sprinklers Certification due every 5 Years
 - 8 T19-904.7 Fixed Extinguishing System—Maintenance/Service
 - 9 HSC13113.7 Provide approved Smoke Detectors in each Dwelling unit
 - 10 NFPA13-4-2.5.1 Provide 18" clearance below sprinklers
 - 11 14.108 (a) Fire Alarm Systems/Maintenance and Testing
 - 12 10.504 (a) Fire Extinguishing Equipment Maintenance
 - 13 10.506 (a) Fire Sprinkler System Required
 - 14 10.513 (a) Fixed Extinguishing System—Protection of Kitchen Grease
 - 15 10.513 (d) Fixed Extinguishing System—40BC Extinguisher Required
 - 16 10.513 (e) [2] Fixed Extinguishing System—Remove Grease Buildup
 - 17 10.513 (e) [3] Fixed Extinguishing System—Semi-Annual Service Req'd
- ELECTRICAL**
- 18 85.104 Abatement of Electrical Hazards
 - 19 85.106 (a) Extension Cords—Prohibited Use
 - 20 85.107 Multiplug Adapters—Prohibited Use
 - 21 85.109 (b) Electrical Panels Access—Minimum of 30" Clearance
 - 22 NEC110-22 Mark Electrical Panels Legibly
- EXITS**
- 23 12.104 (a) Obstructing the Width of Exits
 - 24 12.106 (a) Maintain Egress Doors, Exits Shall be Openable
 - 25 12.106 (c) Exits Openable W/O Key/Special Knowledge
 - 26 12.106 (d) Exit Doors—Panic Hardware Comply UBC
 - 27 12.110 (a) Provide Exit Illumination—Emergency Lighting
 - 28 12.111 (a) Exit Signs—Indicate Direction of Exit
 - 29 12.111 (c) Exit Sign Graphics—Min. 6" Letters
 - 30 12.111 (d) Exit Signs—Illumination Requirements
- BUILDING & STORAGE REQUIREMENTS**
- 31 10.301 (a) Address Numbers Required
 - 32 10.302 Key Box Required/Access
 - 33 10.601 Restore Required F.R. Construction
 - 34 11.302 (a) Accumulation of Comb. Waste Material on Lots
 - 35 11.302 (a) [1] Comb. Rubbish/Oily Rags Approved Container(s)
 - 36 11.302 (b) Dumpsters prohibited within 5' of Comb. Wall
 - 37 11.303 (b) 3 Storage Prohibited in Mech./Elect. Rooms
 - 38 11.303 (b) 4 [1] Combustible Storage not allowed in attics
 - 39 11.404 Heat Appliance Clearance to Combustible—Meet UMC
 - 40 12.109 (c) Stairway—Storage Beneath Prohibited unless FR
 - 41 74.107 (a) Storage Cabinets—Flammable Liquids
 - 42 79.202 (c) 1 Compressed Gas Cylinders—Securing
 - 43 80.106 Provide Secondary Containment of Haz. Mat.
 - 44 80.107 Haz. Material—Material Safety Data Sheets
 - 45 80.301 (1) Visible Hazard ID Req'd—NFPA 704 Placard
- PERMITS REQUIRED**
- 46 Candles/Open Flame
 - 47 Dry Cleaning
 - 48 Dust Producing Operation
 - 49 Flammable & Combustible Liquids (Roseland)
 - 50 Garage/Repair
 - 51 Hazardous Materials
 - 52 High Piled Combustible Storage
 - 53 Liquefied Petroleum Gases
 - 54 Places of Assembly
 - 55 Spraying & Dipping

Dist. <u>8</u>	Shift <u>—</u>	Badge #/Insp. # <u>173</u>
Date Inspected <u>7/16/97</u>	Order to Comply Date	

ORDER TO COMPLY: To bring your facility into compliance with applicable State and/or Local Fire codes and Ordinances, you are hereby required to correct the noted Fire and Safety Hazards and/or Fire Permits required. A Reinspection will be conducted on or after the ORDER TO COMPLY date. Failure to comply with the foregoing order before the reinspection may render you liable to the penalties provided by law for such violations.

PREMISES REP BUILDING OWNER MANAGER

SIGNATURE OF BOX CHECKED ABOVE: [Signature] SIGNATURE OF INSPECTING OFFICER: Rachelle Brook

CITY OF SANTA ROSA FIRE DEPARTMENT
 955 SONOMA AVENUE, SANTA ROSA, CA 95404
 (707) 524-5311 FAX (707) 524-5070



CITY OF
Santa Rosa

**RECORD OF ANNUAL
 FIRE INSPECTION**

Business Name

DUPAR & ANGEL INC

Occupancy Location Address

2532 SANTA ROSA AVE

Assigned Month/Yr.

APR-95

Roseland

03505

Print Date

21-MAR-95

Mail to Occupant

Mail to Owner

Mail to?

NOTICE OF FIRE AND SAFETY HAZARDS AND/OR FIRE DEPARTMENT PERMITS REQUIRED

*** NOTES ***

Current Business License? Yes No

THANK
 YOU

- 1 NO HAZARDS NOTED THIS DATE
- 2 FIRE EQUIPMENT & SYSTEMS
- 3 T19-567 (b) Provide "2A 10BC" Fire Extinguisher
- 4 T19-563.2 Fire Extinguisher to be Accessible and Visible
- 5 T19-563.7 Mount Extinguisher on wall 3-5' from floor
- 6 T19-575.1 Provide Yearly Service of Extinguisher
- 7 T19-904 (a) 3 Auto-Sprinklers maintained operable/Quarterly Inspection
- 8 T19-904 (a) 4 Auto-Sprinklers Certification due every 5 Years
- 9 T19-904.7 Fixed Extinguishing System—Maintenance/Service
- 10 HSC13113.7 Provide approved Smoke Detectors in each Dwelling unit
- 11 NFPA13-4-2.5.1 Provide 18" clearance below sprinklers
- 12 14.108 (a) Fire Alarm Systems/Maintenance and Testing
- 13 10.504 (a) Fire Extinguishing Equipment Maintenance
- 14 10.506 (a) Fire Sprinkler System Required
- 15 10.513 (a) Fixed Extinguishing System—Protection of Kitchen Grease
- 16 10.513 (d) Fixed Extinguishing System—40BC Extinguisher Required
- 17 10.513 (e) [2] Fixed Extinguishing System—Remove Grease Buildup
- 18 10.513 (e) [3] Fixed Extinguishing System—Semi-Annual Service Req'd
- 19 ELECTRICAL
- 20 85.104 Abatement of Electrical Hazards
- 21 85.106 (a) Extension Cords—Prohibited Use
- 22 85.107 Multiplug Adapters—Prohibited Use
- 23 85.109 (b) Electrical Panels Access— Minimum of 30" Clearance
- 24 NEC110-22 Mark Electrical Panels Legibly
- 25 EXITS
- 26 12.104 (a) Obstructing the Width of Exits
- 27 12.106 (a) Maintain Egress Doors, Exits Shall be Openable
- 28 12.106 (c) Exits Openable W/O Key/Special Knowledge
- 29 12.106 (d) Exit Doors—Panic Hardware Comply UBC
- 30 12.110 (a) Provide Exit Illumination—Emergency Lighting
- 31 12.111 (a) Exit Signs—Indicate Direction of Exit
- 32 12.111 (c) Exit Sign Graphics—Min. 6" Letters
- 33 12.111 (d) Exit Signs—Illumination Requirements
- 34 BUILDING & STORAGE REQUIREMENTS
- 35 10.301 (a) Address Numbers Required
- 36 10.302 Key Box Required/Access
- 37 10.601 Restore Required F.R. Construction
- 38 11.302 (a) Accumulation of Comb. Waste Material on Lots
- 39 11.302 (a) [1] Comb. Rubbish/Oily Rags Approved Container(s)
- 40 11.302 (b) Dumpsters prohibited within 5' of Comb. Wall
- 41 11.303 (b) 3 Storage Prohibited in Mech./Elect. Rooms
- 42 11.303 (b) 4 [1] Combustible Storage not allowed in attics
- 43 11.404 Heat Appliance Clearance to Combustible—Meet UMC
- 44 12.109 (c) Stairway—Storage Beneath Prohibited unless FR
- 45 74.107 (a) Storage Cabinets—Flammable Liquids
- 46 79.202 (c) 1 Compressed Gas Cylinders—Securing
- 47 80.106 Provide Secondary Containment of Haz. Mat.
- 48 80.107 Haz. Material—Material Safety Data Sheets
- 49 80.301 (1) Visible Hazard ID Req'd—NFPA 704 Placard
- 50 PERMITS REQUIRED
- 51 Candles/Open Flame
- 52 Dry Cleaning
- 53 Dust Producing Operation
- 54 Flammable & Combustible Liquids (Roseland)
- 55 Garage/Repair
- 56 Hazardous Materials
- 57 High Piled Combustible Storage
- 58 Liquified Petroleum Gases
- 59 Places of Assembly
- 60 Spraying & Dipping

Dist. 8	Shift C	Badge #/Insp. # 149
Date Inspected 5/25/95	Order to Comply Date	

ORDER TO COMPLY: To bring your facility into compliance with applicable State and/or Local Fire codes and Ordinances, you are hereby required to correct the noted Fire and Safety Hazards and/or Fire Permits required. A Reinspection will be conducted on or after the ORDER TO COMPLY date. Failure to comply with the foregoing order before the reinspection may render you liable to the penalties provided by law for such violations.

PREMISES REP. BUILDING OWNER MANAGER

X
 SIGNATURE OF BOX CHECKED ABOVE

[Signature]
 SIGNATURE OF INSPECTING OFFICER



CITY OF SANTA ROSA FIRE DEPARTMENT

955 SONOMA AVENUE, SANTA ROSA, CA 95404

(707) 524-5311 FAX (707) 524-5070

Business Name

DUPAR & ANGEL INC

San

Occupancy Location Address

2532 SANTA ROSA AVE

Assigned Month/Yr.
APR-93

Roseland

Sup. Dist.
8

File Number
03505

NOTICE OF FIRE AND SAFETY HAZARDS AND/OR FIRE DEPT

*** NOTES ***

Current Business License? Yes No

1 NO HAZA

FIRE EQUIP

- 2 T19-596.1
- 3 T19-596.4 (a)
- 4 T19-596.4 (b)
- 5 T19-597.1
- 6 T19-904(a3)
- 7 T19-904(a4)
- 8 T19-904.7
- 9 HSC13113.7
- 10 NFPA13-4-2.5
- 11 14.106(a)
- 12 10.302(a)
- 13 10.306(a)
- 14 10.313(a)
- 15 10.313(d)
- 16 10.313(e)
- 17 10.313(e)

ELECTRICAL

- 18 85.104
- 19 85.106(a)
- 20 85.107
- 21 85.108
- 22 NEC 110-22

EXITS

- 23 12.103(a) E
- 24 12.104(a) M
- 25 12.104(b) E
- 26 12.104(d) Pa
- 27 12.107(a) Pr
- 28 12.108(a) Ex
- 29 12.108(c) Exi
- 30 12.108(d) Exi

BUILDING & STOR

- 31 10.208 Add
- 32 10.209 Key
- 33 10.401 Res
- 34 11.201(a) Accu
- 35 11.201(b) Com
- 36 11.201(d) Dum
- 37 11.203(c) Stora
- 38 11.207 Coml
- 39 11.404(d) Heat
- 40 12.106(d) Stairv
- 41 79.201(g) Stora
- 42 80.103(c) Haz. M
- 43 80.103(d) Haz. M
- 44 80.104(d) Haz. M
- 45 80.104(e) Visible

PERMITS REQUIRED

- 46 Places of Assembly
- 47 Dust Producing Operat
- 48 Hazardous Materials
- 49 Liquefied Petroleum Gas
- 50 High Piled Combustible
- 51 Flammable & Combustib

Dist.
8

Shift
C

Badge #
Insp. #
37

Date Inspected
6/15/93

Order To Comply Date
—

ORDER TO COMPLY: To bring your facility into compliance with applicable State and/or Local Fire codes and Ordinances, you are hereby required to correct the noted Fire and Safety Hazards and/or Fire Permits required. A Reinspection will be conducted on or after the ORDER TO COMPLY date. Failure to comply with the foregoing order before the reinspection may render you liable to the penalties provided by law for such violations.

PREMISES REP. BUILDING OWNER MANAGER
[Signature]
SIGNATURE OF BOX CHECKED ABOVE

[Signature]
SIGNATURE OF INSPECTOR

CITY OF SANTA ROSA FIRE DEPARTMENT
955 SONOMA AVENUE, SANTA ROSA, CA 95404
(707) 524-5311 FAX (707) 524-5070



CITY OF
Santa Rosa

RECORD OF ANNUAL
FIRE INSPECTION

Business Name: DUPAR & ANGEL INC

Occupancy Location Address: 2532 SANTA ROSA AVE

Assigned Month/Yr: APR-92

Roseland: Sup. Dist.: File Number: 03505

Mail To?

NOTICE OF FIRE AND SAFETY HAZARDS AND/OR FIRE DEPARTMENT PERMITS REQUIRED

*** NOTES ***

Current Business License? Yes No

- 1 **NO HAZARDS NOTED THIS DATE**
- 2 **FIRE EQUIPMENT & SYSTEMS**
- 3 T19-596.1 Provide "2A 10BC" Fire Extinguisher
- 4 T19-596.4 (a) Fire Extinguisher to be Accessible and Visible
- 5 T19-596.4 (b) Mount Extinguisher on wall 3-5' from floor
- 6 T19-597.1 Provide Yearly Service of Extinguisher
- 7 T19-904(a3) Auto-Sprinklers maintained operable/Quarterly Inspection
- 8 T19-904(a4) Auto-Sprinklers Certification due every 5 Years
- 9 T19-904.7 Fixed Extinguishing System—Maintenance/Service
- 10 HSC13113.7 Provide approved Smoke Detectors in each Dwelling unit
- 11 NFPA13-4-2.5 Provide 18" clearance below sprinklers
- 12 14.106(a) Fire Alarm Systems/Maintenance and Testing
- 13 10.302(a) Fire Extinguishing Equipment Maintenance
- 14 10.306(a) Fire Sprinkler System Required
- 15 10.313(a) Fixed Extinguishing System—Protection of Kitchen Grease
- 16 10.313(d) Fixed Extinguishing System—40BC Extinguisher Required
- 17 10.313(e) Fixed Extinguishing System—Remove Grease Buildup
- 18 10.313(e) Fixed Extinguishing System—Semi-Annual Service Req'd.
- 19 **ELECTRICAL**
- 20 85.104 Abatement of Electrical Hazards
- 21 85.106(a) Extension Cords—Prohibited Use
- 22 85.107 Multiplug Adapters—Prohibited Use
- 23 85.108 Electrical Panels Access—Minimum of 30" Clearance
- 24 NEC 110-22 Label Electrical Panels
- 25 **EXITS**
- 26 12.103(a) Exits Obstructed
- 27 12.104(a) Maintain Egress Doors, Exits Shall be Openable
- 28 12.104(b) Exits Openable W/O Key/Special Knowledge
- 29 12.104(d) Panic Hardware
- 30 12.107(a) Provide Exit Illumination—Emergency Lighting
- 31 12.108(a) Exit Signs—Provide at Required Locations
- 32 12.108(c) Exit Sign Graphics—Min. 6" Letters
- 33 12.108(d) Exit Sign—Illumination
- 34 **BUILDING & STORAGE REQUIREMENTS**
- 35 10.208 Address Numbers Required
- 36 10.209 Key Box Required/Access
- 37 10.401 Restore Required F.R. Construction
- 38 11.201(a) Accumulation of Comb. Waste Material on Lots
- 39 11.201(b) Comb. Rubbish/Oily Rags Approved Container(s)
- 40 11.201(d) Dumpsters prohibited within 5' of Comb. Wall
- 41 11.203(c) Storage Prohibited in Mech./Elect. Rooms
- 42 11.207 Combustible Storage not allowed in attics
- 43 11.404(d) Heat Appliance—Minimum 30" Clearance
- 44 12.106(d) Stairway—Storage Beneath Prohibited unless FR
- 45 79.201(g) Storage Cabinets—Flammable Liquids
- 46 80.103(c) Haz. Material—Management Plan
- 47 80.103(d) Haz. Material—Inventory Statement
- 48 80.104(d) Haz. Material—Material Safety Data Sheets
- 49 80.104(e) Visible Hazard ID Req'd—NFPA 704 Placard
- 50 **PERMITS REQUIRED**
- 51 Places of Assembly
- 52 Dust Producing Operation
- 53 Hazardous Materials
- 54 Liquefied Petroleum Gases
- 55 High Piled Combustible Storage
- 56 Flammable & Combustible Liquids (Roseland)
- 57 Candles/Open Flame
- 58 Garage/Repair
- 59 Spraying & Dipping
- 60 Dry Cleaning

Dist. Shift Badge # Insp. #

Date Inspected Order To Comply Date

ORDER TO COMPLY: To bring your facility into compliance with applicable State and/or Local Fire codes and Ordinances, you are hereby required to correct the noted Fire and Safety Hazards and/or Fire Permits required. A Reinspection will be conducted on or after the ORDER TO COMPLY date. Failure to comply with the foregoing order before the re-inspection may render you liable to the penalties provided by law for such violations.

PREMISES REP. BUILDING OWNER MANAGER

X SIGNATURE OF BOX CHECKED ABOVE X SIGNATURE OF INSPECTING OFFICER

PART I
PART II
PART III
PART III
PART III
PART IV

SPECTRUM
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HW Gen
Date:
Fees P
Hrs. o
EPA

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(05) RE

66

ED

CITY OF SANTA ROSA
 FIRE DEPARTMENT
 955 SONOMA AVENUE
 SANTA ROSA, CA 95404
 (707) 576-5311



CITY OF
Santa Rosa

RECORD OF
 FIRE INSPECTION
 ANNUAL
 INSPECTION

FILE NUMBER
 3505

LAST INSPECTION DATE
 04-MAY-90

STREET NO
 2532

STREET NAME
 SANTA ROSA AVE

DATE

PART I

UBC OCC: [] NFAA OCC: 574 COMPLEX: 40 CONST: 8 STORES: 1

SPPRINK: [] BPK CLS: [] STD PIPE: [] DETECTORS: [] ALARM: [] SPEC SYS: []

SQUARE FEET: 1,000 OCC LOAD: [] SYS. CERT. DATE: []

INSP. FREQ: A DIST: B SHIFT: C S.I.C.: [] INSP: [] ROSELAND: [] INSPECTION DUE DATE: APR-91

PART II

PERMIT: [] DATE INSPECTED: 4-15-91 DIST: 8 SHIFT: C INSP: 128 SUP. DIST.: 3 REINSPECTION DATE: []

NOTICE OF FIRE AND SAFETY HAZARDS AND/OR FIRE PERMITS REQUIRED:

YOU ARE HEREBY NOTIFIED THAT THE FOLLOWING FIRE PERMITS AND/OR CORRECTIONS OF FIRE SAFETY HAZARDS ARE REQUIRED TO BRING YOUR FACILITY INTO COMPLIANCE WITH APPLICABLE STATE AND/OR LOCAL FIRE CODES AND ORDINANCES.

CODE	TYPE	DESCRIPTION	APPR.
		IS THERE A CURRENT BUSINESS LICENSE? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Exempt <input type="checkbox"/>	
719597.1	✓	Fire Extinguisher de Col Service	

COMMENTS/REMARKS 24HR WATCHMAN-ART WISTERMAN/MOBILE HOME

ORDER TO COMPLY: As such conditions are contrary to law, you are hereby required to correct said conditions immediately upon receipt of this notice. An inspection to determine whether or not you have complied with this notice will be conducted on or after 17 JUN 8 1991. Failure to comply with the foregoing order before the date of such reinspection may render you liable to the penalties provided by law for such violations.

PART IV

X *EV*

OCCUPANT
 CUPAR & ANGEL INC
36 BUSINESS NAME

BOB ANGEL
38 OWNER/OCCUPANT

X *DRch*

INSPECTING OFFICER
 (707)575-7281
37 BUSINESS PHONE

(707)838-6941
39 EMG. PHONE

CITY OF SANTA ROSA
 FIRE DEPARTMENT
 955 SONOMA AVENUE
 SANTA ROSA, CA 95404
 (707) 576-5311



RECORD OF FIRE INSPECTION

FILE NUMBER
3505

LAST INSPECTION DATE
11-APR-90

REINSPECTION

STREET NO
2532

STREET NAME
SANTA ROSA AVE

SUITE

PART I

UBC OCC: MFM OCC: COMPLEX: **40** CONIST: **8** STORIES: **1** SPRINK: SPK CLS: STD PIPE: DETECTORS: ALARM: SPEC SYS: KNOX BOX: N

SQUARE FEET: **1,000** OCC LOAD: SYS CERT DATE: INSP FREQ: **A** DIST: **8** SHIFT: **C** S.I.C.: INSP: **128** ROSELAND: INSPECTION DUE DATE: **APR-90**

PART II

PERMIT: DATE INSPECTED: **5/4/90** DIST: **8** SHIFT: **19** INSP: **149** SUP DIST: **8** REINSP: **1** REINSPECT DATE: **25-APR-90**

NOTICE OF FIRE AND SAFETY HAZARDS AND/OR FIRE PERMITS REQUIRED:

YOU ARE HEREBY NOTIFIED THAT THE FOLLOWING FIRE PERMITS AND/OR CORRECTIONS OF FIRE SAFETY HAZARDS ARE REQUIRED TO BRING YOUR FACILITY INTO COMPLIANCE WITH APPLICABLE STATE AND/OR LOCAL FIRE CODES AND ORDINANCES.

CODE	TYPE	DESCRIPTION	APPR
T19-596.4 APR-90	V	FIRE EXTINGUISHER-ACCESSIBLE/VISIBLE & SECURED TO WALL MOUNT EXTG SECURELY TO WALL	1
X-Misc APR-90	V	OTHER VIOLATIONS REMOVE OUTDATED EXTINGUISHERS	1

COMMENTS/REMARKS **24 HR WATCHMAN-ART WISTERMAN/MOBILE HOME**

ORDER TO COMPLY: As such conditions are contrary to law, you are hereby required to correct said conditions immediately upon receipt of this notice. An inspection to determine whether or not you have complied with this notice will be conducted on or after _____ 19_____. Failure to comply with the foregoing order before the date of such reinspection may render you liable to the penalties provided by law for such violations.

PART IV

X

OCCUPANT
DUPAR & ANGEL INC
36 BUSINESS PHONE

BOB ANGEL
36 OTHER OCC. PART
F 154 (5, 86)

X *S. Moore*
 INSPECTING OFFICER
(707) 575-7281
37 BUSINESS PHONE
(707) 838-6941
39 EMG. PHONE

FILE COPY

SECTION

Gen. Cat.:

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EPA #: c

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EV

CITY OF SANTA ROSA
FIRE DEPARTMENT

CITY OF SANTA ROSA
FIRE DEPARTMENT
955 SONOMA AVENUE
SANTA ROSA, CA 95404
(707) 576-5311



RECORD
OF
FIRE INSPECTION

RECORD
OF
FIRE INSPECTION
ANNUAL
INSPECTION

FILE NUMBER
3505

LAST INSPECTION DATE
23-JUN-89

STREET NO
2532

STREET NAME
SANTA ROSA AVE

SUITE

UBC OCC	NFPA OCC 574	COMPLEX 40	CONST 8	STORIES 1	SPRINK	SPK CLS	STD PIPE	DETECTORS	ALARM	SPEC SYS	KNOX BOX N
SQUARE FEET 1,000	OCC LOAD	SYS CERT DATE	INSP FREQ A	DIST 8	SHIFT C	SIC	INSP	ROSELAND	INSPECTION DUE DATE APR-90		
PERMIT	DATE INSPECTED 4-11-90	DIST 8	SHIFT C	INSP 128	SUP DIST 8	REINSP	REINSPECT DATE				

NOTICE OF FIRE AND SAFETY HAZARDS AND/OR FIRE PERMITS REQUIRED:
YOU ARE HEREBY NOTIFIED THAT THE FOLLOWING FIRE PERMITS AND/OR CORRECTIONS OF FIRE SAFETY HAZARDS ARE REQUIRED TO BRING YOUR FACILITY INTO COMPLIANCE WITH APPLICABLE STATE AND/OR LOCAL FIRE CODES AND ORDINANCES.

CODE	TYPE	DESCRIPTION	APPR
T-19 596.4	✓	IS THERE A CURRENT BUSINESS LICENSE? Yes__ No✓ Exempt__ mount Extinguisher securely To wall.	
	✓	Remove out dated extinguishers	

COMMENTS/REMARKS 24HR WATCHMAN-ART WISTERMAN/MOBILE HOME

ORDER TO COMPLY: As such conditions are contrary to law, you are hereby required to correct said conditions immediately upon receipt of this notice. An inspection to determine whether or not you have complied with this notice will be conducted on or after Apr 25 1990. Failure to comply with the foregoing order before the date of such reinspection may render you liable to the penalties provided by law for such violations.

PART IV
X Hopi L Hagarty
OCCUPANT
DUPAR E ANGEL INC
36 BUSINESS NAME
BOB ANGEL
39 OWNER/OCCUPANT
F-154 (5-86)

X DRich
INSPECTING OFFICER
(707) 575-7281
37 BUSINESS PHONE
(707) 838-6941
39 EMG PHONE

FILE COPY

SECTION
Gen. Cat.: 45
as: 12-2-9
ees Paid:
Hrs. of Operat
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SANTA ROSA FIRE DEPARTMENT

INCIDENT REPORT

DATE 8-26-88
 DISTRICT 8
 UNIT NO. E-8

PAGE 1 of 2
 INCIDENT NO. 5640
 INCIDENT CODE 246

Incident Address/Location 325 YOLANDA AVENUE
MAJOR DIESEL

Time of Alarm 0910
 Time of Dispatch 0911
 Time of Arrival 0916
 Time in Service 0931
 Total Time 00:20

CFIRS Attached
 CHMIRS Attached
 Med. Rep. Attached
 Acc. Rep. Filed

Fire Prev. Info. Only
 Fire Prev. Action
 Build. Dept. Notified
 Health Dept. Notified

Spec. Study 0000 Spec. Study 0000
 Cancelled En Route

Responded from: Qtrs. Other _____ Activity _____
PFOESICH CORNISSEN ATTOBERG _____
 Officer Driver Firefighter Firefighter
 Inspector Inspector Other Other

Ambulance on Scene: Prior Same Other 0000 Cancelled

CR Number _____ SRPD Sheriff CHP SLOLIERI SRPD Sheriff CHP _____
 Officer Officer

Code 3 GARY HOPPE _____
 Name Address Phone
 Age/DOB _____ Medical Treatment if Applicable _____

Code _____
 Name Address Phone
 Age/DOB _____ Medical Treatment if Applicable _____

Veh. 1: _____ Type _____ Make _____ Year _____ License _____ State _____
 Veh. 2: _____ Type _____ Make _____ Year _____ License _____ State _____
Andrew Hoffert _____
 Prepared By (Signature) Checked By (Signature) CS (OVER)

PERMIT RELATED DOCUMENTS

City of Santa Rosa Fire Permit Renewal Notice

Sonoma Avenue, Santa Rosa, CA 95404
Monday - Friday, 8 a.m. to 5 p.m.
(707)543-3500 FAX (707)543-3520
www.ci.santa-rosa.ca.us/fd

COPY

*Letter of
Closure in
file - MLP*

BUSINESS NAME: **MAJOR DIESEL**
FOR PERMIT AT: **325 YOLANDA AVE C**

APN.: 044071002
FIRS#: **04631**

This notice is to inform you that the following SRFD permit fees are due for renewal by 30Sep2005 .
Invoice Date: 01Sep2005

Permit Code	Description	Qty	Fee
1734.040.A.SQ.5	PERMIT/HW GEN 330 GAL TO 5 TONS-LEVEL 5	1	485.00
1734.180.SUR.FAC	STATE SURCHARGE - HAZ MAT CUPA PERMIT	1	24.00
1844.105.8.h.3.1	PERMIT/HAZARDOUS MATERIALS STORAGE - RANGE 1	1	138.00

*Closed
9-22-05*

Total Due: **\$647.00**

Thank you for your prompt attention to this notice.

Permit Information:

- 1) Permits are non-refundable.
- 2) If you are no longer in business, or the ownership has changed, please make corrections on the back of the invoice and check the "corrections" box on the front.
- 3) Permits are not transferable. Changes in use, occupancy or ownership require a new permit.
- 4) Failure to OBTAIN a valid permit is a violation of the Fire Code adopted by the City of Santa Rosa and may result in a citation and/or an order to cease the permitted operation(s).
- 5) A valid permit shall not be issued to businesses that have pending violations or have not paid the applicable permit fees. Allow 30-45 days from remittance for processing the permit.
- 6) Permits for Certified Unified Program Agency CUPA (Hazardous Materials Program) facilities will include a State of California program surcharge.
- 7) Your permit may be renewed by mail using the form and enclosed envelope. Complete this form and return it with the total due. Make checks payable to the City of Santa Rosa. You may renew the permit in person at Fire Department Headquarters, 955 Sonoma Ave., Santa Rosa. Please bring this notice with you.
- 8) Changes to your permit fee(s) reflect adjusted fees approved by City Council on June 16, 2005.
- 9) Late fees of 15% will be added every thirty (30) days for permit payments not received by the due date above.

For additional information, contact the Fire Department at 543-3500.

(These permits cover the 2005 Fiscal Year - July 1, 2005 through June 30, 2006)

Please return this stub with your payment to ensure proper credit.

MAKE CHECK PAYABLE TO: City of Santa Rosa
Include Firs# on check. No staples, please.

CHECK BOX IF THERE ARE CORRECTIONS ON BACK

FIRS#: **04631**

TOTAL DUE: **\$647.00**

PLEASE
INDICATE PAYMENT
AMOUNT WHEN DIFFERENT
FROM TOTAL DUE

N/A

GARY HOPPE
PO BOX 1403
SEBASTOPOL, CA 95473

City of Santa Rosa
Fire Department
955 SONOMA AVE
SANTA ROSA CA 95404

04300463100647006

SINGEREKLY,
GARY HOPPE
OWNER MAJOR DIESEL

MAJOR DIESEL MOVED TO SEBASTOPOL, CALIFORNIA IN MONTH OF DECEMBER, 2004. YOUR
OFFICE WAS PAID ALL FEES AND COSTS, YOU REVIEWED ALL THE HAZARDOUS WASTE STORAGE
RECORDS AND CLOSED OUR FILE. THANK YOU FOR YOUR COURTESY AND COOPERATION IN THIS
MATTER.

Report: CL BUSINESS City of Santa Rosa Run Date: 22Sep2005
Page: 1 Fire Inspection Reporting System Time: 08:26 JAT
Closed Businesses

-----+
! FIRS: 04631
-----+
!
-----+
! Business Name....: MAJOR DIESEL Business Ph....: (707)528-9299 !
! Occupant Name....: GARY HOPPE Occupant Ph....: (707)528-9299 !
! Emergency Contact: GARY HOPPE Emergency Ph....: (707)823-0120 !
-----+
! Owner Name.....: HULSMAN LAWRENCE BEN !
! Owner Address....: 1500 BROOKSIDE DR Owner Phone....: 000 000 0000 !
! Owner City/State.: SANTA ROSA, CA Owner Zip.....: 95404 0000 !
-----+
! Mailing Name.....: GARY HOPPE Date Mailed....: !
! Mailing Address..: PO BOX 1403 !
! Mailing City.....: SEBASTOPOL State: CA Zip: 95473 0000 !
! Comment.....: !
-----+
! Date Business Started.: Business Lic...: 00000 !
! Date Business Closed..: Waste Water#...: 0000 !
-----+

PERMIT RELATED DOCUMENTS

```

+-----+
! FIRS: 94631
+-----+
! Business Name....: MAJOR DIESEL           Business Ph....: (707)528-9299
! Occupant Name....: GARY HOPPE             Occupant Ph....: (707)528-9299
! Emergency Contact: GARY HOPPE             Emergency Ph...: (707)823-0120
+-----+
! Owner Name.....: HULSMAN LAWRENCE BEN
! Owner Address....: 1500 BROOKSIDE DR       Owner Phone....: 000 000 0000
! Owner City/State.: SANTA ROSA, CA         Owner Zip.....: 95404 0000
+-----+
! Mailing Name.....: GARY HOPPE             Date Mailed....:
! Mailing Address...: PO BOX 1403
! Mailing City.....: SEBASTOPOL             State: CA      Zip: 95473 0000
! Comment.....:
+-----+
! Date Business Started.:                 ! Business Lic...: 00000
! Date Business Closed...:                 ! Waste Water#...: 0000
+-----+

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PERMIT RELATED DOCUMENTS

FIRS#: 04631
Year.: 1994

----- DATES -----

Date Inspected(57).....: 08Jun1994
Badge # of Inspector.....: 162
Inspection Last Printed...: 24May1994
Insp Dist.: 8
Shift: C
Insp.: 4

FIRS#: 04631
Year.: 1995

----- DATES -----

Date Inspected(57).....: 11Jun1995
Badge # of Inspector.....: 165
Inspection Last Printed...: 21May1995
Insp Dist.: 8
Shift: C
Insp.: 4

FIRS#: 04631
Year.: 1996

----- DATES -----

Date Inspected(57).....: 06Aug1996
Badge # of Inspector.....: 174
Inspection Last Printed...: 21May1996
Insp Dist.: 8
Shift: C
Insp.: 4

DOCUMENT

Inspection

FIRS#: 04631
Year.: 1997

----- DATES -----

Date Inspected(57).....: 18Jul1997
Badge # of Inspector.....: 20

Inspection Last Printed..: 21May1997

Insp Dist.: 8
Shift: C
Insp.: 4

FIRS#: 04631
Year.: 1998

----- DATES -----

Date Inspected(57).....: 10Sep1998
Badge # of Inspector.....: 167

Inspection Last Printed..: 21Jul1998

Insp Dist.: 8
Shift: C
Insp.: 4

FIRS#: 04631
Year.: 2000

----- DATES -----

Date Inspected(57).....: 19Sep2000
Badge # of Inspector.....: 17

Inspection Last Printed..: 21Jul2000

Insp Dist.: 8
Shift: C
Insp.: 4

PERMIT RELATED DOCUMENT

Closed Inspection

FIRS#: 04631
Year.: 2002

----- DATES -----

Date Inspected(57).....: 06Jan2003	Insp Dist.: 8
Badge # of Inspector.....: 17	
Inspection Last Printed..: 21Jul2002	Shift: C
	Insp.: 4

FIRS#: 04631
Year.: 2004

----- DATES -----

Date Inspected(57).....:	Insp Dist.: 8
Badge # of Inspector.....:	
Inspection Last Printed..: 21Jul2004	Shift: C
	Insp.: 1

PERMIT RELATED DOCUMENTS

Report: CL_PERMIT City of Santa Rosa Run Date: 22Sep2005
Page.: 1 Fire Inspection Reporting System Time.....: 08:26 JAT
Closed Permit

FIRS #: 04631 1991
Pay Date: Prorate date: 27Jun1992 Total billed: .00
-----+-----
| no fire code # | Last Iss Billed Paid Date Paid Amnt |
| --- |
| 1 SR80.103(d)[1] 1 | 24Jun1992 .00 .00 |
-----+-----

FIRS #: 04631 1992
Pay Date: Prorate date: 01Jul1992 Total billed: .00
-----+-----
| no fire code # | Last Iss Billed Paid Date Paid Amnt |
| --- |
| 1 SR80.103(d)[1] 1 | 60.00 29Jul1992 60.00 |
-----+-----

FIRS #: 04631 1993
Pay Date: Prorate date: Total billed: .00
-----+-----
| no fire code # | Last Iss Billed Paid Date Paid Amnt |
| --- |
| 1 SR80.103(d)[1] 1 | 60.00 06Jul1993 60.00 |
-----+-----

FIRS #: 04631 1994
Pay Date: Prorate date: Total billed: .00
-----+-----
| no fire code # | Last Iss Billed Paid Date Paid Amnt |
| --- |
| 1 SR80.103(d)[1] 1 | 60.00 11Jul1994 60.00 |
-----+-----

FIRS #: 04631 1995
Pay Date: Prorate date: Total billed: .00
-----+-----
| no fire code # | Last Iss Billed Paid Date Paid Amnt |
| --- |
| 1 SR80.103(d)[1] 1 | 41.00 13Jul1995 41.00 |
-----+-----

FIRS #: 04631 1996
Pay Date: Prorate date: Total billed: .00
-----+-----
| no fire code # | Last Iss Billed Paid Date Paid Amnt |
| --- |
| 1 1844.105.8.h.3.1 1 | 41.00 02Aug1996 41.00 |
-----+-----

FIRS #: 04631 1997
Pay Date: Prorate date: Total billed: .00
-----+-----
| no fire code # | Last Iss Billed Paid Date Paid Amnt |
| --- |
| 1 1734.040.A.sq.5 1 | 288.00 23Jul1997 288.00 |
-----+-----

FIRE RELATED DOCUMENTS

FIRS #: 04631 1991
 Pay Date: Prorate date: 27Jun1992 Total billed: .00

no	fire code	#	Last Iss	Billed	Paid Date	Paid Amnt
1	SR80.103(d)[1]	1	24Jun1992	.00		.00

FIRS #: 04631 1992
 Pay Date: Prorate date: 01Jul1992 Total billed: .00

no	fire code	#	Last Iss	Billed	Paid Date	Paid Amnt
1	SR80.103(d)[1]	1		60.00	29Jul1992	60.00

FIRS #: 04631 1993
 Pay Date: Prorate date: Total billed: .00

no	fire code	#	Last Iss	Billed	Paid Date	Paid Amnt
1	SR80.103(d)[1]	1		60.00	06Jul1993	60.00

FIRS #: 04631 1994
 Pay Date: Prorate date: Total billed: .00

no	fire code	#	Last Iss	Billed	Paid Date	Paid Amnt
1	SR80.103(d)[1]	1	22Jul1994	60.00	11Jul1994	60.00

FIRS #: 04631 1995
 Pay Date: Prorate date: Total billed: .00

no	fire code	#	Last Iss	Billed	Paid Date	Paid Amnt
1	SR80.103(d)[1]	1	22Jul1995	41.00	13Jul1995	41.00

FIRS #: 04631 1996
 Pay Date: Prorate date: Total billed: .00

no	fire code	#	Last Iss	Billed	Paid Date	Paid Amnt
1	1844.105.8.h.3.1	1	22Aug1996	41.00	02Aug1996	41.00

FIRS #: 04631 1997
 Pay Date: Prorate date: Total billed: .00

no	fire code	#	Last Iss	Billed	Paid Date	Paid Amnt
1	1734.040.A.sq.5	1	03Oct1997	288.00	23Jul1997	288.00

Page...: 2

FIRS #: 04631 1997
 Pay Date: Prorate date: Total billed: .00

! no	fire code	#	Last Iss	Billed	Paid Date	Paid Amnt
! 2	1734.180.SUR.FAC	1	!	18.50	23Jul1997	18.50
! 3	1844.105.8.h.3.1	1	! 03Oct1997	56.00	23Jul1997	56.00

FIRS #: 04631 1998
 Pay Date: Prorate date: Total billed: .00

! no	fire code	#	Last Iss	Billed	Paid Date	Paid Amnt
! 1	1734.040.A.SQ.5	1	! 22Sep1998	288.00	06Aug1998	288.00
! 2	1734.180.SUR.FAC	1	!	10.00	06Aug1998	10.00
! 3	1844.105.8.h.3.1	1	! 22Sep1998	56.00	06Aug1998	56.00

FIRS #: 04631 1999
 Pay Date: Prorate date: Total billed: .00

! no	fire code	#	Last Iss	Billed	Paid Date	Paid Amnt
! 1	1734.040.A.SQ.5	1	! 25Aug1999	314.00	14Jul1999	314.00
! 2	1734.180.SUR.FAC	1	!	10.00	14Jul1999	10.00
! 3	1844.105.8.h.3.1	1	! 25Aug1999	61.00	14Jul1999	61.00

FIRS #: 04631 2000
 Pay Date: Prorate date: Total billed: .00

! no	fire code	#	Last Iss	Billed	Paid Date	Paid Amnt
! 1	1734.040.A.SQ.5	1	! 11Sep2000	314.00	10Aug2000	314.00
! 2	1734.180.SUR.FAC	1	!	10.00	10Aug2000	10.00
! 3	1844.105.8.h.3.1	1	! 11Sep2000	61.00	10Aug2000	61.00

FIRS #: 04631 2001
 Pay Date: Prorate date: Total billed: .00

! no	fire code	#	Last Iss	Billed	Paid Date	Paid Amnt
! 1	1734.040.A.SQ.5	1	! 10Sep2001	314.00	13Aug2001	314.00
! 2	1734.180.SUR.FAC	1	!	10.00	13Aug2001	10.00
! 3	1844.105.8.h.3.1	1	! 10Sep2001	61.00	13Aug2001	61.00

FIRS #: 04631 2002
 Pay Date: Prorate date: Total billed: .00
 RECEIPTED AT COUNTER

! no	fire code	#	Last Iss	Billed	Paid Date	Paid Amnt
! 1	1734.040.A.SQ.5	1	! 26Nov2002	356.00	06Nov2002	356.00

Closed Permit

FIRS #: 04631 2002

Pay Date:

Prorate date:

Total billed: .00

RECEIPTED AT COUNTER

no	fire code	#	Last Iss	Billed	Paid Date	Paid Amnt
2	1734.180.SUR.FAC	1		17.50	06Nov2002	17.50
3	1844.105.8.h.3.1	1	26Nov2002	69.00	06Nov2002	69.00

FIRS #: 04631 2003

Pay Date:

Prorate date:

Total billed: .00

no	fire code	#	Last Iss	Billed	Paid Date	Paid Amnt
1	1734.040.A.SQ.5	1	22Oct2003	430.16	09Oct2003	430.16
2	1734.180.SUR.FAC	1		24.00	09Oct2003	24.00
3	1844.105.8.h.3.1	1	22Oct2003	126.50	09Oct2003	126.50

FIRS #: 04631 2004

Pay Date:

Prorate date:

Total billed: .00

no	fire code	#	Last Iss	Billed	Paid Date	Paid Amnt
1	1734.040.A.SQ.5	1	26Nov2004	447.00	17Nov2004	447.00
2	1734.180.SUR.FAC	1		24.00	17Nov2004	24.00
3	1844.105.8.h.3.1	1	26Nov2004	138.00	17Nov2004	138.00
4	DELINQ FEE CUPA	1		87.60	17Nov2004	87.60

FIRS #: 04631 2005

Pay Date:

Prorate date:

Total billed: .00

no	fire code	#	Last Iss	Billed	Paid Date	Paid Amnt
1	1734.040.A.SQ.5	1		485.00		.00
2	1734.180.SUR.FAC	1		24.00		.00
3	1844.105.8.h.3.1	1		138.00		.00

PERMIT NO. 4631-1062A
MAR 31 1986
HAZARDOUS MATERIALS PERMIT SANTA ROSA FIRE DEPT
PREVENTION BUREAU
588 BONGOMA AVENUE
SANTA ROSA, CA 95404
707-878-8311

PERMIT REVOKED

ADDRESS	325 Yolanda Ave	STREET	Santa Rosa CA	ZIP	95401
BUSINESS NAME	Major Diesel	PHONE	528-9299		
BUSINESS LICENSE	SR JH 27-700444				
APPLICANT	Gary W#Hoppe /DBA Major Diesel			PHONE	528-9299
ADDRESS	P.O. Box 432,				
CITY	Fulton	STATE	CA	ZIP	95439
PROPERTY OWNER	Hulsman Transportation			PHONE	
ADDRESS	325 Yolanda Ave				
CITY	Santa Rosa	STATE	CA	ZIP	95401
PARCEL NO.					

PERMITS FOR:

<input checked="" type="checkbox"/> MINIMAL STORAGE		<input type="checkbox"/> STANDARD STORAGE	
<input type="checkbox"/> EXTENDED STORAGE		<input type="checkbox"/> WITH UNDERGROUND TANKS	
OPERATIONAL			
<input checked="" type="checkbox"/> ABOVEGROUND STORAGE		<input type="checkbox"/> UNDERGROUND TANK REMOVAL	
CLOSURE			
<input checked="" type="checkbox"/> TEMPORARY STORAGE		<input type="checkbox"/> REPAIR OR MODIFICATION	
<input type="checkbox"/> PROVISIONAL		<input type="checkbox"/> INSTALLATION	
CONDITIONAL			

CONDITIONS & LIMITATIONS:

Any storage or handling of regulated materials in excess of those quantities listed above will be cause for permit revocation.

FEES:

Annual Renewal Date	PLAN CHECK	
May, 1987	REINSPECTION	
	OPERATIONAL (STORAGE)	50.00
	STATE SURCHARGE	
	OWNERSHIP TRANSFER	
	TOTAL	\$50.00

CONSENT: Any application for, or acceptance of, any permit requested or issued pursuant to Santa Rosa City Ordinance No. 2451, constitutes agreement and consent by the person making the application or accepting the permit to allow Fire Department Personnel to enter these premises at any reasonable time to conduct such inspections as are required.

SUSPENSION: Whenever it is determined that the public's health or safety is threatened by facilities permitted by this agency, such permit may be suspended.

APPLICANT: Gary W Hoppe DATE: 3/20/86

OFFICE USE
PERMIT REVIEWED BY: H. Dunbar ISSUE DATE: 5/12/86 EXPIRATION DATE: 3/91

MANILA: APPLICANT

PERMIT RELATED TO...

MAR 31 1985

PERMIT NO. 4631-1062A

HAZARDOUS MATERIALS PERMIT SANTA ROSA FIRE DEPT

707-576-8311

HAZARDOUS MATERIALS

STREET ZIP
325 Yolanda Ave Santa Rosa CA 95401

BUSINESS NAME Major Diesel PHONE 528-9299

BUSINESS LICENSE NO. SR JH 27-700444

APPLICANT Gary W Hoppe / DBA Major Diesel PHONE 528-9299

ADDRESS P.O. Box 432

CITY Fulton STATE CA ZIP 95439

PROPERTY OWNER Hulsman Transportation PHONE

ADDRESS 325 Yolanda Ave

CITY Santa Rosa STATE CA ZIP 95401

PARCEL NO.

PERMITS FOR:

MINIMAL STORAGE OPERATIONAL STANDARD STORAGE

EXTENDED STORAGE WITH UNDERGROUND TANKS

ABOVEGROUND STORAGE CLOSURE UNDERGROUND TANK REMOVAL

TEMPORARY STORAGE CONDITIONAL REPAIR OR MODIFICATION

PROVISIONAL INSTALLATION

CONDITIONS & LIMITATIONS:

~~Any storage or handling of regulated materials in excess of those quantities listed above will be cause for permit revocation.~~

FEES:

Annual Renewal Date
May, 1987

PLAN CHECK	_____
REINSPECTION	_____
OPERATIONAL (STORAGE)	50.00
STATE SURCHARGE	_____
OWNERSHIP TRANSFER	_____
TOTAL	\$50.00

CONSENT: Any application for, or acceptance of, any permit requested or issued pursuant to Santa Rosa City Ordinance No. 2451, constitutes agreement and consent by the person making the application or accepting the permit to allow Fire Department Personnel to enter these premises at any reasonable time to conduct such inspections as are required.

SUSPENSION: Whenever it is determined that the public's health or safety is threatened by facilities permitted by this agency, such permit may be suspended.

APPLICANT Gary W Hoppe DATE 3/20/86

OFFICE USE
PERMIT REVIEWED BY: H. Dunbar ISSUE DATE: 5/12/86 EXPIRATION DATE: 3/91

MANILA: APPLICANT

MAR 31 1985

PERMIT NO. 4631-1062A

HAZARDOUS MATERIALS PERMIT SANTA ROSA FIRE DEPT

ADDRESS 325 Yolanda Ave STREET Santa Rosa CA ZIP 95401
 BUSINESS NAME Major Diesel PHONE 528-9299
 BUSINESS LICENSE NO. SR JH 27-700444
 APPLICANT Gary W Honpe / DBA Major Diesel PHONE 528-9299
 ADDRESS P.O. Box 432, CITY Fulton STATE CA ZIP 95439
 PROPERTY OWNER Hulsman Transportation PHONE
 ADDRESS 325 Yolanda Ave CITY Santa Rosa STATE CA ZIP 95401
 PARCEL NO.

PERMITS FOR:

MINIMAL STORAGE OPERATIONAL STANDARD STORAGE
 EXTENDED STORAGE WITH UNDERGROUND TANKS

ABOVEGROUND STORAGE CLOSURE UNDERGROUND TANK REMOVAL

TEMPORARY STORAGE CONDITIONAL REPAIR OR MODIFICATION
 PROVISIONAL INSTALLATION

CONDITIONS & LIMITATIONS:

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Annual Renewal Date
May, 1987

PLAN CHECK	
REINSPECTION	
OPERATIONAL (STORAGE)	50.00
STATE SURCHARGE	
OWNERSHIP TRANSFER	
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APPLICANT: Gary W Honpe DATE: 3/20/86

OFFICE USE
PERMIT REVIEWED BY: H. Dunbar ISSUE DATE: 5/12/86 EXPIRATION DATE: 3/91

MANILA: APPLICANT

INCIDENT REPORT

DATE 8-26-88

PAGE 1 of 2

DISTRICT 8

INCIDENT NO. 5640

UNIT NO. E-8

INCIDENT CODE 246

Incident Address/Location 325 YOLANDA AVENUE
MAJOR DIESEL

Time of Alarm	<u>0910</u>	CFIRS Attached	<input type="checkbox"/>	Fire Prev. Info. Only	<input type="checkbox"/>
Time of Dispatch	<u>0911</u>	CHMIRS Attached	<input type="checkbox"/>	Fire Prev. Action	<input checked="" type="checkbox"/>
Time of Arrival	<u>0916</u>	Med. Rep. Attached	<input type="checkbox"/>	Build. Dept. Notified	<input type="checkbox"/>
Time in Service	<u>0931</u>	Acc. Rep. Filed	<input type="checkbox"/>	Health Dept. Notified	<input type="checkbox"/>
Total Time	<u>00:20</u>	Spec. Study	<input type="checkbox"/>	Spec. Study	<input type="checkbox"/>

Responded from: Qtrs. Other Activity Canceled En Route

<u>PFOESICH</u> Officer	<u>CONNELSEN</u> Driver	<u>ATTEBERG</u> Firefighter	Firefighter
Inspector	Inspector	Other	Other

Ambulance on Scene: Prior Same Other Canceled

CR Number _____ SRPD Sheriff CHP SLOLIERI SRPD Sheriff CHP Officer _____ Officer _____

Code GARY HOPPE _____
Name Address Phone

Age/DOB _____ Medical Treatment if Applicable _____

Code _____
Name Address Phone

Age/DOB _____ Medical Treatment if Applicable _____

Veh. 1: _____
Type Make Year License State

Veh. 2: _____
Type Make Year License State

Prepared By (Signature) Andrew Hoppe Checked By (Signature) CS (OVER)

SANTA ROSA FIRE DEPARTMENT
Incident Report Narrative

Page 2 of 2
Incident No. 5640

RESPONDED FOR A CITIZEN'S COMPLAINT INDICATING THAT THE
BUSINESS OWNER WAS WASHING OUT DIESEL TANKS AFTER HOURS AND
ALLOWING THE RUN-OFF FULL TO DRAIN OUT ONTO THE GROUND.
ON ARRIVAL MR. HOPPE INDICATED THAT THEY HAD BEEN STEAM
CLEANING SOME APPLE JUICE TANKS AND SINCE REDWOOD OIL'S
FUEL TRUCKS ARE ROUTINELY WORKED ON, THE COMPLAINANT WAS
PROBABLY CONFUSING THE DIFFERENT VEHICLES. MR. HOPPE DOES, HOWEVER,
STEAM CLEAN IN THE YARD AS A NORMAL PRACTICE. THE GREASE
AND OIL IS STANDING IN THE LOW AREAS AMIDST THE
PUDDLED WATER. CRANKCASE DRAININGS ARE ALSO ALLOWED TO
RUN INTO THE GRAVEL THROUGHOUT THE YARD.
I INSTRUCTED MR. HOPPE TO DISCONTINUE STEAM CLEANING UNTIL
HE IS CONTACTED BY A FIRE INSPECTOR FOR CONSULTATION AND
GUIDANCE IN PROPER CONTAINMENT OF STEAM CLEANING RESIDUE.
I ALSO INFORMED MR. HOPPE THAT HE MAY HAVE TO EXCAVATE
CONTAMINATED SOIL FROM THE YARD

Andrew Hoppe
Prepared by: (signature)

8-26-88
Date

OG 8/28/88
Checked by: (signature) Date

INSPECTION FORM

Address 325 Yolanda Ave Occupancy MAJOR Diesel
 Owner/Mgr. GARY Hoppe Phone (Bus.) 528-9299 (Home) _____
 Alternate _____ Phone (Bus.) _____ (Home) _____
 Bldg. Owner & Address _____
 Conditions Discussed with _____ Type of Business Diesel Repair

AN INSPECTION OF YOUR FACILITY REVEALED THE FOLLOWING VIOLATIONS:

D Provide Secondary Containment for the waste oil & solvent located in storage shed. Containment wall to be of concrete (6") and sealed with 2 coats of non-permeable paint on berm and floor

YOU ARE HEREBY NOTIFIED THAT THE ABOVE CONDITIONS MUST BE CORRECTED AS SOON AS POSSIBLE.
 A REINSPECTION WILL BE CONDUCTED ON OR ABOUT MAR. 31 1987

2-24-87
Date

19

M. GINN
Inspecting Officer

Received By [Signature]

SHIFT	<input type="checkbox"/> A	<input type="checkbox"/> B	<input type="checkbox"/> C	<input checked="" type="checkbox"/> F.P.	COMPANY <u>I-5</u>	OFFICE CODE
<input type="checkbox"/> Reinspection	_____	19	Insp. Officer _____		Items Corrected <input type="checkbox"/> Yes <input type="checkbox"/> No	
<input type="checkbox"/> Refer to F.P.	_____	19	<input type="checkbox"/> Refer to other _____		19	

BUILDING:	Authority		
Address Numbers	U.F.C.	SEC.	10.208
Exits & Signs	U.F.C.	SEC.	12.101
Fire Doors	U.F.C.	SEC.	10.402
Attic Access Covers	U.F.C.	SEC.	11.406
Attic Separations	U.F.C.	SEC.	10.401
Aisles	U.F.C.	SEC.	12.103
Fire Wall Separations	U.F.C.	SEC.	10.402
Enclosed Stairwells	U.F.C.	SEC.	12.109
Elevators	U.B.C.	CHPT.	51
Open Stairways	U.F.C.	SEC.	12.106
Vertical Openings	U.B.C.	SEC.	4306
Emergency Lighting	U.F.C.	SEC.	12.113

FIRE EQUIPMENT:	Authority		
Alarm Systems	U.F.C.	SEC.	10.307
Dry Standpipes	U.F.C.	SEC.	10.302
Sprinkler System	U.F.C.	SEC.	10.302
Fire Dept. Connection	U.F.C.	SEC.	10.302
Wet Standpipes/Hose	U.F.C.	SEC.	10.302
Fixed Systems	U.F.C.	SEC.	10.315
Fire Extinguishers	U.F.C.	SEC.	10.302
Control Valves - Signs	U.F.C.	SEC.	10.302
Tests	U.F.C.	SEC.	10.302

ELECTRICAL:	Authority		
Wiring	U.F.C.	SEC.	85.101
Fixtures	U.F.C.	SEC.	85.101
Appliances	U.F.C.	SEC.	85.101
Extension Cords	U.F.C.	SEC.	85.101
Cover Plates	U.F.C.	SEC.	85.101
Fuses/Breakers	U.F.C.	SEC.	85.101
Clearances	U.F.C.	SEC.	85.101

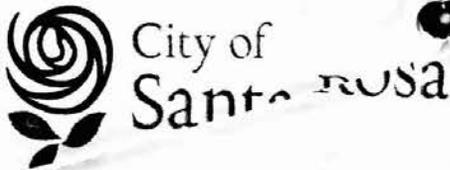
FLAMMABLE LIQUIDS:	Authority		
Containers	U.F.C.	ART.	79
Dispensing	U.F.C.	ART.	79
Handling	U.F.C.	ART.	79
Spray Painting	U.F.C.	ART.	45
Storage Areas	U.F.C.	ART.	79
Quantity	U.F.C.	ART.	79

HEATING EQUIPMENT:	Authority		
Appliances	U.F.C.	SEC.	11.404
Pipes & Valves	U.F.C.	SEC.	11.404
Vents	U.F.C.	SEC.	11.404
Clearances	U.F.C.	SEC.	11.404

HOUSEKEEPING:	Authority		
Storage	U.F.C.	SEC.	11.203
Weeds-Grass-Shrubs	U.F.C.	SEC.	11.201
Kitchen Hoods	U.F.C.	SEC.	11.405
Rubbish & Debris	U.F.C.	SEC.	11.201

CHEMICALS:	Authority		
Storage	U.F.C.	ART.	80

"FIRE PREVENTION IS EVERYBODY'S BUSINESS"



October 8, 2013

Mr. James Hulsman
1914 232nd Place, NE
Sammamish WA 98074

Subject: Hulsman Transportation, 325 Yolanda Ave, Santa Rosa

Mr. Hulsman,

On October 1, 2013, the Santa Rosa Fire Department inadvertently responded to the July 2, 2013 Comments on Feasibility Study and Corrective Action Plan for Hulsman Transportation with a letter that implied the site complied with the State Water Resource Control Board's Low-Threat Underground Storage Tank Case Closure Policy. This was a form letter that was accidentally sent and is inaccurate. It is our understanding that contamination does still exist at this and this is still an open case with the Regional Water Quality Control Board. I apologize for any confusion

If you have any questions, please feel free to contact me at (707) 543-3525.

Thank you,

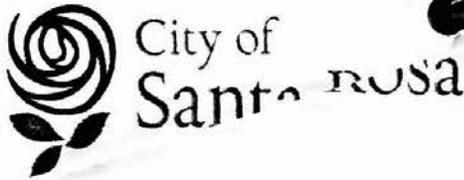
PAUL LOWENTHAL
Acting Fire Inspector

Fire Department
2373 Circadian Way • Santa Rosa, CA 95407
Phone: (707) 543-3500 • Fax: (707) 543-3520
www.srcity.org

BUS
FOR

HAZARDOUS MATERIALS MANAGEMENT

CORRESPONDENCE



October 8, 2013

Mr. James Hulsman
1914 232nd Place, NE
Sammamish WA 98074

Subject: Hulsman Transportation, 325 Yolanda Ave, Santa Rosa

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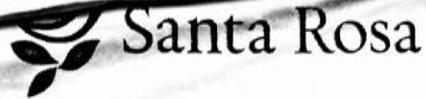
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Thank you,

PAUL LOWENTHAL
Acting Fire Inspector

Fire Department
2373 Circadian Way • Santa Rosa, CA 95407
Phone: (707) 543-3500 • Fax: (707) 543-3520
www.srcity.org

CORRESPONDENCE



HAZMAT FILE

October 1, 2013

Mr. James Hulsman
1914 232nd Place, NE
Sammamish WA 98074

Ladies and Gentlemen:

Subject: Hulsman Transportation, 325 Yolanda Ave, Santa Rosa, 1TSR050

The Santa Rosa Fire Department is in receipt of the North Coast Regional Water Quality Control Board's July 2, 2013 Comments on Feasibility Study and Corrective Action Plan for Hulsman Transportation located at 325 Yolanda Avenue in the City of Santa Rosa. Regional Water Board staff concur that this site complies with the State Water Resource Control Board's Low-Threat Underground Storage Tank Case Closure Policy. However, contamination may still exist at this site and additional remediation may be required by the City of Santa Rosa during future development of this property.

If you have any questions, please contact the Santa Rosa Fire Department at (707) 543-3500.

Thank you,

PAUL LOWENTHAL
Acting Fire Inspector

F:\Prevention\Hazmat CUPA\Letters\No Further Actions\Low Threat Closures\325yolandalowthreat.docx

Wednesday, September 11, 2013 10:11 AM

Buckheit, Gwyn

Subject: FW: Comments on Feasibility Study and Corrective Action Plan, Hulsman Transportation, Santa Rosa, CA

Attachments: 130701_KSA_er_kahulsman02.pdf

Subject: Comments on Feasibility Study and Corrective Action Plan
File: Hulsman Transportation, 325 Yolanda Avenue, Santa Rosa
Case No. 1TSR050

Reviewed and conducted geotracker search.

Log and file with this email.

Report to waterboard from environmental contractor dated April 23, 2013 indicated remediation by air sparging of residual petroleum hydrocarbons in shallow soil and groundwater at the site should be an effective remedial approach.

This site will likely need an letter from FD indicated that they may still need to conduct additional remediation in the future (ie redevelopment) if this case meets the Low Threat Closure Policy.

Time 15 min

Water Board Case Manger : Kasey Ashley

From: Buckheit, Gwyn

Sent: Tuesday, July 02, 2013 4:06 PM

To: Lowenthal, Paul

Subject: FW: Comments on Feasibility Study and Corrective Action Plan, Hulsman Transportation, Santa Rosa, CA

From: Reynolds, Evelyn@Waterboards [<mailto:Evelyn.Reynolds@waterboards.ca.gov>]

Sent: Tuesday, July 02, 2013 3:59 PM

To: Buckheit, Gwyn; dbush@egsconsultants.com

Cc: Ashley, Kasey@Waterboards

Subject: Comments on Feasibility Study and Corrective Action Plan, Hulsman Transportation, Santa Rosa, CA

Attached is a letter and enclosure regarding the subject site.

From: Lowenthal, Paul
To: Wednesday, September 11, 2013 10:11 AM
Subject: Buckheit, Gwyn
FW: Comments on Feasibility Study and Corrective Action Plan, Hulsman Transportation,
Santa Rosa, CA
Attachments: 130701_KSA_er_kahulsman02.pdf

Subject: Comments on Feasibility Study and Corrective Action Plan
File: Hulsman Transportation, 325 Yolanda Avenue, Santa Rosa
Case No. 1TSR050

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Sent: Tuesday, July 02, 2013 3:59 PM
To: Buckheit, Gwyn; dbush@egsconsultants.com
Cc: Ashley, Kasey@Waterboards
Subject: Comments on Feasibility Study and Corrective Action Plan, Hulsman Transportation, Santa Rosa, CA

Attached is a letter and enclosure regarding the subject site.



North Coast Regional Water Quality Control Board

July 2, 2013

Mr. James Hulsman
1914 232nd Place, NE
Sammamish, WA 98074

Dear Mr. Hulsman:

Subject: Comments on Feasibility Study and Corrective Action Plan

File: Hulsman Transportation, 325 Yolanda Avenue, Santa Rosa
Case No. 1TSR050

Regional Water Board staff (Staff) indicated in our letter of August 29, 2012, that specific comments on the June 2012 *Feasibility Study and Corrective Action Plan (CAP)* would not be generated until the results of the pilot study were complete. That work has been finished. The only significant comment on the CAP concerns cleanup goals contained in the CAP.

The CAP references the San Francisco Bay Regional Water Quality Control Board's *Screening for Environmental Concerns at Sites with Contaminated Soil and Groundwater (ESLs)* as a reference for establishing cleanup goals. You need to be advised that the ESLs document is only applicable in the San Francisco Bay Region. It is appropriate to use the soil cleanup goals lists in the ESLs for petroleum products. Groundwater cleanup goals from the ESL are not appropriate for use in the North Coast Region. Specifically, the cleanup goals for groundwater as defined in our basin plan are:

Gasoline	< 50	5.0	Published literature provides a taste and odor threshold of 5 ug/l which is applied to the narrative TASTE AND ODOR water quality objective of the Basin Plan
Methyl t-Butyl Ether	< 0.5	5	California Department of Health Services Secondary Maximum Contaminant Level applied to the TASTE and ODOR water quality objective in the Basin Plan
Benzene	< 0.5	0.15	California Public Health Goal (PHG) in Drinking Water (Office of Environmental Health Hazard Assessment) applied to GENERAL water quality objective in the Basin Plan
Toluene	< 0.5	42	US EPA National Ambient Water Quality Criteria, Human Health and Welfare Protection applied to TASTE AND ODOR water quality objective in the Basin Plan
Ethylbenzene	< 0.5	3.2	Cal/EPA Cancer Potency Factor applied to GENERAL water quality objective in the Basin Plan
Xylenes	< 0.5	17	US EPA National Ambient Water Quality Criteria, Human Health and Welfare Protection applied to TASTE AND ODOR water quality objective in the Basin Plan

I spoke with David Bush of Environmental Geology Services on June 20, 2013 concerning the above issue. There is no need to revise the CAP.

One of the last steps in this process is the public review and comment period for the CAP. Enclosed is the "Notice of Proposed Remedial Action" that will be posted on the Regional Water Board's Internet home page: <http://www.waterboards.ca.gov/northcoast/>. We request you distribute copies of the enclosed notice to interested parties. Please complete the following tasks:

- Post a copy of the notice at the site in a prominent location.
- Distribute copies of the notice to contiguous property owners and any known interested parties.
- Deliver the notice to the fee title owners of the property.

In addition, Staff will post the notice on our Internet website for at least thirty days. The public comment period will end 30 days from the date you distributed the notice to neighboring properties. If the Regional Water Board does not receive significant comments by the end of the public comment period, Staff will issue a letter concurring with implementation of the CAP activities. If the Regional Water Board does receive significant comments some additional time will be required to resolve these issues prior to you implementing the CAP.

July 2, 2013]

Documentation confirming posting the notice at the Site, delivery of this notice to the adjacent property owners (including their names and addresses), and a copy to fee title owners of the property will need to be submitted to my attention at the Regional Water Board's office in Santa Rosa. This should be submitted within 15 business days of this letter. Please provide Staff with a proposed implementation schedule by August 1, 2013. Section 13267 of the California Water Code contains the authority for this request.

If you have any questions, I can be reached at (707) 576-2673 and Kasey.Ashley@waterboards.ca.gov.

Sincerely,

Original signed by:

Kasey Ashley P. G.
Senior Engineering Geologist

130702_KSA_er_KAhulsman02

Enclosure: Public Notice

cc: Santa Rosa Fire Department Gbuckheit@srcity.org
Mr. David Bush, EGS dbush@egsconsultants.com
Mr. John Calomiris, Edd Clark & Associates jcalomiris@ecaenviron.com
Mr. Jerry Swift, 4428 15th Place, Yuma, AZ 95364

Proposed Corrective Action Plan:

Hulsman Transportation
325 Yolanda Avenue
Santa Rosa, CA
Case No. 1TSR050
Sonoma County

Internet Posting Date: July 2, 2013

Comment Period Ends: August 1, 2013

Problem Description:

Soil and groundwater are contaminated by petroleum hydrocarbons associated with a former leaking underground storage tank system (UST) located at 325 Yolanda Avenue, Santa Rosa. Constituents of concern (COCs) identified during subsequent soil and groundwater investigations included gasoline, benzene, toluene, ethylbenzene, and xylenes. A sensitive receptor survey indicates that domestic water supply wells exist in the area. To date, none of the domestic water supply wells have been impacted by petroleum hydrocarbons.

Remedial Measures:

In 1982, a 500-gallon gasoline UST was excavated and removed from the site. Contaminated soil was also removed surrounding the UST in 1992. Since 1989 numerous investigations and routine groundwater monitoring have defined the extent of contamination. A pilot study indicated that the use of ozone microsparging is an effective remedial method for the identified COCs.

The corrective action proposes to use ozone microsparging as the corrective action. Evaluation of the ozone effectiveness will be provided by quarterly groundwater monitoring for at least one year. Ozone will reduce contamination by providing oxidizing the contaminants and converting them to inert substances.

Consideration of Corrective Action Plan:

Regional Board staff plans to concur with the proposed corrective action for 325 Yolanda Avenue in Santa Rosa without further notice unless significant public comment is received prior to 30 days from this posting. Please submit your written comments to:

North Coast Regional Water Quality Control Board
Attention: Kasey Ashley
5550 Skylane Blvd, Suite A
Santa Rosa, CA 95403

The Regional Water Board records for the site are contained in the file known as Hulsman Transportation, 325 Yolanda Avenue, Santa Rosa, Case No. 1TSR050, Sonoma County. The file may be reviewed at the North Coast Regional Water Quality Control Board office from 8:00 a.m. to 5:00 p.m. Monday through Friday. Appointments are recommended and can be arranged by calling (707) 576-2220. Please contact Kasey Ashley at (707) 576-2673 or e-mail Kasey.Ashley@waterboards.ca.gov for all issues concerning the subject case.

Community Control Board
North Coast Region
Geoffrey M. Hales, Chairman



Linda S. Adams
Secretary for
Environmental Protection

5550 Bayliss Boulevard, Suite A, Santa Rosa, California 95405
Phone: (877) 721-9223 (toll free) • Office: (707) 575-2225 • FAX: (707) 523-5125

8/25/10
Schwarzenegger
Governor

August 26, 2010

RECEIVED

AUG 30 2010

SANTA ROSA FIRE DEPT

EL-1 _____
L- _____
FILE _____

Mr. Larry Hulsman
Hulsman Transportation
P.O. Box 423
Santa Rosa, CA 95402

Dear Mr. Hulsman:

Subject: Case Status
File: Hulsman Transportation, 325 Yolanda Avenue, Santa Rosa
Case No. 1TSR050

Regional Water Board staff (staff) has reviewed the May 25, 2010 *Quarterly Monitoring Report (1Q-2010)* prepared and submitted by ECON on June 14, 2010. We spoke on August 25, 2010, regarding the status and the need to move this project forward.

The results of the sampling event revealed the presence of total petroleum hydrocarbons as gasoline (TPHg) in groundwater samples collected from MW-3s and MW3d at 18,000 and 240 ug/l, respectively. ECON concludes that groundwater beneath the site is currently impacted and is limited to the area of the former underground storage tank. Please note that the conclusion is based on the collection of groundwater samples from MW-1 through MW-4, which is an incomplete assessment. Groundwater testing was requested to include wells B-15, B-16, B-17, B-18 and B-27 installed for the Maim Metal investigation as directed in a letter dated October 29, 2008.

Our records show that a Corrective Action Plan (CAP) dated April 8, 2008 was submitted and deemed incomplete needing two additional items; a complete assessment of impacts and more detail regarding the proposed hydrogen peroxide pilot study. These items were not submitted; therefore, a follow up letter dated January 29, 2010 requested a schedule to complete the CAP. As of this date, a schedule and a complete CAP has not been submitted.

Groundwater quality restoration at this site is long overdue. This case file has been open since 1982 with the issuance of Cleanup and Abatement Order 82-135, which included the development, submittal and implementation of a plan to cleanup and abate the effects of the discharge. Investigative work has been completed, including the drilling of soil borings and the installation of groundwater monitoring wells. However, as of this date, the status remains the same.

California Environmental Protection Agency

Recycled Paper

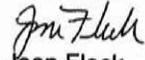
August 26, 2010

Time has been allowed for the pursuit of property development, and staff has worked with you to coordinate the cleanup with the potential land use changes. However, development has not materialized and the case remains in non-compliance status.

Based on our discussion, you indicated that you would discuss this matter with your family and ECON staff, and report back within two weeks regarding your plans. I indicated that due to the history of non-compliance, a Cleanup and Abatement Order (Order) is being prepared that will rescind Order No. 82-135 and identify tasks to be completed with a time frame to complete them.

I look forward to hearing from you and can be reached at (707) 576-2675 and Jfleck@waterboards.ca.gov.

Sincerely,



Joan Fleck
Engineering Geologist

100826_JEF_Hulsman

cc: Ms. Corey Vincent, Santa Rosa Fire Department
Mr. Robert Trommer, SWRCB UST Cleanup Fund
Mr. Andy Rodgers, ECON, 241 South Main Street, Sebastopol, CA 95472
Mr. John Calomiris, Edd Clark & Associates, P.O. Box 3039, Rohnert Park, CA 94927-3039
Mr. Jerry Swift, 4428 15th Place, Yuma, AZ 95364

California Environmental Protection Agency

Recycled Paper

North Coast Region
Geoffrey M. Hales, Chairman

www.waterboards.ca.gov/northcoast
5550 Skylane Boulevard, Suite A, Santa Rosa, California 95403
Phone: (877) 721-9203 (toll free) • Office: (707) 576-2220 • FAX: (707) 523-0135

Secretary for
Environmental Protection



Arnold
Schwarzenegger
Governor

RECEIVED

FEB 01 2010

SANTA ROSA FIRE DEPT

H-1 _____

I- _____

FILE _____

January 29, 2010

Mr. Larry Hulsman
Hulsman Transportation
P.O. Box 423
Santa Rosa, CA 95402

Dear Mr. Hulsman:

Subject: Case Status
File: Hulsman Transportation, 325 Yolanda Avenue, Santa Rosa
Case No. 1TSR050

The purpose of this letter is to summarize our more recent communications associated with this case, identify the case status, and bring this case up to date by presenting options for obtaining and maintaining compliance status.

In the Regional Water Board staff letter dated July 31, 2009, a semi annual monitoring program was deemed acceptable, with sampling events to be conducted during the first and third quarters of the year. As stated in the letter, the wells had not been tested since the fourth quarter 2007. On January 21, 2010, I contacted your environmental consultant, ECON, and was informed that a third quarter 2009 sampling event was not conducted.

Prior to that letter, you and I exchanged e-mails on July 8, 2009 regarding the status of the site. As you know, time was allotted to you during the Lowe's proposed development process for the coordination of cleanup with the development. The project was not approved by the City of Santa Rosa; therefore, in that e-mail, I informed you that the cleanup project needed to move forward. Your response included a denial of responsibility. Our records, including tank removal, investigation and excavation reports, show otherwise.

In September 2009, State Water Resources Control Board, Underground Storage Tank Cleanup Fund (Fund) staff, during their 2nd, Five-Year Review of this case, acknowledge Regional Water Board staff attempts to achieve compliance, and recommended enforcement. In other words, the agency that manages the availability of funds for the completion of corrective action is in agreement with Regional Water Board staff regarding the non-compliance status. As a reminder, compliance is an eligibility requirement for the Fund.

California Environmental Protection Agency

Recycled Paper

January 29, 2010

During our most recent e-mail exchange on January 25, 2010, you expressed your thoughts that you are in compliance and waiting for Fund approval in order to proceed with the work. I clarified that is not the case.

As previously stated, this case needs to move forward. Therefore, a proposed schedule is due within two weeks of the issuance of this letter, regarding the completion of those items identified in the Regional Water Board staff letter dated October 22, 2008. If an alternative cleanup approach is desired, then please state that, and a compliance date for the submittal of a revised feasibility study corrective action plan will be identified.

I can be reached at (707) 576-2675, if you have any questions or would like to meet to discuss this case. I look forward to receipt of your proposed schedule and the completion of corrective action at this site.

Sincerely,



Joan Fleck
Engineering Geologist

012910_JEF_Hulsman

cc: Ms. Corey Vincent, Santa Rosa Fire Department
Mr. John Warren, SWRCB UST Cleanup Fund
Mr. Andy Rodgers, ECON, 241 South Main Street, Sebastopol, CA 95472
Mr. John Calomiris, Edd Clark & Associates, P.O. Box 3039, Rohnert Park, CA
94927-3039
Mr. Jerry Swift, 4428 15th Place, Yuma, AZ 95364
Mr. Robert Trommer, SWRCB UST Cleanup Fund

California Environmental Protection Agency

Recycled Paper

JUL 25 2008

 ECON

July 17, 2008

SANTA ROSA FIRE DEPT

Ms. Joan Fleck
California Regional Water Quality Control Board
North Coast Region
5550 Skylane Boulevard, Suite A
Santa Rosa, CA 95403

**Re: Response to Comments, Corrective Action Plan and Fourth Quarter 2007
Groundwater Monitoring Report, Hulsman Transportation,
325 Yolanda Avenue, Santa Rosa, California, CRWQCB Case No. ITSR050**

Dear Ms. Fleck:

This letter is in response to your letter to Mr. Larry Hulsman dated April 29, 2008 regarding the referenced report. Our response is as follows:

1. Assessment of Impacts: To further address the lateral extent of groundwater contamination at the site, isoconcentration contour maps of the COCs (TPHg and Benzene) are attached. The maps show our area of lateral remedial influence (Plates 1 and 2). We used data from sampling MW-3s on November 29, 2007 and data from ECA's sampling of Malm Metals' B-16 and B-27 on September 20 and 21, 2007. Sampling of both sites was conducted during a period of low water, before the rainy season, and concentrations of the COCs were similar in both MW-3s and B-27.

As far as the vertical extent of contamination is concerned, there are no B-Zone Malm Metals wells that we can study within our zone of remedial influence; however, the concentrations of COCs in Hulsman B-Zone well MW-3d have declined over time and this well will be monitored for efficacy of the chosen remedial method on the B Zone.

Both remedial options, ozone sparging and ISCO, will be designed to address the COCs area of impact. Though injection wells will be located on the Hulsman Transportation property (at the source area), down-gradient impacts will be monitored for progress to achieve cleanup objectives.

2. ISCO Pilot Test:

- Testing and treatment would be conducted by a company specializing in In-Situ Chemical Oxidation (ISCO) such as Environmental Bio-Systems, Inc. (EBS), of Mill Valley. Jim Jacobs, P.G., C.H.G., is the chief hydrogeologist for EBS and he has assisted us in preparing the proposed ISCO remedial treatment plan. To clarify the pre-treatment bench/pilot testing question, the proposed initiation of ISCO would be conducted as follows: Soil and groundwater samples from the target zone will undergo a bench test(in the lab) to evaluate the site geochemistry with the proposed treatment chemistry. The reagents to be bench-tested for use on the site are Fenton's Reagent (an iron/peroxide mixture), activated sodium persulfate (with hydrogen peroxide or EDTA), and ozone. When the appropriate treatment

chemistry is chosen based on the bench test results, an in-situ pilot test will then be conducted using existing monitoring well MW-3s. If ISCO proves to be an effective remedial method for this site, approximately 4 injection wells will then be installed in the approximate locations shown on Plate 3. Monitoring during treatment will be done using wells MW-3s, MW-3d, and Malm Metals' B-27. Groundwater will be monitored for the COCs (TPHg and BTEX), dissolved oxygen and ORP. If bench and in-situ pilot testing show that ISCO is not conducive to site remediation, another method will be chosen.

- Concentrations of hydrogen peroxide used in the first two methods would be kept below 7½ percent and safety precautions will be met. In addition, no SPH has ever been detected in groundwater at the site, so there is no expected interaction with peroxide and product.
- Depending on which reagent is used for ISCO, ozone and Fenton's Reagent liberate oxygen, which can aid in bioremediation. As you stated, this is an added benefit of ISCO but not the main benefit.

To address the issue of finding wells MW-1 and MW-2, we will be using heavy equipment to look for the wells in July 2008. When they are found they will be properly destroyed under a previously secured permit from Sonoma County.

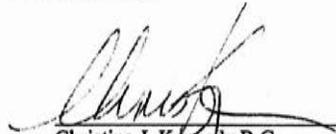
If you have any questions I can be reached at (707) 823-2324.

Sincerely,

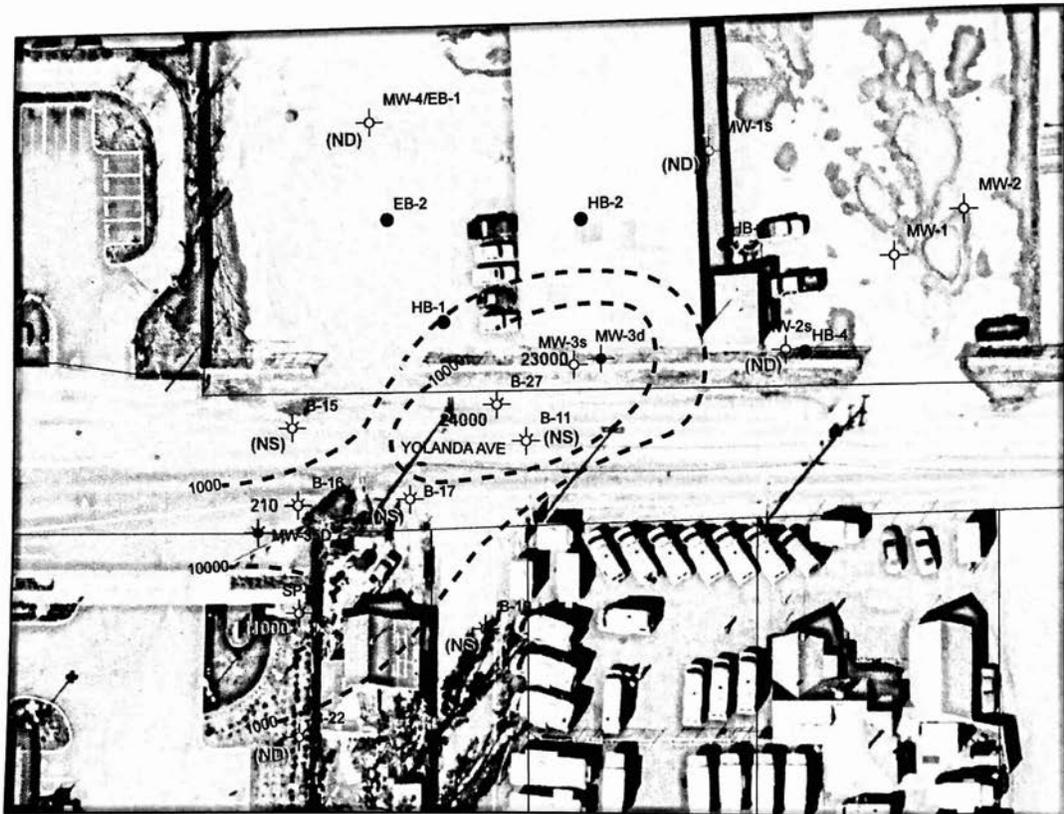
ECON



Andrew S. Rodgers, CHMM, REA
Project Manager


Christina J. Kennedy R.G.

cc: Mr. Larry Hulsman
Fire Inspector Doug Dahme, Santa Rosa Fire Department
Ms. Lori Urbanek, Department of Public Works, 69 Stony Circle, Santa Rosa, CA 95401



Drawn by P. DeLavelle, July 2008. Base layers are unmodified Sonoma County Digital Data Sets.

EXPLANATION

Hulsman Borings & Wells

- ⊕ A-Sand Monitoring Well
- ⊕ B-Sand Monitoring Well
- Boring

Malm Metals Wells

- ⊕ A-Sand Monitoring Well
- ⊕ B-Sand Monitoring Well

--- Line of Equal TPHg Concentration

210 TPHg Concentration in ug/L

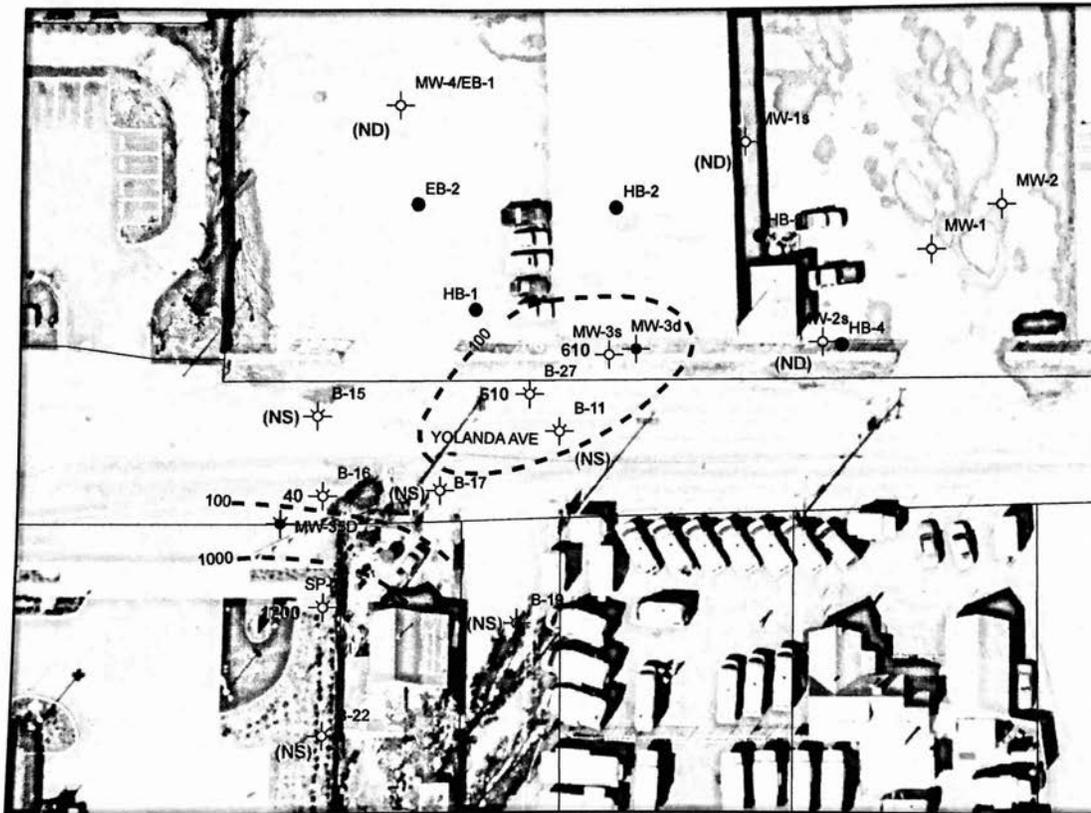
(ND) Not Detected

(NS) Not Sampled



TPHg Isoconcentration Map
325 Yolanda Avenue
Santa Rosa, California

PLATE
1



Drawn by P. Dellavalle, July 2008. Base layers are unmodified Sonoma County Digital Data Sets.

EXPLANATION

Hulsman Borings & Wells

- ⊕ A-Sand Monitoring Well
- ⊕ B-Sand Monitoring Well
- Boring

Main Metals Wells

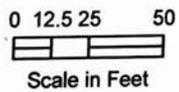
- ⊕ A-Sand Monitoring Well
- ⊕ B-Sand Monitoring Well

--- Line of Equal Benzene Concentration

1200 Benzene Concentration in ug/L

(NS) Not Sampled

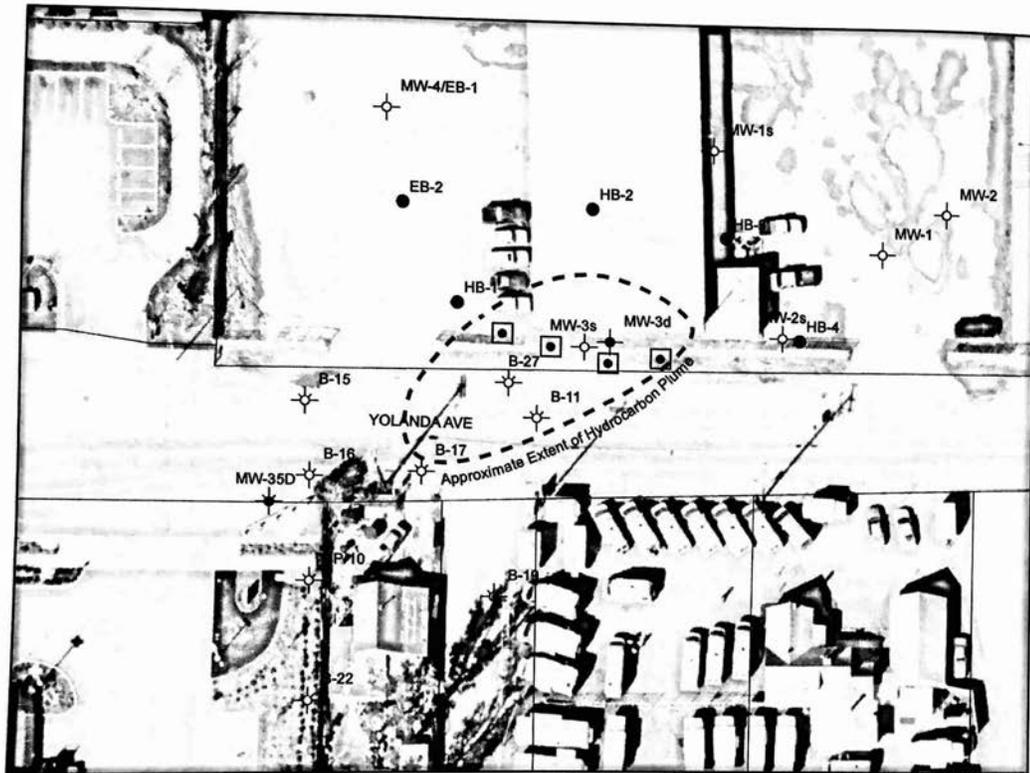
(ND) Not Detected



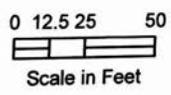
Benzene Isoconcentration Map
 325 Yolanda Avenue
 Santa Rosa, California

PLATE
 2





Drawn by P. DeLavallo, July 2008. Base layers are unmodified Sonoma County Digital Data Sets.



EXPLANATION

- Proposed Injection Well
- Hulsman Borings & Wells**
- ⊕ A-Sand Monitoring Well
- ⊕ B-Sand Monitoring Well
- Boring
- Malm Metals Wells**
- ⊕ A-Sand Monitoring Well
- ⊕ B-Sand Monitoring Well

Proposed Injection Well Location Map
325 Yolanda Avenue
Santa Rosa, California

PLATE
3



California Regional Water Quality Control Board
North Coast Region
Bob Anderson, Chairman



Linda S. Adams
Secretary for
Environmental Protection

www.waterboards.ca.gov/northcoast
5550 Skylane Boulevard, Suite A, Santa Rosa, California 95403
Phone: (877) 721-9203 (toll free) • Office: (707) 576-2220 • FAX: (707) 523-0135

Arnold
Schwarzenegger
Governor

March 25, 2008

RECEIVED

MAR 26 2008

H-1
I- CW 10
FILE _____

SANTA ROSA FIRE DEPT

Ms. Jessica Jones
City of Santa Rosa
100 Santa Rosa Avenue
Room 3
Santa Rosa, CA 95402

Dear Ms. Jones:

Subject: Notice of Preparation – Draft Environmental Impact Report
Santa Rosa Lowe's Home Improvement Center
SCH # 2008022117

Regional Water
Board File: Hulsman Transportation, 325 Yolanda Avenue, Santa Rosa
Case No. 1TSR050

I am in receipt of the February 25, 2008 *Notice of Preparation* of a draft Environmental Impact Report and request for comments regarding our statutory responsibilities for the Lowe's Home Improvement Project. Since the North Coast Regional Water Quality Control Board is charged with the protection of water quality, my comments focus on the potential for ground and surface water impacts as a result of property development.

Groundwater

Our records show that the proposed development is on properties identified as 2532 Santa Rosa Avenue and 325 Yolanda Avenue. The 325 Yolanda Avenue property is in the process of conducting corrective action due to the discharge of gasoline fuel from an underground storage tank. Shallow and deeper water bearing zones have been impacted in the southwest portion of that property along Yolanda Avenue that will require water quality restoration. Therefore, the draft Environmental Impact Report should acknowledge the fuel discharge from the underground storage tank and discuss mitigation measures to prevent the development from interfering with the cleanup.

Examples of mitigation measures include 1) the preparation of an acceptable Corrective Action Plan that identifies the method of groundwater restoration prior to the issuance of grading/building permits, 2) the preparation of development plans that demonstrate compatibility of the two projects (development and groundwater cleanup) by showing the locations of all groundwater monitoring and treatment wells, and a reserved space

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for an above ground treatment system compound, and 3) a means to prevent the creation of preferential pathways for contaminant migration in subsurface utilities.

Since the project includes land not currently regulated by the Regional Water Board (2532 Santa Rosa Avenue), I request the opportunity to review a Phase I document. I understand a Phase I is currently being prepared.

Surface Water

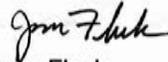
A drainage ditch currently exists at the eastern most property boundary between 325 and 455 Yolanda Avenue. The draft EIR must include an assessment of surface water flows in the area including this ditch and the potential changes to the existing conditions. An aerial photograph is enclosed (Enclosure 1) for your use and information showing the ditch location, which has been the recipient of multiple petroleum discharges over the years from the adjacent Redwood Oil Petroleum Bulk facility. I may have additional comments regarding this matter depending upon the plans for this drainage way.

Since the project is greater than one-acre in size, a construction storm water permit is required. In addition, if the widening of Yolanda Avenue is a component of this project to be included in the EIR, additional concerns exist. I have enclosed a copy of a letter regarding this matter to Ms. Lori Urbanek with the Department of Public Works (Enclosure 2).

Thank you for the opportunity to provide the City of Santa Rosa Community Development Department with our comments. Please forward a copy of the Phase I and Draft EIR directly to the Regional Water Board to my attention. Thank you in advance.

I can be reached at (707) 576-2675 if you have any questions or require additional information.

Sincerely,



Joan Fleck
Engineering Geologist

032508_JEF_NOP

Enclosure 1: Aerial Photograph

Enclosure 2: October 3, 2007 letter to Ms. Lori Urbanek

cc; Fire Inspector Doug Dahme, Santa Rosa Fire Department
Mr. Andy Rodgers, ECON, 241 South Main Street, Sebastopol, CA 95472
Mr. Larry Hulsman, Hulsman Transportation, P.O. Box 423, Santa Rosa, CA
95402

California Environmental Protection Agency

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Change of Business Information Request

Step 1 – Completed by Reporting Fire Company or Inspector

Occupancy ID 04631

Old Business Name Underground Construction New Business Name _____

Business Address 325 Yolanda Ave

Occupancy Classification (Description): _____

Contact Information

	<u>Business Owner or Emergency Contact</u>	<u>Mailing Information (if different)</u>
Name	_____	_____
Address	_____	_____
City/State/Zip	_____	_____
Phone Number	_____	_____

Square Footage: _____

Monitored Protection Systems: Fire Alarm Water Flow Monitoring Sprinkler

Additional Information:

Underground Construction is no longer in business at this location. The building owner states that he does not know if they moved somewhere or closed completely. The previous inspection was for fire extinguishers in a building that is no longer there because the building have now been removed because they were portable.

Violations found that will need to be entered under new business? Yes No

Submitted By Chris Matthias Date 9/29/15
Station 1C

Change of Business Information Request

Step 1 - Completed by Reporting Fire Company or Inspector

Occupancy ID 04631
Old Business Name Underground Construction New Business Name _____
Business Address 325 Yolanda Ave
Occupancy Classification (Description): _____

Contact Information

	<u>Business Owner or Emergency Contact</u>	<u>Mailing Information (if different)</u>
Name	_____	_____
Address	_____	_____
City/State/Zip	_____	_____
Phone Number	_____	_____

Square Footage: _____

Monitored Protection Systems: Fire Alarm Water Flow Monitoring Sprinkler

Additional Information:

Underground Construction is no longer in business at this location. The building owner states that he does not know if they moved somewhere or closed completely. The previous inspection was for fire extinguishers in a building that is no longer there because the building have now been removed because they were portable.

Violations found that will need to be entered under new business? Yes No

Submitted By Chris Matthias Date 9/29/15
Station 1C

Change of Business Information Request

Step 2 - Inspector Approval

Permits Required:

APSA - # of gallons	Flammable/Combustible Liquids-Retail OPR	Magnesium Working
Aboveground Storage - Range	Fruit Ripening	Mall, Covered
Aerosol Products - Retail Operations	Garage Vehicle Repair	Medical Gas System
Aircraft Refueling Vehicles	HW GEN 5 tons to 25 tons - Level 8 LQG	Micrographics Imaging Fee of 2.5%
Aircraft Repair Hanger	HW GEN 25 tons to 250 tons -Level 10 LQG	Model Rockets rental or sale
Apartment/Hotel/Motel - # of units	HW GEN 25 tons to 50 tons - Level 9 LQG	Motor Vehicle Fuel Dispensing Stations
Automobile Wrecking Yard	HW GEN 250 tons to 500 tons-Level 11 LQG	Oil and Natural Gas Wells
Bonfires/Prescribed Burns	HW GEN 330 gal to 5 tons - Level 5 SQG	Open Flame Devices in Marina
Bowling Pin or Alley Refinishing	HW GEN less than 330 gal -Level 3 SQG	Organic Coatings
CALARP State Surcharge Fee	HW GEN less than 60 gal - Level 1 SQG	Ovens, Industrial Baking or Drying
Candles & opens flames in assembly area	HW GEN more than 5 tons - Level 7 LQG	Places of Assembly - 300 or more people
Cellulose Nitrate Film	HW GEN more than 500 tons -Level 12 LQG	Places of Assembly -less than 300 people
Cellulose Nitrate Storage	HW Treatment Unit-Cond. Authorized Treat	Prevention Annual Inspection - No Perm
Combustible Fiber Storage	HW Treatment Unit - Permit by Rule	Prevention Annual Inspection - Permits
Combustible Materials Storage	HW Treatment Unit- Conditional Exempt	Public Occ - Serv. Alcohol w Bar or Live
Commercial Rubbish-Handling Operation	High Piled Combustible Storage	Radioactive Materials
Compressed Gases	High-Rise Occupancy	Refrigeration Equipment
Cryogenics	Instit Occupancy/ more than 6 < 50	Roseland Hazmat Storage
Daycare Occupant Load Over 8	Institutional Occupancy -6 or less/exempt	Spraying or Dipping
Dry Cleaning Plant w/ Perchloroethylene	Institutional Occupancy/50+	State Surcharge-Hazmat CUPA Permit
Dry Cleaning Plant-Combstbl/Non-Combstbl	Liquefied Petroleum Gas-Limited Use	Tire Storage
Dust Producing Operations	Liquefied Petroleum Gases -1st Tank	Underground Tank Facility # of tanks
Emergency Responder Radio Coverage Syst.	Liquefied Petroleum Gases -ea addl tank	
Flammable or Combustible Liquids Pipeline	Lumber Yards	

Type of Annual Inspection Required:

<input type="checkbox"/>	Prevention Annual Inspection - Permits	<input type="checkbox"/>	Prevention Annual Inspection - No Perm
<input type="checkbox"/>	Engine Annual Inspection - Permits	<input type="checkbox"/>	Engine Annual Inspection - No Permits
<input type="checkbox"/>	CUPA Annual Inspection	<input checked="" type="checkbox"/>	EVA Inspection
<input type="checkbox"/>		<input type="checkbox"/>	Annual Inspection Not Required

Inspector Approval *[Signature]* Date 9/30/15

Step 3 - Administration

RMS Changes Completed DF Date 9-30-15

FPBS Changes Completed DF Date 9-30-15

Inspection Field Report - Station, Station 1, ME01, C

Occupancy ID: 04631	Name: VACANT
Business License:	Phone:
Location: 325 Yolanda AVE	Apt/Address Range: C
City/State: Santa Rosa, CA 95404	

****A Mailing/Billing Address should be captured for all occupancies ****

Contact Name	Contact Type	Day Time Phone	After Hours Phone
VACANT	Mailing/Billing	() -	
325 Yolanda AVE Santa Rosa, CA 95404-6320			
Lawrence Bon Hulsman	Owner Mailing/Billing	(707)546-1086	
4500 Brookside DR Santa Rosa, CA 95404	JOSE ZAKCO		

Building Information

Structure Type:	Construction Type:
Building Status:	Roof Material:
Area (Sq. Foot):	Roof Construction:
Above Grade:	Access to Below Grade:
Below Grade:	
Property Use:	

Systems

Type	Description	Power Supply
Comments:		

Locations

Other Information

Inspection

This Inspection should include the building with suites A, B and C since Matheson is occupying all three at this time. 10-20-08

Activities	Scheduled	Completed	Status
Action - Engine Annual Inspection - No Permits	08/01/2012		Open

Open Findings	Found By	Found Date

9/24/12

~~Matheson~~

Re: 9/24



FIRE AND SAFETY INSPECTION REPORT

225 Yolo Ave
 underground construction

Occupancy ID: 04631

Inspection Date: 8/27/12

Business Phone: 707 543-4818

Phone:

City: State: Zip:

NOTICE OF FIRE AND SAFETY HAZARD AND/OR FIRE DEPARTMENT PERMITS REQUIRED

*** NOTES ***
 Jose Z...
 Provide Building Address
 install, service, and mount fire extinguishers
 Remove special locking devices from exit doors

- CODE**
- CFC 18-44.505.1
 - CFC 506
 - CFC 503.4
 - CFC 508.5.4
 - CFC 510.1
 - CFC 906.1
 - CFC 906.5
 - CFC 906.9
 - T19-575.1
 - CFC 904.11.5.2
 - T19-904.(a)1
 - T19-904.(a)2
 - CFC 907.2.10.1.2 (1)
 - CFC 315.2.1
 - CFC 901.6
 - 18-16.903.2.18.1
 - CFC 1006.2.1
 - CFC 904.11.6.3
 - CFC 904.11.6.4
 - CFC 605.1
 - CFC 605.5
 - CFC 605.4
 - CFC 605.3
 - CFC 605.3.1
 - CFC 1003.6
 - CFC 1008.1.8
 - CFC 1008.1.8.4
 - CFC 1008.1.9
 - CFC 1006.1
 - CFC 1011.1
 - CFC 1011.2

- NO HAZARDS NOTED ON THIS DATE**
- ACCESS AND WATER SUPPLIES**
- Illuminated address Numbers Required-5
 - Key Box Required/Access-6
 - Fire Dept. Access Roads Shall Not be Obstructed-3
 - Maintain Access to Fire Protection Equipment-7
 - Identify Fire Prot. Equip. Location & Function-4
- FIRE EQUIPMENT AND SYSTEMS**
- Provide "2A 10BC" Fire Extinguisher-28
 - Fire Extinguisher to be Accessible and Visible-29
 - Mount Fire Extinguisher on wall 3.5'- 5' from floor-30
 - Provide Yearly Service of Extinguisher-31
 - Provide Class "K" extinguisher-32
 - Sprinklers maintained operable/Quarterly Inspection-33
 - Auto-Sprinkler Certification due every 5 Years-56
 - Fixed Extinguishing System-Maintenance/Service-35
 - Provide approved Smoke Alarm in each Dwelling Unit-34
 - Provide 18" clearance below sprinklers-36
 - Fire Alarm / Extinguishing Equipment Maintenance-37
 - Fire Sprinkler System Required-38
 - Protection of Commercial Cooking Operations-39
 - Removal of Grease Buildup in Kitchen Hoods-40
 - 6-mo Service-Fixed Extinguishing System-41

- ELECTRICAL**
- Abate Electrical Hazard-23
 - Remove Extension Cord-24
 - Remove Multiplug Adapter-25
 - Electrical Panels Access - Minimum 30" Clearance-26
 - Label Panel & Electrical Room-27

- EXITS**
- Remove Obstruction in Exit Way-16
 - Doors Open w/o Special Key or Knowledge & Other Locks-17
 - Dead/Flush Bolts Prohibited-18
 - Panic Hardware Req. (A, E, 1-2, 1-2.1, H with > 50 Occ)-19
 - Exit Lighting Required-20
 - Exit Signs - Add Signs/Show Direction-21
 - Exit Signs Shall be Illuminated-22

- BUILDING STORAGE REQUIREMENTS**
- Maintain fire resistive construction-9
 - Maintain fire assemblies (closer/latch/sign) Do not Block-8
 - Oil Rags/Spontaneous Ignitable material Approved Cont.-10
 - Dumpsters >1.5 cu/ft Prohibited Within 5 ft of Comb Walls-11
 - Dumpsters >5.33 cu/ft (40 Gal) made non-comb. w/lid-12
 - Storage Prohibited in Mech./Elec./Boiler Rooms-13
 - Clearance from heat producing appliance-14
 - No Storage Under Exterior Stairs unless 1-hr Enclosure-15

- HAZARDOUS MATERIALS**
- Secure Compressed Gas Cylinders-42
 - Storage Cabinets - Flammable Liquids-43
 - NFPA 704 Placard (Container, Cabinets & Areas/Rooms)-44
 - MSDS to be Readily Available-45
 - Haz Materials Shall not be Released into Environment-46
 - Spill Control / Secondary Containment Required-47

- PERMITS REQUIRED**
- SRC 17-34.040 Hazardous Materials
 - T22 66262.34F3 Hazardous Waste Container, Not Labeled-53
 - T22 66265.173 Hazardous Waste Containers Not Closed-54
 - CFC 2701.5 Hazardous Materials/Waste-48
 - CFC 105.6.39 Repair Garage/Automotive-49
 - SRC 18-44.105.6.48 Apartment, Hotel and Motel-50
 - SRC 18-44.105.6.34 Place of Assembly-51
 - SSC 6-68.280 Business License Required-52

ORDER TO COMPLY: Violation(s) of the California Fire Code were noted during this inspection. Violations shall be corrected immediately to maintain the safety of your business and comply with the property and life safety requirements of the Fire Code. A re-inspection will be conducted on or after the REINSPECTION DATE set forth above to verify compliance. Inspection fees are charged for each inspection. Occupancies with existing Fire Code permits are assessed an inspection fee when a violation is not corrected prior to a re-inspection. Engine Company inspection charges are \$95 per hour and Fire Inspector charges are \$108 per hour. Violations not corrected by the 3rd inspection will result in a pre-citation notification to the business representative and legal action may be taken to gain compliance.

Dist.	Shift	Employee No./Inspec. No.
1	C	1737
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PREMISES REP.	BUILDING OWNER	MANAGER

Date Inspected	Reinspection Date
8/27/12	9/15/12
SIGNATURE OF INSPECTING OFFICER	

Dist.	Shift	Employee No./Inspec. No.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PREMISES REP.	BUILDING OWNER	MANAGER

Date Inspected	Reinspection Date
SIGNATURE OF INSPECTING OFFICER	

CITY OF SANTA ROSA FIRE DEPARTMENT
 955 SONOMA AVENUE, SANTA ROSA, CA 95404
 (707) 524-5311 FAX (707) 524-5070



**RECORD OF ANNUAL
 FIRE INSPECTION**

CITY OF

Santa Rosa

FIRS Number 04630	District 8	Shift C	Insp. # 4	Engine Ladder 5	PFP NO	Complex NO	Premise File NO	Assigned Month/Year JUN-93	Building NO
Street # 325	Street Name & Suite Number YOLANDA AVE							Zip Code 95404	

OCCUPANT INFORMATION		BUILDING OWNER OR PROPERTY MGMT. CO. INFORMATION	
Business Name HULSMAN TRANSPORT.		Owner Name or Property Mgmt. Co. LARRY HULSMAN	
Occupant Name LARRY HULSMAN	Business Phone (707)546-1086	Street Address 325 B YOLANDA AVE	Phone 954 0000
Emergency Contact Name	Emergency Phone (707)542-1403	City and State SANTA ROSA, CA	Zip Code 95404

Mailing Name, Address, Zip, or Same as Occupant or Owner

LARRY HULSMAN 325 YOLANDA AVE B 95404

Last Inspection Date
01-JUL-91

UBC-1 B1	UBC-2	UBC-3	NFPA 894	Square Feet 1000	Occ. Load	Alarm Sys. Serv. Date	A.S. 5 Yr. Cert. "TAG" Date	STD. PIPE
-------------	-------	-------	-------------	---------------------	-----------	-----------------------	--------------------------------	-----------

Key Box	Box Location	Access	5 Yr. Haz. Mat.
---------	--------------	--------	-----------------

Const. FR	Stories 1	Sprink.	SprClis	Std. Pipe 0	Int. Dev.	Alarm	Spec. Sys.	Insp. Freq. A	Assessors Parcel Number 04407102-0	Sweeps #
--------------	--------------	---------	---------	----------------	-----------	-------	------------	------------------	---------------------------------------	----------

FIRE DEPARTMENT PERMITS AND/OR OUTSTANDING VIOLATIONS			#	FP
Corrected/Paid	Code	Description		
		NO HAZARDS NOTED THIS DATE		
		THANK YOU.		

Comments/Remarks

CITY OF SANTA ROSA
 FIRE DEPARTMENT
 955 SONOMA AVENUE
 SANTA ROSA, CA 95404
 (707) 576-5311



CITY OF
Santa Rosa

RECORD
 OF
 FIRE INSPECTION
 ANNUAL
 INSPECTION

FILE NUMBER
 4630

LAST INSPECTION DATE
 10-JUL-90

STREET NO
 325

STREET NAME
 YOLANDA AVE

SUITE
 B

PART I

UBC OCC: R1
 NFPA OCC: 894
 COMPLEX: 70
 CONST: 4
 STORES: 1
 SPRINK:
 SPK CLS:
 STD PIPE:
 DETECTORS:
 ALARM:
 SPEC SYS:
 KNOX BOX: N

SQUARE FEET: 1,000
 OCC LOAD:
 SYS. CERT. DATE:
 INSP. FREQ: A
 DIST: B
 SHIFT: C
 S.I.C.:
 INSP:
 ROSELAND:
 INSPECTION DATE: JUN-91

PART II

PERMIT: Y
 DATE INSPECTED: 7-1-91
 DIST: B
 SHIFT: C
 INSP: 128
 SUP. DIST: B
 REINSP:
 REINSPECT DATE:

NOTICE OF FIRE AND SAFETY HAZARDS AND/OR FIRE PERMITS REQUIRED:

YOU ARE HEREBY NOTIFIED THAT THE FOLLOWING FIRE PERMITS AND/OR CORRECTIONS OF FIRE SAFETY HAZARDS ARE REQUIRED TO BRING YOUR FACILITY INTO COMPLIANCE WITH APPLICABLE STATE AND/OR LOCAL FIRE CODES AND ORDINANCES.

CODE	TYPE	DESCRIPTION	APPR
49.101 28-JUN-91	P	WELDING/CUTTING REQUIREMENTS	
<i>No Hazards Noted.</i>			

COMMENTS/REMARKS

ORDER TO COMPLY: As such conditions are contrary to law, you are hereby required to correct said conditions immediately upon receipt of this notice. An inspection to determine whether or not you have complied with this notice will be conducted on or after _____ 19____. Failure to comply with the foregoing order before the date of such reinspection may render you liable to the penalties provided by law for such violations.

PART IV X

OCCUPANT
 HULSMAN TRANSPORT.
36 BUSINESS NAME

LARRY HULSMAN
38 OWNER/OCCUPANT

X *DPH*

INSPECTING OFFICER
 (707) 546-1086
37 BUSINESS PHONE

(707) 542-1403
39 EMG. PHONE

FILE COPY

Application No.: 225-87

RECEIVED

MAR 16 1987

FIRE PERMIT APPLICATION
Santa Rosa Fire Department
955 Sonoma Avenue, Santa Rosa, CA 95404
(707) 576-5311

SANTA ROSA FIRE DEPT.

APPLICANT: HULSMAN TRANSPORT (Name) 546-1086 (Phone)
325 YOLANDA AVE. (Street address) SANTA ROSA, CA (City/State/Zip Code)

APPLYING FOR PERMIT TO: CONDUCT WELDING AND CUTTING OPERATION
49.101

AT LOCATION/ADDRESS: 325 YOLANDA AVENUE, SANTA ROSA, CA.

DATE(S) _____ to _____ TIME(S) _____ to _____

Permit Fee - \$ 30.00 A
[Signature] Signature of Applicant 3/13/87 Date

Prior to the issuance of a fire permit, the following information is required.

For PUBLIC ASSEMBLY only:

- Maximum occupant load/tickets to be sold
- Exit arrangement
- Floor plan
- Fire protection equipment
- Seating plan
- Fire watch required? Yes ___ No ___

A fire inspection is required for all Public Assembly permits.

For EQUIPMENT INSTALLATIONS and/or OTHER OPERATIONS:

- Submit plans for approval
- Submit manufacturer's specifications for equipment
- Required license(s)
- Certificate of insurance

For INSTITUTIONAL CARE FACILITIES only:

of people _____ # of ambulatory _____
Age range _____ # of non-ambulatory _____

ADDITIONAL REQUIREMENTS and/or COMMENTS: _____

THIS IS NOT A PERMIT!

A fire permit will be issued only upon compliance with all requirements of the Uniform Fire Code.



Terry Tamminen
Secretary for
Environmental
Protection

California Regional Water Quality Control Board
North Coast Region

William R. Massey, Chairman

<http://www.swrcb.ca.gov/rwqcb1/>

5550 Skylane Boulevard, Suite A, Santa Rosa, California 95403
Phone 1-877-721-9203 Office (707) 576-2220 FAX (707) 523-0135



Arnold
Schwarzenegger
Governor

January 7, 2004

HAZMAT FILE

Sm I-3
H-1/I-2
- FILE

Mr. Larry Hulsman
Hulsman Transportation
P.O. Box 432
Santa Rosa, CA 95402

Dear Mr. Hulsman:

Subject: Corrective Action

File: Hulsman Transportation, 325 Yolanda Avenue, Santa Rosa, Case No. 1TSR050

Our records show that our last correspondence to you is dated May 12, 2003. We requested that you call or e-mail to schedule a meeting. As of this date, we have not heard from you.

Accordingly, the next phase of work is the preparation and submittal of a Corrective Action Plan (CAP). The CAP must be prepared according to the requirements of Title 23, Division 3, Article 11, Chapter 16, Section 2725. The CAP must be prepared by a California professional civil engineer or registered geologist and is due within 60 days of issuance of this letter.

Information exists in the Malm Metal file that is pertinent to the 325 Yolanda Avenue case, which must be included in the CAP. The CAP must also include a proposal to abandon MW-3 and properly install a groundwater-monitoring network for shallow and deeper water bearing zone impacts.

Failure to submit a CAP within 60 days will result in enforcement action.

I can be reached at (707) 576-2675 or Fleci@rb1.swrcb.ca.gov.

Sincerely,

Joan Fleck
Engineering Geologist

JEF:js/Hulsman2.doc

cc: Ms. Andrea Jensen, Santa Rosa Fire Department
Mr. John Calomiris, Edd Clark & Associates, P.O. Box 3039,
Rohnert Park, CA 94927-3039
Mr. Andy Rodgers, ECON, P.O. Box 123, Cotati, CA 94931
Mr. Jerry Swift, 13423 S. Driftwood Drive, Yuma, AZ 85267
The Calderons, 316 Yolanda Avenue, Santa Rosa, CA 95404

California Environmental Protection Agency

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FILE COPY



FIRE DEPARTMENT
955 Sonoma Avenue
Santa Rosa, CA 95404
707-543-3500
Fax: 707-543-3520

November 18, 2004

Lori Hoppe
Major Diesel
P. O. Box 1403
Sebastopol, CA 95473

FEE'S & CLOSURE - 325 YOLANDA AVENUE

Lori,

Your November 15, 2004, letter has been forwarded to me for follow-up.

We agree, we are applying your check to the outstanding fire permit balance. You are now paid in full. As you are ceasing operations in Santa Rosa, we are applying your "unused" annual permit to the closure permit. You owe us nothing.

To complete the closure process, we will need any receipts or manifests for the disposal of hazardous material from the property. Please forward these to us. After reviewing the paperwork to ensure that any hazardous materials were properly transferred or disposed, we will conduct a site inspection to verify that no residual contamination is present.

I will be out of the office until December 6, 2004. If you should have any questions, please contact me at 543-3541.

Respectfully,

MARK PEDROIA
Senior Fire Inspector

F:\Prevention\Correspondence\Pedroia\325yolanda.doc

SECRET FILE

HM ✓ TV N T



Terry Tamminen
Secretary for
Environmental
Protection

California Regional Water Quality Control Board

North Coast Region

William R. Massey, Chairman



Arnold
Schwarzenegger
Governor

<http://www.swrcb.ca.gov/rwqcb1/>
5550 Skylane Boulevard, Suite A, Santa Rosa, California 95403
Phone 1-877-721-9203 Office (707) 576-2220 FAX (707) 523-0135

June 15, 2004

HI [Signature]
JL [Signature]
File [Signature]

Mr. Larry Hulsman
Hulsman Transportation
P.O. Box 432
Santa Rosa, CA 95402

HAZMAT FILE

Dear Mr. Hulsman:

Subject: Comments on Corrective Action Plan

File: Hulsman Transportation, 325 Yolanda Avenue, Santa Rosa, Case No. 1TSR050

Regional Board staff has reviewed the April 30, 2004 *Corrective Action Plan* prepared by ECON for 325 Yolanda Avenue in Santa Rosa. I also discussed the plan with Mr. Andy Rodgers with ECON on May 25, 2004. It was agreed that a brief work plan addendum would be provided. The addendum must include and consider the following:

Timing:

- Since monitoring well abandonment and reinstallation is not dependent upon the baseline biological activity results from MW-3, the sampling event should be followed closely with well abandonment.
- In order to comply with CCR, Title 23, Section 2725, at least two technically feasible alternatives must be proposed and compared with regards to costs. ECON, on your behalf, proposes tests to evaluate bio-remediation. It is appropriate to conduct pilot tests prior to the preparation of a Corrective Action Plan. Therefore, you should also consider other pilot tests that could be conducted concurrently to expedite the process. You may also evaluate the pilot test results that have already been completed for sites in close proximity.

Well Abandonment:

- MW-4 is constructed properly. You should keep MW-4 unless justification for abandonment and reinstallation is provided.

PART II

Mr. Larry Hulsman

- 2 -

June 15, 2004

Well Installation:

- It appears that the proposal includes the use of monitoring wells as treatment wells. In general, monitoring wells should not be used as treatment wells.
- The addendum must include two monitoring well construction diagrams one each for the shallow and deeper water bearing zones, a description of the well construction materials, and a description regarding deeper well installation, including the use of conductor casing.
- The plate used to identify the proposed well locations must include a scale and identify the former gasoline tank location, the excavation boundaries and the proposed property development plans. It would also be helpful to include some of the Malm Metal monitoring wells for reference.

Soil Sampling:

- Soil samples must be preserved using EPA Method 5035.

Biological Testing

- For your information, the North Coast Regional Water Quality Control Board recently adopted General Waste Discharge Requirements Order No. R1-2004-21 for in situ remediation of petroleum hydrocarbons. A copy of this Order has been forwarded to ECON for their use and information for planning purposes.

If you have any questions I can be reached at (707) 576-2675. The addendum is due within 30 days of issuance of this letter.

Sincerely,



Joan Fleck
Engineering Geologist

JEF:js\061504_JEF_Hulsman

Attachment: Order No. R1-2004-21

cc: Ms. Andrea Jensen, Santa Rosa Fire Department, 955 Sonoma Avenue, Santa Rosa, CA 95404
Mr. Andy Rodgers, ECON, P.O. Box 123, Cotati, CA 94931
Mr. John Calomiris, Edd Clark & Associates, P.O. Box 3039, Rohnert Park, CA 94927-3039

California Environmental Protection Agency

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California Regional Water Quality Control Board North Coast Region



Justin H. Hickox
Secretary for
Environmental
Protection

William R. Massey, Chairman

Gray Davis
Governor

Internet Address: <http://www.swrcb.ca.gov/rwqcb1/>
5550 Skylane Boulevard, Suite A, Santa Rosa, California 95403
Phone: 1 (877) 721-9203 (toll free) • Office: (707) 576-2220 • FAX: (707) 523-0135

May 12, 2003

RECEIVED
MAY 13 2003
SANTA ROSA FIRE DEPT

Mr. Larry Hulsman
Hulsman Transportation
P.O. Box 432
Santa Rosa, CA 95402

Dear Mr. Hulsman:

HAZMAT FILE

TPM 4-6/5/03

Subject: Site Status

File: Hulsman Transportation, 325 Yolanda Avenue, Santa Rosa, Case No. 1TSR050

North Coast Regional Water Quality Control Board (Regional Water Board) staff, have reviewed the Hulsman Transportation file for 325 Yolanda Avenue in Santa Rosa. Our records show a lack of activity since February 25, 2002, which is the date of our last correspondence to you. The purpose of this letter is to request a meeting with you at which time you will have an opportunity to provide us with your plans regarding groundwater cleanup.

Please call me within one week of receipt of this letter to schedule the meeting. I look forward to hearing from you. I can be reached at (707) 576-2675 or Flecj@rb1.swrcb.ca.gov.

Sincerely,

Joan Fleck
Associate Engineering Geologist

JEF:js/Hulsman2

- cc: Ms. Andrea Jensen, Santa Rosa Fire Department
- Mr. John Calomiris, Edd Clark & Associates, P.O. Box 3039, Rohnert Park, CA 94927-3039
- Mr. Andy Rodgers, ECON, P.O. Box 123, Cotati, CA 94931
- Mr. Jerry Swift, 13423 S. Driftwood Drive, Yuma, AZ 85267
- The Calderons, 316 Yolanda Avenue, Santa Rosa, CA 95404

California Environmental Protection Agency



"The energy challenge facing California is real. Every Californian needs to take immediate action to reduce energy consumption. For a list of simple ways you can reduce demand and cut your energy costs, see our Web-site at: <http://www.swrcb.ca.gov/>."

CITY OF SANTA ROSA FIRE DEPARTMENT

955 SONOMA AVENUE, SANTA ROSA, CA 95404

(707) 543-3500 FAX (707) 543-3520

http://ci.santa-rosa.ca.us/fd/



CITY OF SANTA ROSA

SUPPLEMENTAL HAZARDOUS MATERIAL INSPECTION OR RECORD OF REINSPECTION

PART I

FIRS Number	District	Shift	Insp #	Engine Ladder	Reassign	Permit	Insp. Freq	UBC	Related FIRS Number	Assign Month/Year	
1	2	3	4	5	6	7	8	9	10	11	
Street #	Suite Number & Street Name									Zip Code	
325 A	Yolanda										
Occupancy Information						Occupancy Information					
Business Name Matheson fast freight						Owner Name or Property Mgmt. Co.			Phone		
Occupant Name Jim Campbell						Street Address					
Emergency Contact Name						City and State			Zip Code		
Emergency Phone						Mailing Name, Address, Zip, or Same as Occupant or Owner			Last Inspection Date		
15						Office Notice			18		

NOTICE OF UNIFIED HAZARDOUS MATERIAL PROGRAM VIOLATIONS

Corrected	Code	Description	#	FP
<input checked="" type="checkbox"/>		Place all damaged chlorine containers in 55 gallon drums and secure in a cargo trailer until Monday - 7/15/02		
<input checked="" type="checkbox"/>		Secure trailer 115 until it can be decontaminated.		
<input checked="" type="checkbox"/>		Send copy of haz waste manifest to SRFD, 955 Sonoma Ave SR 95404 Done		

Dist	Shift	Badge # Insp. #	Rose-land	Veg.	Date Inspected	Reinspection Date	Check Box to Mail	Date Citation Letter Mailed
					7-12-02			
20	21	22	23	24	25	26	27	28

ORDER TO COMPLY: You are in violation of State and/or Local Codes and Ordinances. To bring your facility into compliance, you are hereby ordered to correct the noted Unified Hazardous Material Program violations on or before the REINSPECTION DATE set forth above. A reinspection will be conducted on or after the reinspection date. Failure to comply with the foregoing order on or before the reinspection date shall be a separate violation and may render you liable to the penalties provided by law.

PREMISES REP.
 BUILDING OWNER
 MANAGER

X Jim Campbell SIGNATURE OF BOX CHECKED ABOVE
 X JM Frank SIGNATURE OF INSPECTING OFFICER

PG. ___ OF ___



Cal/EPA

**North Coast
Regional Water
Quality Control
Board**

5550 Skylane Blvd
Suite A
Santa Rosa, CA
95403
(707) 576-2220
FAX (707) 523-0135

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NOV 13 1997

SANTA ROSA FIRE DEPT.

I-4
file



Pete Wilson
Governor

November 12, 1997

Larry Hulsman
Hulsman Transportation
P.O. Box 423
Santa Rosa, CA 95402

Dear Mr. Hulsman:

Subject: Hulsman Transportation, 325 Yolanda Avenue, Santa Rosa,
Case No. 1TSR050

The October 3, 1997, "Work Plan Soil and Groundwater Investigation" prepared by Edd Clark & Associates, Inc. for the subject site has been reviewed. The plan is acceptable and we look forward to its implementation. Please notify me in advance of drilling so I can conduct a site inspection during field work.

Sonoma County Environmental Health Services has been notified to enable the processing of permits.

If you have any questions please call me at (707) 576-2675.

Sincerely,

Joan Fleck
Associate Engineering Geologist

JEF:tab/hulsman2.wpd

cc: Edd Clark & Associates, P.O. Box 3039, Rohnert Park, CA 94927

✓ Santa Rosa Fire Department

John Anderson, Sonoma County Environmental Health Services

Francine Aguirre, SWRCB, UST Cleanup Fund

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
NORTH COAST REGION
5550 SKYLANE BLVD. SUITE A
SANTA ROSA, CA 95403
PHONE: (707) 576-2220



HAZMAT FILE

August 18, 1997

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AUG 20 1997

SANTA ROSA FIRE DEPT.

Larry Hulsman
Hulsman Transportation
P.O. Box 423
Santa Rosa, CA 95402

Dear Mr. Hulsman:

Subject: Hulsman Transportation, 325 Yolanda Avenue, Santa Rosa, Case No. 1TSR050

We are pleased to report that progress has been made at the Malm Metal site with regards to soil and groundwater remediation. The wells have been sampled, documenting current water quality conditions and a Corrective Action Plan (CAP) is being prepared.

Therefore, it appears appropriate for work at the subject site to be re-initiated. Our records show that the most recent sampling events for the Hulsman well were conducted in December 1996 (TPHg and benzene reported at 43,000 and 4100 ppb) and April 1997 (TPHg and benzene reported at 8700 and 670 ppb).

We have recognized that your ability to effectively remediate is dependent upon the Malm Metal cleanup. And, co-mingled plumes may exist. However, the existing information indicates that a release also occurred from the Hulsman tank which will need to be addressed.

The extent of groundwater contamination will need to be defined. Monitoring wells exist on the south side of the former tank, therefore, information exists that may be useful to you. Additional information is needed to show where the plume boundaries are to the northwest to northeast. A workplan to define the extent of groundwater contamination, signed and stamped by a California civil engineer, registered geologist, or certified engineering geologist, will need to be submitted for our review. Please submit the plan by October 1, 1997.

If you have any questions or would like to meet to discuss this case please call me at (707) 576-2675.

Sincerely,

Joan Fleck
Associate Engineering Geologist

JEF:tab/hulsman.wpd

cc: Santa Rosa Fire Department

RECEIVED

STATE OF CALIFORNIA - CALIFORNIA ENVIRONMENTAL PROTECTION AGENCY

PETE WILSON, Governor

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
NORTH COAST REGION

5550 SKYLANE BLVD, SUITE A
SANTA ROSA, CA 95403
PHONE: (707) 576-2220



September 29, 1994

Mr. Larry Hulsman
Hulsman Transportation
P.O. Box 423
Santa Rosa, CA 95402

Mr. Jerry Swift
2107 Brush Creek Road
Santa Rosa, CA 95404

Dear Mr. Hulsman and Mr. Swift:

Subject: Hulsman Transportation, 325 Yolanda Avenue, Santa Rosa,
CA, UGT No. 1TSR050

Malm Metal, 2640 Santa Rosa Avenue, Santa Rosa, CA,
UGT No. 1TSR256

The purpose of this letter is to request a technical meeting to discuss the soil and groundwater investigations and cleanups at the above sites. A joint meeting is requested due the proximity of the two sites and the potential for overlapping contaminant plumes.

Please contact this agency with some potential meeting times that are convenient for you. I am requesting that each of your respective consulting firms be prepared to discuss the available technical information for the area and their proposals for the next phase of work at your site.

I look forward to hearing from you. I can be reached at (707) 576-2675.

Sincerely,

Joan Fleck
Associate Engineering Geologist

JEF:tab/hulmalm

cc: ✓ Santa Rosa Fire Department

Sonoma County Environmental Health Services

Chris Murray, City of Santa Rosa, Industrial Waste, 4300
Llano Road, Santa Rosa, CA 95407

Patrick Schlesinger, Landels, Ripley & Diamond, 450 Pacific
Avenue, San Francisco, CA 94133

Mr. Kim Hurt, Prudential RJV Realty, 456 South E Street,
Santa Rosa, CA 95404



SIERRA

SUMMARY

This report presents the results of the soil excavation and monitoring well installation conducted by Sierra Environmental Services (SES) at Hulsman Transportation Company, located at 325 Yolanda Avenue in Santa Rosa, California.

Approximately 175 cubic yards of hydrocarbon-bearing soil was excavated from beneath and around a former underground gasoline storage tank. The total depth of the excavation was 23 feet below grade.

One ground water monitoring well was installed adjacent to the excavation area. Soils encountered during drilling consisted of interbedded clayey silt, sandy silt and sandy gravel to a depth of 40 feet below grade.

A ground water sample collected from the new well contained hydrocarbons as gasoline [TPPH(G)], benzene, toluene, ethylbenzene and xylenes (BTEX) and nitrates. The proportional BTEX concentrations detected in the water sample are typical of the downgradient or cross-gradient edge of a hydrocarbon plume, based on a multivariant plot study.

Land use surrounding the site is primarily commercial and residential. There are five other properties identified in the site vicinity which have reported petroleum releases. The Malm Metals facility, located southwest (upgradient) of Hulsman Transportation Company, has not conducted any environmental work since June 1990.



1.2 Background and Site History

The following site history information was compiled from Hulsman Transportation Company files and from Mr. Larry Hulsman.

Since approximately 1940 the site was used to store and repair trucks. The land use prior to 1940 is unknown. The site is currently an operating transportation company. A large building in the central portion of the site is currently used for vehicle repair.

In September 1982, a 500-gallon leaded gasoline tank was taken out of service and removed from the site (Figure 2, Appendix A).¹ The age of the tank is unknown; however, it was estimated by Mr. Larry Hulsman to be 40 or 50 years old. The tank was damaged during removal operations. No soil was excavated from around the tank area at the time of its removal; however, in October 1990 the tank area was re-excavated to a depth of five feet below grade. In November 1991, the former tank area was excavated to 13 feet below grade. The excavation was lined with visqueen and backfilled with the excavated soil.

Two diesel tanks were removed from the site in October of 1988 (Figure 2, Appendix A).² Soil was removed from the diesel tank excavation and two monitoring wells were installed (wells MW-1 and MW-2, Figure 2, Appendix A). Hydrocarbons as gasoline and diesel were not detected in ground water samples analyzed from the monitoring wells.

1.3 Area Business Survey

An area business survey was conducted to identify properties, businesses, and surrounding land use within a two-block radius of the site and to identify other potential sources of petroleum hydrocarbons near the site.

¹ Hilmer Consulting, Inc., 1990, Consultants' Supplemental Evaluation and Initial Remediation of a Former Gasoline Tank Site, prepared for Hulsman Transportation Company, 325 Yolanda Avenue, Santa Rosa, CA, 1990, 11 pages and 3 appendices.

² Hilmer Consulting, Inc., 1990, Consultants' Preliminary Environmental Assessment, prepared for Hulsman Transportation Company, 325 Yolanda Avenue, Santa Rosa, CA, July 16, 1990, 10 pages and 4 appendices.

The surrounding land use is commercial and industrial (Figure 3, Appendix A). There are five other properties in the site vicinity which have reported petroleum releases. Information on the sites shown was obtained from the Regional Water Quality Control Board - North Coast (NCRWQCB) files.

Malm Metals

Malm Metals, located at 2640 Santa Rosa Avenue, is approximately 500 feet southwest of the Hulsman site (Property #1, Figure 3, Appendix A).

Hydrocarbons were detected in a domestic well approximately 150 feet east of the Malm Metals property in September 1982 (Figure 2, Appendix A).³ One leaking underground fuel tank was identified on the north side of the site. The tank was removed in 1982. Thirteen monitoring wells were installed in 1982 and a product recovery well was installed in March 1983 in the northeast corner of the site and operated from March 1983 to June 1989. Six additional monitoring wells were installed in 1984. A ground water contour map prepared on February 2, 1983 indicated that the ground water flow direction was easterly⁴. Approximately 8 feet of free phase hydrocarbons were present in one of the monitoring wells (B-10) on the north side of the Malm property in 1983.

Quarterly ground water monitoring was initiated at the Malm site in 1988. A quarterly ground water monitoring report prepared for the site August 7, 1990, indicated that the ground water flow direction in the site vicinity was easterly to northeasterly. Several of the wells contained some or all of the BTEX compounds above the Department of Health Services (DHS) Recommended Maximum Contaminant Levels (MCLs) for benzene, ethylbenzene and xylenes and Recommended Action Level (RAL) for toluene. No additional information was available on the status of work at the Malm Metals site.

³ 1989, Levine and Fricke, Consultant's Health and Safety Plan, prepared for Malm Metals Products, Inc., August 23, 1991.

⁴ 1983, IT Enviroscience, Consultant's Gasoline Recovery System Operational Overview, prepared for Malm Metal Products, Inc., February 14, 1983, 5 pages, 6 figures and 5 tables.



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Michael's Auto

Michael's Auto, located at 642 Santa Rosa Avenue, is approximately 750 feet west of the Hulsman site (Property #2, Figure 3, Appendix A).

In December 1987, five underground fuel tanks (four gasoline tanks and one waste oil tank) were removed from the site. Additional soil was removed from the excavation in 1988.⁵ Hydrocarbons and metals were detected in soil samples collected from the excavation activities. A monitoring well was proposed for the site; however, it is unknown whether the monitoring well was installed. No additional information was available on the status of work at the Michael's Auto site.

Thomas Hepper

The property owned by Thomas Hepper, located at 2775 Santa Rosa Avenue is approximately 1500 feet southwest of the Hulsman site (Property #3, Figure 3, Appendix A).

In May 1989, Clearwater Environmental removed a 1,000-gallon underground gasoline tank from the site. Hydrocarbons were detected in soil collected from the bottom of the tank excavation. In September 1989, a 10,000-gallon fuel tank was removed from the site. Hydrocarbons were detected in soil samples collected from the excavation. Four monitoring wells were installed at the site and diesel has been detected in ground water samples analyzed from the monitoring wells.⁶ No additional information was available on the status of work at this site.

Redwood Oil Bulk Plant

Redwood Oil Company, located at 455 Yolanda Avenue, is approximately 500 feet east of the Hulsman site (Property #4, Figure 3, Appendix A).

⁵ 1987, Regional Water Quality Control Board, Interoffice Communication, to Dennis Salisbury from Richard Azevedo, December 30, 1987.

⁶ 1989, Trans Tech Consultants, Consultant's Subsurface Investigation Report - 2775 Santa Rosa Avenue, prepared for Thomas Hepper, September 19, 1989.



The property at 455 Yolanda Avenue was previously operated as a bulk fuel facility by H. R. Gantner, Inc.⁷ The facility had an unknown number of above-ground fuel storage tanks. Additional details regarding the previous fuel facility operation and site history not available.

The site was leased by Redwood Oil on January 1, 1979, and was purchased by Redwood Oil on January 27, 1982. New underground fuel storage tanks were installed at the site by Redwood Oil in 1981. There are currently twelve underground fuel storage tanks at the site.

All twelve tanks were tightness tested in September and October, 1988,⁸ and all tested tight. The precision tests identified failures in two submersible pump gaskets and a product line joint. File correspondence indicates that repairs were made in the fuel delivery system. Retests were conducted on portions of the system during December, 1988.⁹ All twelve tanks tested tight in February, 1990 and in February, 1991.¹⁰

In April, 1990, twenty soil borings were drilled around the tanks and fuel delivery system by Earthtec, Ltd., of Roseville, California.¹¹ Hydrocarbons as gasoline, diesel or motor oil were detected in soil samples from nine borings. Hydrocarbons as BTEX were detected in soil samples from 10 of the borings.

In June, 1990, two underground storage tanks were excavated and removed from the site. One of the tanks was a 550-gallon oil tank, and the other was a 1,000-gallon waste oil tank. Both tanks were single-wall steel tanks. Hydrocarbons (gasoline, diesel, motor oil, or oil and grease range) were detected in soil samples collected from the bottom and sidewalls of the excavation at concentrations up to 2,100 parts per million (ppm).

⁷ Redwood Oil Company file correspondence.

⁸ Petro Tech, 1988, Precision Underground Tank System Test Results, reports from Petro Tech to Redwood Oil Company, 1988.

⁹ Petro Tech, 1988, Precision Underground Tank System Test Results, reports from Petro Tech to Redwood Oil Company, December, 1988.

¹⁰ Redwood Oil Company files.

¹¹ Earthtec, Ltd., 1989, Preliminary Contamination Study, Redwood Oil Bulk Plant, 455 Yolanda Avenue, Santa Rosa, California, June 2, 1989, 18 pages and 4 appendices.



SIERRA

Earthtec, Ltd. installed four ground water monitoring wells at the Redwood site in November, 1990.¹² Hydrocarbons were detected in soil samples from three wells at concentrations up to 2,800 ppm hydrocarbons as gasoline.

Monthly ground water level measurements and a quarterly ground water sampling program were initiated at the site in January 1991. In March 1991, hydrocarbons as gasoline and BTEX were detected in ground water samples collected from monitoring wells MW-2 and MW-3.

Theresa Aquistapace

Redwood Oil leases the property located at 459 Yolanda Avenue from Theresa Aquistapace (Property #5, Figure 3, Appendix A).

In January 1988, one 530-gallon underground fuel tank was removed from the site. Up to 1,000 ppm petroleum hydrocarbons were detected in soil collected from beneath the tank. In March 1988, shallow soil samples were collected in several areas and hydrocarbons were detected in the soil samples.¹³ No additional information was available on the status of work at the Aquistapace site.

1.4 Topographic and Geologic Setting

The Hulsman site is located in the City of Santa Rosa, Sonoma County, California. Adjacent properties in the site vicinity are commercial, retail and residential. Surface topography in the site vicinity is nearly level, with a slight gradient (0.005 ft/ft) to the west-southwest. The nearest water is an unnamed drainage ditch approximately one-half mile southeast of the

¹² Earthtec, Ltd., 1991, Monitoring Well Installation report, Redwood Oil Bulk Plant, 455 Yolanda Street, Santa Rosa, California, February 12, 1991, 6 pages and 2 appendices.

¹³ 1990, KTW and Associates, Consultant's Work Plan prepared for Luke and Perry, Attorney's at Law, December 28, 1990.



site.¹⁴ The Colgan Creek Flood Control channel is located approximately seven-tenths of a mile west of the site.

The site is underlain by Holocene alluvial deposits of sand, clay and silt.¹⁵ During this investigation the soil encountered consisted of interbedded clayey silt, sandy silt and sandy gravel to a depth of 40 feet below grade.

2. SOIL EXCAVATION

Under the supervision of SES, approximately 175 cubic yards of hydrocarbon-bearing soil was excavated from the former underground gasoline storage tank area. The work was conducted on December 18, 1991 by Petroleum Maintenance Company of Santa Rosa, California. Soil was excavated to a depth of approximately 23 feet below grade. The excavation limits and sample locations are shown on Figure 4 (Appendix A).

Five soil samples (EX-1 - EX-5) were collected and analyzed to confirm that the hydrocarbon-bearing soil was removed. Four samples were collected from the excavation sidewalls and one sample was collected from the excavation floor. Analytic results for soil are shown in Table 1 (Appendix B) and Figure 4 (Appendix A).

2.1 Soil Sampling and Analysis

Soil samples were collected in accordance with SES Standard Operating Procedure - Soil Sampling-Stockpiles and Excavations (Appendix C). Confirmation soil samples were analyzed for TPH(G) by EPA Method 8015/5030 and BTEX by EPA Method 8020.

¹⁴ USGS, 1980, Topographic Map, 7.5 minute series, Santa Rosa Quadrangle, California - Sonoma County, 1:24,000.

¹⁵ California Division of Mines and Geology, 1982, Geologic Map of the Santa Rosa Quadrangle, California, 1:250,000.



SIERRA

All samples were analyzed by NET Pacific, Inc of Santa Rosa, California. Chain of custody documents and laboratory analytic reports are included in Appendix E. SES is not responsible for laboratory omissions or errors.

2.2 Analytic Results

Hydrocarbons as gasoline and BTEX were not detected in the four excavation sidewall samples (EX-2 through EX-5). Fifteen (15) ppm hydrocarbons as gasoline and trace BTEX (<1 ppm total) were detected in the excavation floor soil sample (EX-1). Analytic results for soil are shown in Table 1 (Appendix B).

2.3 Backfilling and Compaction

The excavation was backfilled and compacted on December 18, 1991. The excavation was lined with a geotextile membrane to separate backfill material from the native soil. The excavation was then backfilled with washed pea gravel to approximately 5 feet below grade and covered with the geotextile fabric. The excavation was filled to grade with clean imported fill and compacted.

2.4 Soil Disposal

Approximately 175 cubic yards of hydrocarbon-bearing soil was excavated and stockpiled on-site. The soil stockpile was aerated on-site for approximately two months until hydrocarbons as gasoline and BTEX were not detected in composite soil samples.

The soil stockpile was divided into three areas of approximately 60 cubic yards each. Four soil samples were collected from each area, composited and analyzed for TPPH(G) and BTEX. Hydrocarbons as gasoline and BTEX were not detected in any of the three soil samples analyzed. The clean soil will be used by Hulsman Transportation Company for fill material. The laboratory analytic reports are included in Appendix E.



3. MONITORING WELL INSTALLATION

On January 27, 1992, Clear Heart Construction and Drilling of Santa Rosa, California, drilled one boring and installed one on-site monitoring well (MW-3) using a PRIOK hollow-stem auger drill rig. The new monitoring well and existing monitoring well locations are shown on Figure 2 (Appendix A).

The new monitoring well was installed to determine the presence or absence of petroleum hydrocarbons in the soil and ground water, and to confirm the ground water flow direction and gradient beneath the site. Monitoring well MW-3 was installed adjacent (downgradient) to the former underground storage tank.

3.1 Soil Boring

Soil samples were collected in accordance with SES Standard Operating Procedure - Soil Sampling (Appendix C). The boring was logged in accordance with SES Standard Operating Procedure - Logging Method (Appendix C). Soil samples were screened for volatile hydrocarbons during drilling in accordance with SES Standard Operating Procedure - OVM Readings (Appendix C).

Soils encountered from the surface to approximately 40 feet below grade (total depth explored) generally consisted of interbedded layers of clayey silt, sandy silt and sandy gravel. Detailed descriptions of subsurface sediments, sampling depths, and OVM field measurements are shown in the boring log (Appendix D).

Drill cuttings were temporarily stored on-site in 55-gallon U.S. Department of Transportation (DOT)-approved drums pending analytic results. Each drum was sealed and labeled appropriately pending analytic results.

CITY OF SANTA ROSA FIRE DEPARTMENT
 955 SONOMA AVENUE, SANTA ROSA, CA 95404
 (707) 543-3500 FAX (707) 543-3520
 http://ci.santa-rosa.ca.us/fd



**RECORD OF ANNUAL
 FIRE INSPECTION**

PRINT DATE: 21 Jun 2002

1 PFS 04631	2 District B	3 Shift C	4 Insp. # 4	5 Engine Ladder	6 PFS NO	7 Control	8 Premise File NO	9 Assign Month/Year AUG-2002	10 Building NO
11 Street # 325		12 Suite Number & Street Name YOLANDA AVE C						13 Zip Code 95404	
14 Occupancy Information Business Name MAJOR DIESEL Business Phone (707) 528-9299					15 Occupancy Information Owner Name or Property Mgmt. Co. HULSMAN LAWRENCE BEN Phone 000 000 0000				
14 Occupant Name GARY HOPPE Occupant Phone (707) 528-9299					15 Street Address 1500 BROOKSIDE DR				
14 Emergency Contact Name GARY HOPPE Emergency Phone (707) 823-0120					15 City and State SANTA ROSA, CA Zip Code 95404				
16 Mailing Name, Address, Zip, or Same as Occupant or Owner GARY HOPPE PO BOX 1403 95473									
17 Last Inspection Date 01 Jun 2001									
18 UBC-1 H4	19 UBC-2	20 UBC-3	21 NFA 573	22 Square Feet 1000	23 Occ. Load	24 Alarm Sys. Serv. Date	17 Auto Sprinkler 5 Yr. Cert. "TAG" Date (DD-MM-YR)		
18 Key Box N		21 Box Location				24 Access	25 HMMP Date		
26 Const. FR	31 Stories 1	32 Sprink.	33 Spr/Cls	34 Std. Pipe O	35 Int. Dev.	36 Alarm	37 Spec. Sys.	38 Insp. Freq. B	28 Assessors Parcel Number 044071002
29 HMMP Certification									

FIRE DEPARTMENT PERMITS AND/OR OUTSTANDING VIOLATIONS

Corrected/Paid	Code	Description	#	FR
	1734.040.A.SG.5	PERMIT/HW GEN 330 GAL TO 5 TONS-LEVEL 5	1	
	1844.105.B.h.3.1	PERMIT/HAZARDOUS MATERIALS STORAGE - RANGE 1	1	

Comments/Remarks

CITY OF SANTA ROSA FIRE DEPARTMENT

955 SONOMA AVENUE, SANTA ROSA, CA 95404

(707) 543-3500 FAX (707) 543-3520

http://ci.santa-rosa.ca.us/td/index.htm



**RECORD OF ANNUAL
FIRE/HAZ MAT
INSPECTION**

PRINT DATE: 25 Jul 2000

FIRS Number 04631		District B	Shift C	Insp. # 4	Engine Ladder	PFS NO	Complex NO	Premise File NO	Assign Month/Year AUG-2000	Building NO
Street # 325	Suite Number & Street Name YOLANDA AVE C								Zip Code 95404	
Occupancy Information Business Name MAJOR DIESEL Business Phone (707) 528-9299					Occupancy Information Owner Name or Property Mgmt. Co. HULSMAN LAWRENCE BEN Phone 000 000 0000					
Occupant Name GARY HOPPE Occupant Phone (707) 528-9299					Street Address 1500 BROOKSIDE DR					
Emergency Contact Name GARY HOPPE Emergency Phone (707) 823-0120					City and State SANTA ROSA, CA			Zip Code 95404		
Mailing Name, Address, Zip, or Same as Occupant or Owner GARY HOPPE PO BOX 1403 95473								Last Inspection Date 10 Sep 1998		
UBC-1 H4	UBC-2	UBC-3	NFPA 573	Square Feet 1000	Occ. Load	Alarm Sys. Serv. Date	Auto Sprinkler 5 Yr. Cert. "TAG" Date (DD-MM-YR)	STD. PIPE		
Key Box N	Box Location						Access	HMMP Date		
Const. FR	Stories 1	Sprink.	SprClis	Std. Pipe O	Int. Dev.	Alarm	Spec. Sys.	Insp. Freq. B	Assessors Parcel Number 044071002	HMMP Certification

FIRE DEPARTMENT PERMITS AND/OR OUTSTANDING VIOLATIONS

Corrected Paid	Code	Description	#	FP
	1734. 040. A. SQ. 5	PERMIT/HW GEN 330 GAL TO 5 TONS-LEVEL 5	1	
	1844. 105. B. h. 3. 1	PERMIT/HAZARDOUS MATERIALS STORAGE - RANGE 1	1	
Comments/Remarks				

7) 5: CITY OF SANTA ROSA FIRE DEPARTMENT
 955 SONOMA AVENUE, SANTA ROSA, CA 95404
 (707) 543-3500 FAX (707) 543-3520



RECORD OF ANNUAL
 FIRE INSPECTION

FIRS Number 04631	District 8	Shift C	Insp.# 4	Engine Ladder	PFS NO	Complex NO	Premise File NO	Assigned Month/Year AUG-1998	Building NO
Street # 325	Street Name & Suite Number YOLANDA AVE C							Zip Code 95404	
OCCUPANT INFORMATION					BUILDING OWNER OR PROPERTY MGMT. CO. INFORMATION				
Business Name MAJOR DIESEL			Business Phone (707)528-9299		Owner Name or Property Mgmt. Co. HULSMAN LAWRENCE BEN			Phone 000 000 0000	
Occupant Name GARY HOPPE			Occupant Phone (707)528-9299		Street Address 1500 BROOKSIDE DR				
Emergency Contact Name GARY HOPPE			Emergency Phone (707)823-0120		City and State SANTA ROSA, CA			Zip Code 95404	
Mailing Name, Address, Zip. GARY HOPPE PO BOX 1403 95473					Last Inspection Date 18-JUL-97				
UBC-1 H4	UBC-2	UBC-3	NFPA 573	Square Feet 1000	Occ. Load	Alarm Sys. Serv. Date	5 Yr. Cert. "TAG" Date (DD-MM-YR)		
Key Box N	Box Location					Access	3 Yr. Haz. Mat (DD-MM-YR)		
Const. FR	Stories 1	Sprink.	SprCls	Std. Pipe 0	Int. Dev.	Alarm	Spec. Sys.	Insp. Freq. B	Assessors Parcel Number 044071002
Annual HMMP Updated									

Corrected/Paid	Code	Description	#	FP
NP	1734.040.A.SQ.5	PERMIT/HW GEN 330 GAL TO 5 TONS-LEVEL 5 REMIT FOR PAYMENT OF 288.00		
NP	1734.180.SUR.FAC	STATE SURCHARGE - HAZ MAT CUPA PERMIT REMIT FOR PAYMENT OF 10.00		
NP	1844.105.8.h.3.1	PERMIT/HAZARDOUS MATERIALS STORAGE - RANGE 1 REMIT FOR PAYMENT OF 56.00		
Comments/Remarks				



CITY OF
Santa Rosa

Fire Number 04631	District 8	Shift C	Insp. # 4	Engine Ladder	PFP NO	Complex NO	Premise File NO	Assigned Month/Year JUN-94	Building NO
Street # 325	Street Name & Suite Number C YOLANDA AVE							Zip Code 95404	
OCCUPANT INFORMATION					BUILDING OWNER OR PROPERTY MGMT. CO. INFORMATION				
Business Name JOE DIESEL					Owner Name or Property Mgmt. Co. 000 000 0000				
Business Phone (707) 528-9299					Street Address 00000				
Emergency Phone (707) 823-8740					City and State 00000				
Mailing Name, Address, Zip, or Same as Occupant or Owner JOE HOPPE PO BOX 1403 95473					Last Inspection Date 20-SEP-91				
UBC-1 14	UBC-2	UBC-3	NFPA 573	Square Feet 1000	Occ. Load	Alarm Sys. Serv. Date	A.S. 5 Yr. Cert. "TAG" Date	STD. PIPE	
Delivery Box N	Box Location					Access	5 Yr. Haz. Mat.		
Construction FR	Stories 1	Sprink.	Spr. Cts.	Std. Pipe 0	Int. Dev.	Alarm	Spec. Sys.	Insp. Freq. A	
Assessors Parcel Number 044071002							Sweeps #		

Corrected	Code	Description	#	FP
	SR80.103(d)[1]	PERMIT/HAZARDOUS MATERIALS STORAGE - RANGE 1		

Comments/Remarks

PART I

PART II

CITY OF SANTA ROSA
FIRE DEPARTMENT
955 SONOMA AVENUE
SANTA ROSA, CA 95404
(707) 576-5311



RECORD
OF
FIRE INSPECTION

FILE NUMBER
4631

LAST INSPECTION DATE
23-JUL-91

REINSPECTION

CITY OF
Santa Rosa

PART I

STREET NO: 325
STREET NAME: YOLANDA AVE
SUITE: C

LIBR OCC: H4
NFPA OCC: 573
COMPLEX: 70
CONRT: 4
STORIES: 1
SPRINK: 0
SPK GLD: 0
STD PIPE: 0
DETECTORS: 0
ALARM: 0
SPEC SYS: 0
KNOX BOX: 0

SQUARE FEET: 1,000
OCC LOAD: []
SYS CERT DATE: []
INSP. FREQ: A
DIST: 8
SHIFT: C
SLC: 0
INSP: 128
ROSELAND: []
INSPECTION DUE DATE: JUN-91

PART II

PERMIT: Y
DATE INSPECTED: 9-20-91
DIST: 8
SHIFT: C
INSP: 28
SUP. DIST: 8
REINSPECTION: 1
REINSPECT DATE: 23-AUG-91

NOTICE OF FIRE AND SAFETY HAZARDS AND/OR FIRE PERMITS REQUIRED:

YOU ARE HEREBY NOTIFIED THAT THE FOLLOWING FIRE PERMITS AND/OR CORRECTIONS OF FIRE SAFETY HAZARDS ARE REQUIRED TO BRING YOUR FACILITY INTO COMPLIANCE WITH APPLICABLE STATE AND/OR LOCAL FIRE CODES AND ORDINANCES.

CODE	TYPE	DESCRIPTION	APPL.
85.104 JUN-91	✓ V	ABATEMENT OF ELECTRICAL HAZARDS PROVIDE COVERPLATE FOR JUNCTION BOX	DR
85.104 JUN-91	✓ V	ABATEMENT OF ELECTRICAL HAZARDS PROPER PROPER WIRING TO LIGHTS	DR
T19-597.1 JUN-91	✓ V	PROVIDE YEARLY SERVICE OF FIRE EXTINGUISHER	DR

COMMENTS/REMARKS: MOVING TO REDWOOD OIL BY 1-JAN-88 WILL KNOW 19-NOV

ORDER TO COMPLY: As such conditions are contrary to law, you are hereby required to correct said conditions immediately upon receipt of this notice. An inspection to determine whether or not you have complied with this notice will be conducted on or after _____ 19 _____. Failure to comply with the foregoing order before the date of such reinspection may render you liable to the penalties provided by law for such violations.

PART IV

X OCCUPANT
MAJOR DIESEL
36 BUSINESS NAME
GARY HOPPE
36 OWNER/OCCUPANT

X DR-1
INSPECTING OFFICER
(707) 528-3299
37 BUSINESS PHONE
(707) 823-8740
37 EMG PHONE



North Coast Regional Water Quality Control Board

June 26, 2017

Mr. James Hulsman
1914 232nd Place, NE
Sammamish, WA 98074
jhulsman1@frontier.com

Dear Mr. Hulsman:

Subject: **No Further Action**

Site: Hulsman Transportation, 325 Yolanda Avenue, Santa Rosa, CA;
Case No. 1TSR050

This letter confirms the completion of a site investigation and corrective action for the underground storage tanks formerly located at the above-described location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground storage tanks are greatly appreciated.

Based on information in the above-referenced file and with the provision that the information provided to this agency was accurate and representative of site conditions, this agency finds that the site investigation and corrective action carried out at your underground storage tank site is in compliance with the requirements of subdivisions (a) and (b) of Section 25296.10 of the Health and Safety Code and with corrective action regulations adopted pursuant to Section 25299.3 of the Health and Safety Code and that no further action related to the petroleum release at the site is required.

This notice is issued pursuant to subdivision (g) of Section 25296.10 of the Health and Safety Code.

Claims for reimbursement of corrective action costs submitted to the Underground Storage Tank Cleanup Fund more than 365 days after the date of this letter or issuance or activation of the Fund's Letter of Commitment, whichever occurs later, will not be reimbursed unless one of the following exceptions applies:

DAVID M. NOREN, CHAIR | MATTHIAS ST. JOHN, EXECUTIVE OFFICER

5550 Skylane Blvd., Suite A, Santa Rosa, CA 95403 | www.waterboards.ca.gov/northcoast

June 26, 2017

- Claims are submitted pursuant to Section 25299.57, subdivision (k) (reopened UST case); or
- Submission within the timeframe was beyond the claimant's reasonable control, ongoing work is required for closure that will result in the submission of claims beyond that time period, or that under the circumstances of the case, it would be unreasonable or inequitable to impose the 365-day time period.

Please contact Jo Bentz of my staff at (707) 576-2838 or Jo.Bentz@waterboards.ca.gov if you have any questions regarding this matter.

Sincerely,



Digitally signed by
Claudia Villacorta
Date: 2017.06.26
12:33:18 -07'00'

Matthias St. John
Executive Officer

170626_JLB_er_Hulsman_UST_NFA.docx

cc: Santa Rosa Fire Department, Gbuckheit@srcity.org
Mr. John Calomiris, Edd Clark & Associates, JohnC@eddclarkandassociates.com
Mr. David Bush, EGS, dbush@egsconsultants.com
Ms. Leslye Choate, Sonoma County Environmental Health Division,
leslye.choate@sonoma-county.org
Mr. Paul Hulsman, phulsman@yahoo.com
Mr. Jerry Swift, cswift8140@yahoo.com



Matt Rodriguez
Secretary for
Environmental Protection

California Regional Water Quality Control Board
North Coast Region
Geoffrey M. Hales, Chairman

www.waterboards.ca.gov/northcoast
5550 Skylane Boulevard, Suite A, Santa Rosa, California 95403
Phone: (877) 721-9203 (toll free) • Office: (707) 576-2220 • FAX: (707) 523-0135



Edmund G. Brown Jr.
Governor

October 11, 2011

Mr. James Hulsman
1914 232nd Place, NE
Sammamish, WA 98074

Dear Mr. Hulsman:

Subject: Case Status
File: Hulsman Transportation, 325 Yolanda Avenue, Santa Rosa
Case No. 1TSR050

The purpose of this letter is to introduce myself to you as the case manager and bring the file for 325 Yolanda Avenue in Santa Rosa up to date by identifying recent oversight changes and Regional Water Board regulatory requirements.

Based on communications with Mr. David Bush of Environmental Geological Services (EGS) in August 2011, I understand that you are the current contact representing Hulsman Transportation and EGS is the new consultant of record. As you may be aware, this case has languished over the years with ongoing lengthy delays and a lack of compliance; Regional Water Board staff also attempted to coordinate cleanup with the proposed Home Depot and Lowe's Hardware projects that did not materialize.

After attempts to gain compliance were exhausted, a cleanup and abatement order was drafted, which appears to have been completed concurrently with you taking over project management and the consultant change. Regional Water Board staff prefers to work cooperatively with responsible parties whenever possible. Therefore, I am encouraged that this case will move forward now absent the order.

According to Underground Storage Tank Cleanup Fund records, this case has a \$10,000.00 budget for the fiscal year 2011/2012. EGS submitted a budget change request; however, the timing of budget increases is unknown due to the availability of funds and priority. However, sufficient funding is available to move forward with the completion of a groundwater monitoring and sampling event to obtain current water quality data, which is the place to start. According to my October 7, 2011, phone conversation with EGS, a groundwater monitoring and sampling event is being scheduled for the fourth quarter 2011. Once the analytical results become available,

California Environmental Protection Agency

Recycled Paper

North Coast Regional Water Quality Control Board

June 26, 2017

Mr. James Hulsman
1914 232nd Place, NE
Sammamish, WA 98074
jhulsman1@frontier.com

Dear Mr. Hulsman:

Subject: **No Further Action**

Site: Hulsman Transportation, 325 Yolanda Avenue, Santa Rosa, CA;
Case No. 1TSR050

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Based on information in the above-referenced file and with the provision that the information provided to this agency was accurate and representative of site conditions, this agency finds that the site investigation and corrective action carried out at your underground storage tank site is in compliance with the requirements of subdivisions (a) and (b) of Section 25296.10 of the Health and Safety Code and with corrective action regulations adopted pursuant to Section 25299.3 of the Health and Safety Code and that no further action related to the petroleum release at the site is required.

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- Claims are submitted pursuant to Section 25299.57, subdivision (k) (reopened UST case); or
- Submission within the timeframe was beyond the claimant's reasonable control, ongoing work is required for closure that will result in the submission of claims beyond that time period, or that under the circumstances of the case, it would be unreasonable or inequitable to impose the 365-day time period.

Please contact Jo Bentz of my staff at (707) 576-2838 or Jo.Bentz@waterboards.ca.gov if you have any questions regarding this matter.

Sincerely,



Digitally signed by
Claudia Villacorta
Date: 2017.06.26
12:33:18 -07'00'

Matthias St. John
Executive Officer

170626_JLB_er_Hulsman_UST_NFA.docx

cc: Santa Rosa Fire Department, Gbuckheit@srcity.org
Mr. John Calomiris, Edd Clark & Associates, JohnC@eddclarkandassociates.com
Mr. David Bush, EGS, dbush@egsconsultants.com
Ms. Leslye Choate, Sonoma County Environmental Health Division,
leslye.choate@sonoma-county.org
Mr. Paul Hulsman, phulsman@yahoo.com
Mr. Jerry Swift, cswift8140@yahoo.com

7-9

Fees 150.00

CITY OF SANTA ROSA
FIRE DEPARTMENT

I.D. NO: 2296 TR
Fire Dept Use

PLAN CHECK REQUEST

DATE: Sept 20, 1988

SUBMITTED BY: Larry Hulsman PHONE 546-1086

PROJECT NAME: Hulsman Transportation

ADDRESS/LOCATION 325 Yolanda Av. Santa Rosa, Ca.

PURPOSE OF PLAN CHECK:

GENERAL COMPLIANCE

SYSTEM INSTALLATION

REVISION

SPECIFIC ITEM(S)

TYPE: _____

DATE OF PREVIOUS CHECK _____

LIST ITEMS _____

1. At least two sets of plans must be submitted.
2. Required Permit Fee must accompany Plan Check Request.
3. An approved plan must be on the job site at time of inspection.
4. No plan may be approved or initialed unless copy is provided to Fire Department at time of approval.

Signature 

HAZARDOUS MATERIALS PERMIT

YOLA AVE STREET ZIP 95404
AN TRANSPORTATION CO PHONE 546-1086

TANK REMOVAL APPLICATION

2296TR

FACILITY NAME Hulsman Transportation Co. FACILITY CONTACT Larry Hulsman

ADDRESS 325 Youlanda Av. Santa Rosa, Ca.

CONTRACTOR RBC Construction Co.

ADDRESS 400F Youlanda Av. Santa Rosa PHONE 546-3206

STATE CONTRACTORS LICENSE 506271 S.R. BUSINESS LICENSE NO 22400

REASON FOR CLOSURE Not used

DATE LAST IN SERVICE 1986 AGE OF TANK 20 TANK SIZE (GAL) 4000&8000

PRODUCT REMOVED BY Pump DATE REMOVED 1986

TANK CONSTRUCTED OF FRP STEEL OTHER

LIST PRODUCTS TANK HAS CONTAINED Diesel fuel

HAS THE TANK LEAKED YES NO UNKNOWN

WAS TANK PRECISION TESTED YES (PROVIDE RECORD) NO

HAZARDOUS MATERIAL HAULER (TANK) Jess A. Zimmerman

ADDRESS Dry Creek & Hwy 101 Healdsburg, Ca. 95448

PHONE NO. 433-4407 EPA LICENSE NO. CAD981387368

DESTINATION OF TANK H&H Shipping Service China Basin, San Francisco, Ca.

HOW TANK SHALL BE INERTED 15 lbs. dry ice per/1000gal. capacity

ANALYTICAL LABORATORY Klein Felder c/o Med TOX, Inc.

STATE LICENSE NO. DOS# 199 PHONE (415) 938-5610

STATE HOW EXCAVATION IS TO BE SECURED wire fence

APPLICANT SIGNATURE [Signature] DATE 9/20/88

CC
No
Fir
SU
age
API
C
F



SANTA ROSA FIRE DEPARTMENT
955 SONOMA AVENUE
SANTA ROSA, CALIFORNIA 95404
TELEPHONE (707) 576-5311

OFFICE USE
Number: 2296 TR
Date: 9/22/88

FACILITY ADDRESS: 325 Yolanda Av. Santa Rosa, Ca.
FACILITY NAME: Hulsman Transportation Co.

SITE PLAN

- 1. Indicate proximity of site, including street by name and location, property boundary information and adjoining land uses.
- 2. Indicate all building entries and exits clearly.
- 3. Indicate location of all utilities, creeks, wells, etc.
- 4. Locate precisely all exterior hazardous materials storage sites, including underground tank installations.
- 5. Provide general building construction information, including all emergency protection system details. Examples: valves, shutoff switches, berms, dikes, drains.

Name of Person Completing Form: Larry Hulsman

Assessors Parcel No. 044-071-02
See photo.
No buildings within 30 feet of tanks.
No tank plumbing.
Abandoned air and water lines in the area.



CON
No. 1
Fire I
SUSI
agent
APPL
OFI
PEI

KLE

CALIFORNIA WATER RESOURCES CONTROL BOARD

UNDERGROUND STORAGE TANK PROGRAM TANK PERMIT APPLICATION INFORMATION

2296TR



COMPLETE A SEPARATE FORM WITH THE FOLLOWING INFORMATION FOR EACH TANK.

MARK ONLY ONE ITEM

1 NEW PERMIT 2 INTERIM PERMIT 3 RENEWAL PERMIT 4 AMENDED PERMIT 5 CHANGE OF INFORMATION 6 TEMPORARY TANK CLOSURE 7 PERMANENTLY CLOSED TANK 8 TANK REMOVED

FACILITY/SITE NAME WHERE TANK IS INSTALLED: Hulsman Transportation FARM TANK - YES NO

I. TANK DESCRIPTION COMPLETE ALL ITEMS - IF UNKNOWN - SO SPECIFY

A. OWNERS TANK ID # unknown

C. YEAR INSTALLED 11 B. MANUFACTURED BY: unknown

D. TANK CAPACITY IN GALLONS: 4000

II. TANK CONTENTS IF (A.1), IS MARKED, COMPLETE ITEM C. IF (A.1), IS NOT MARKED, COMPLETE ITEM D.

A. 1 MOTOR VEHICLE FUEL 2 PETROLEUM 3 CHEMICAL PRODUCT 4 OIL 5 HAZARDOUS 80 EMPTY 95 UNKNOWN

B. 1 PRODUCT 2 WASTE

C. 1 UNLEADED 2 LEADED 4 GASAHOL 5 JET FUEL 7 METHANOL 3 DIESEL 6 AVIATION GAS 99 OTHER (DESCRIBE IN ITEM D, BELOW)

D. IF NOT MOTOR VEHICLE FUEL, ENTER NAME OF HAZARDOUS SUBSTANCE STORED & C.A.S. # C.A.S. #:

III. TANK CONSTRUCTION MARK ONE ITEM ONLY IN BOX A, B, C, & D

A. TYPE OF SYSTEM 1 DOUBLE WALLED 2 SINGLE WALLED 3 SINGLE WALLED WITH EXTERIOR LINER 4 SECONDARY CONTAINMENT 95 UNKNOWN 99 OTHER

B. TANK MATERIAL 1 STEEL/IRON 2 STAINLESS STEEL 3 FIBERGLASS 4 STEEL CLAD W/FIBERGLASS REINFORCED PLASTIC 5 CONCRETE 6 POLYVINYL CHLORIDE 7 ALUMINUM 8 100% METHANOL COMPATIBLE FRP 9 BRONZE 10 GALVANIZED STEEL 95 UNKNOWN 99 OTHER

C. INTERIOR LINING 1 RUBBER LINED 2 ALKYD LINING 3 EPOXY LINING 4 PHENOLIC LINING 5 GLASS LINING 6 UNLINED 95 UNKNOWN 99 OTHER

IS LINING MATERIAL COMPATIBLE WITH 100% METHANOL? YES NO

D. CORROSION PROTECTION 1 POLYETHYLENE WRAP 2 TAR OR ASPHALT 3 VINYL WRAP 4 FIBERGLASS REINFORCED PLASTIC 5 CATHODIC PROTECTION 91 NONE 95 UNKNOWN 99 OTHER

IV. PIPING INFORMATION CIRCLE A IF ABOVE GROUND, U IF UNDERGROUND, BOTH IF APPLICABLE

A. SYSTEM TYPE A U 1 SUCTION A U 2 PRESSURE A U 3 GRAVITY A U 91 NONE A U 95 UNKNOWN A U 99 OTHER

B. CONSTRUCTION A U 1 SINGLE WALLED A U 2 DOUBLE WALLED A U 3 LINED TRENCH A U 91 NONE A U 95 UNKNOWN A U 99 OTHER

C. MATERIAL A U 1 STEEL/IRON A U 2 STAINLESS STEEL A U 3 POLYVINYL CHLORIDE (PVC) A U 4 FIBERGLASS PIPE A U 91 NONE A U 5 ALUMINUM A U 6 CONCRETE A U 7 STEEL CLAD W/FRP A U 8 100% METHANOL COMPATIBLE FRP A U 9 GALVANIZED STEEL A U 95 UNKNOWN A U 99 OTHER

V. LEAK DETECTION SYSTEM CIRCLE P FOR PRIMARY, OR S FOR SECONDARY, A PRIMARY LEAK DETECTION SYSTEM MUST BE CIRCLED.

P S 1 VISUAL CHECK P S 2 INVENTORY RECONCILIATION P S 3 VADOSE WELLS P S 4 ELECTRONIC MONITOR P S 5 GROUND WATER MONITORING WELLS P S 6 PRECISION TESTING P S 7 PRESSURE TESTING P S 91 NONE P S 95 UNKNOWN P S 99 OTHER

VI. INFORMATION ON TANK PERMANENTLY CLOSED IN PLACE

1. ESTIMATED DATE LAST USED (MO/YR) March 1986

2. ESTIMATED QUANTITY OF SUBSTANCE REMAINING IN 20 GALLONS

3. WAS TANK FILLED WITH INERT MATERIAL? Will be YES NO

THIS FORM HAS BEEN COMPLETED UNDER PENALTY OF PERJURY, AND TO THE BEST OF MY KNOWLEDGE, IS TRUE AND CORRECT.

APPLICANT'S NAME (PRINTED & SIGNATURE) L. B. Hulsman, Jr. DATE 9/20/88

LOCAL AGENCY USE ONLY

COUNTY #	JURISDICTION #	AGENCY #	FACILITY ID #	TANK ID #
CURRENT LOCAL AGENCY FACILITY ID #		APPROVED BY NAME		PHONE # WITH AREA CODE
PERMIT NUMBER	PERMIT APPROVAL DATE	PERMIT EXPIRATION DATE		
CHECK #	PERMIT AMOUNT	SURCHARGE AMT.	FEE CODE	RECEIPT #

CALIFORNIA WATER RESOURCES CONTROL BOARD
UNDERGROUND STORAGE TANK PROGRAM
TANK PERMIT APPLICATION INFORMATION

2296TR



COMPLETE A SEPARATE FORM WITH THE FOLLOWING INFORMATION FOR EACH TANK.

MARK ONLY ONE ITEM

<input type="checkbox"/> 1 NEW PERMIT	<input type="checkbox"/> 3 RENEWAL PERMIT	<input type="checkbox"/> 5 CHANGE OF INFORMATION	<input checked="" type="checkbox"/> 7 PERMANENTLY CLOSED TANK
<input type="checkbox"/> 2 INTERIM PERMIT	<input type="checkbox"/> 4 AMENDED PERMIT	<input type="checkbox"/> 6 TEMPORARY TANK CLOSURE	<input type="checkbox"/> 8 TANK REMOVED

FACILITY/SITE NAME WHERE TANK IS INSTALLED: Hulsman Transportation FARM TANK - YES NO

I. TANK DESCRIPTION COMPLETE ALL ITEMS - IF UNKNOWN - SO SPECIFY

A. OWNERS TANK ID # unknown

C. YEAR INSTALLED 11

B. MANUFACTURED BY: unknown

D. TANK CAPACITY IN GALLONS: 8000

II. TANK CONTENTS IF (A.1), IS MARKED, COMPLETE ITEM C. IF (A.1), IS NOT MARKED, COMPLETE ITEM D.

A. 1 MOTOR VEHICLE FUEL 2 PETROLEUM 3 CHEMICAL PRODUCT 4 OIL 5 HAZARDOUS 80 EMPTY 95 UNKNOWN

B. 1 PRODUCT 2 WASTE

C. 1 UNLEADED 2 LEADED 3 DIESEL 4 GASAHOL 5 JET FUEL 6 AVIATION GAS 7 METHANOL 99 OTHER (DESCRIBE IN ITEM D, BELOW)

D. IF NOT MOTOR VEHICLE FUEL, ENTER NAME OF HAZARDOUS SUBSTANCE STORED & C.A.S. #

C.A.S. #:

III. TANK CONSTRUCTION MARK ONE ITEM ONLY IN BOX A, B, C, & D

A. TYPE OF SYSTEM 1 DOUBLE WALLED 2 SINGLE WALLED 3 SINGLE WALLED WITH EXTERIOR LINER 4 SECONDARY CONTAINMENT 95 UNKNOWN 99 OTHER

B. TANK MATERIAL 1 STEEL/IRON 2 STAINLESS STEEL 3 FIBERGLASS 4 STEEL CLAD W/FIBERGLASS REINFORCED PLASTIC 5 CONCRETE 6 POLYVINYL CHLORIDE 7 ALUMINUM 8 100% METHANOL COMPATIBLE FRP 9 BRONZE 10 GALVANIZED STEEL 95 UNKNOWN 99 OTHER

C. INTERIOR LINING 1 RUBBER LINED 2 ALKYD LINING 3 EPOXY LINING 4 PHENOLIC LINING 5 GLASS LINING 6 UNLINED 95 UNKNOWN 99 OTHER

IS LINING MATERIAL COMPATIBLE WITH 100% METHANOL? YES NO

D. CORROSION PROTECTION 1 POLYETHYLENE WRAP 2 TAR OR ASPHALT 3 VINYL WRAP 4 FIBERGLASS REINFORCED PLASTIC 5 CATHODIC PROTECTION 91 NONE 95 UNKNOWN 99 OTHER

IV. PIPING INFORMATION CIRCLE A IF ABOVE GROUND, U IF UNDERGROUND, BOTH IF APPLICABLE

A. SYSTEM TYPE A U 1 SUCTION A U 2 PRESSURE A U 3 GRAVITY A U 91 NONE A U 95 UNKNOWN A U 99 OTHER

B. CONSTRUCTION A U 1 SINGLE WALLED A U 2 DOUBLE WALLED A U 3 LINED TRENCH A U 91 NONE A U 95 UNKNOWN A U 99 OTHER

C. MATERIAL A U 1 STEEL/IRON A U 2 STAINLESS STEEL A U 3 POLYVINYL CHLORIDE (PVC) A U 4 FIBERGLASS PIPE A U 91 NONE A U 5 ALUMINUM A U 6 CONCRETE A U 7 STEEL CLAD W/FRP A U 8 100% METHANOL COMPATIBLE FRP A U 9 GALVANIZED STEEL A U 95 UNKNOWN A U 99 OTHER

V. LEAK DETECTION SYSTEM CIRCLE P FOR PRIMARY, OR S FOR SECONDARY, A PRIMARY LEAK DETECTION SYSTEM MUST BE CIRCLED.

P S 1 VISUAL CHECK P S 2 INVENTORY RECONCILIATION P S 3 VADOSE WELLS P S 4 ELECTRONIC MONITOR P S 5 GROUND WATER MONITORING WELLS P S 6 PRECISION TESTING P S 7 PRESSURE TESTING P S 91 NONE P S 95 UNKNOWN P S 99 OTHER

VI. INFORMATION ON TANK PERMANENTLY CLOSED IN PLACE

1. ESTIMATED DATE LAST USED (MO/YR) March 1986

2. ESTIMATED QUANTITY OF SUBSTANCE REMAINING IN 20 GALLONS

3. WAS TANK FILLED WITH INERT MATERIAL? YES NO

THIS FORM HAS BEEN COMPLETED UNDER PENALTY OF PERJURY, AND TO THE BEST OF MY KNOWLEDGE, IS TRUE AND CORRECT.

APPLICANT'S NAME (PRINTED & SIGNATURE) L. R. Hulsman, Jr. DATE 9/20/88

LOCAL AGENCY USE ONLY

COUNTY #	JURISDICTION #	AGENCY #	FACILITY ID #	TANK ID #
CURRENT LOCAL AGENCY FACILITY ID #		APPROVED BY NAME		PHONE # WITH AREA CODE
PERMIT NUMBER		PERMIT APPROVAL DATE	PERMIT EXPIRATION DATE	
CHECK #	PERMIT AMOUNT	SURCHARGE AMT.	FEE CODE	RECEIPT #

FORM B (9-29-85) THIS FORM MUST BE ACCOMPANIED BY A FACILITY/SITE APPLICATION, FORM 'A', UNLESS A CURRENT FORM 'A' HAS BEEN FILED
 DATA PROCESSING COPY

PHONE 546-32
 ZIP 95
 6-1086
 95404



SANTA ROSA FIRE DEPARTMENT
 FIRE PREVENTION BUREAU
 955 SONOMA AVENUE
 SANTA ROSA, CA 95404
 707-576-5311

PERMIT NO.
 2296TR

HAZARDOUS MATERIALS PERMIT

ADDRESS	325 YOLANDA AVE	STREET	ZIP	95404
BUSINESS NAME	HULSMAN TRANSPORTATION CO		PHONE	546-1086
BUSINESS LICENSE NO.				
APPLICANT	RBC CONSTRUCTION CO.		PHONE	546-3206
ADDRESS	400F Yolanda Ave.			
CITY	Santa Rosa n	STATE	CA	ZIP 95404
PROPERTY OWNER	LARRY HULSMAN		PHONE	546-1086
ADDRESS	325 YOLANDA AVE			
CITY	SANTA ROSA	STATE	CA	ZIP 95404
PARCEL NO.				

PERMITS FOR:

OPERATIONAL

<input type="checkbox"/> MINIMAL STORAGE	<input type="checkbox"/> STANDARD STORAGE
<input type="checkbox"/> EXTENDED STORAGE	<input type="checkbox"/> WITH UNDERGROUND TANKS

CLOSURE

<input type="checkbox"/> ABOVEGROUND STORAGE	<input checked="" type="checkbox"/> UNDERGROUND TANK REMOVAL
--	--

CONDITIONAL

<input type="checkbox"/> TEMPORARY STORAGE	<input type="checkbox"/> REPAIR OR MODIFICATION
<input type="checkbox"/> PROVISIONAL	<input type="checkbox"/> INSTALLATION

CONDITIONS & LIMITATIONS:

Tank removal conducted 10/4/88

FEES:

\$150.00 TANK REMOVAL (2 TANKS)

PLAN CHECK	_____
REINSPECTION	_____
OPERATIONAL (STORAGE)	_____
STATE SURCHARGE	_____
OWNERSHIP TRANSFER	_____
TOTAL	_____

CONSENT: Any application for, or acceptance of, any permit requested or issued pursuant to Santa Rosa City Ordinance No. 2451, constitutes agreement and consent by the person making the application or accepting the permit to allow Fire Department Personnel to enter these premises at any reasonable time to conduct such inspections as are required.

SUSPENSION: Whenever it is determined that the public's health or safety is threatened by facilities permitted by this agency, such permit may be suspended.

APPLICANT *[Signature]* DATE 9/22/88

OFFICE USE
 PERMIT REVIEWED BY: *[Signature]* ISSUE DATE: 10/4/88 EXPIRATION DATE: 10/4/88

(15)C88-625

TANK REMOVAL APPLICATION

2296TR

FACILITY NAME Hulsman Transportation Co. FACILITY CONTACT Larry Hulsman

ADDRESS 325 Youlanda Av. Santa Rosa, Ca.

CONTRACTOR RBC Construction Co.

ADDRESS 400F Youlanda Av. Santa Rosa PHONE 546-3206

STATE CONTRACTORS LICENSE 506271 S.R. BUSINESS LICENSE NO 22400

REASON FOR CLOSURE Not used

DATE LAST IN SERVICE 1986 AGE OF TANK 20 TANK SIZE (GAL) 4000&8000

PRODUCT REMOVED BY Pump DATE REMOVED 1986

TANK CONSTRUCTED OF FRP STEEL OTHER

LIST PRODUCTS TANK HAS CONTAINED Diesel fuel

HAS THE TANK LEAKED YES NO UNKNOWN

WAS TANK PRECISION TESTED YES (PROVIDE RECORD) NO

HAZARDOUS MATERIAL HAULER (TANK) Jess A. Zimmerman

ADDRESS Dry Creek & Hwy 101 Healdsburg, Ca. 95448

PHONE NO. 433-4407 EPA LICENSE NO. CAD981387368

DESTINATION OF TANK H&H Shiping Service China Basin, San Francisco, Ca.

HOW TANK SHALL BE INERTED 15 lbs. dry ice per/1000gal. capacity

ANALYTICAL LABORATORY Klein Felder c/o Med TOX, Inc.

STATE LICENSE NO. DOS# 199 PHONE (415) 938-5610

STATE HOW EXCAVATION IS TO BE SECURED wire fence

APPLICANT SIGNATURE [Signature] DATE 9/20/88

FORMS:TRA

STATE OF CALIFORNIA WATER RESOURCES CONTROL BOARD
UNDERGROUND STORAGE TANK PROGRAM 2296TR
TANK PERMIT APPLICATION INFORMATION
 COMPLETE A SEPARATE FORM WITH THE FOLLOWING INFORMATION FOR EACH TANK.

MARK ONLY ONE ITEM

<input type="checkbox"/> 1 NEW PERMIT	<input type="checkbox"/> 3 RENEWAL PERMIT	<input type="checkbox"/> 5 CHANGE OF INFORMATION	<input checked="" type="checkbox"/> 7 PERMANENTLY CLOSED TANK
<input type="checkbox"/> 2 INTERIM PERMIT	<input type="checkbox"/> 4 AMENDED PERMIT	<input type="checkbox"/> 6 TEMPORARY TANK CLOSURE	<input type="checkbox"/> 8 TANK REMOVED

FACILITY/SITE NAME WHERE TANK IS INSTALLED: Hulsman Transportation FARM TANK - YES NO

I. TANK DESCRIPTION COMPLETE ALL ITEMS - IF UNKNOWN - SO SPECIFY

A. OWNERS TANK ID # <u>unknown</u>	B. MANUFACTURED BY: <u>unknown</u>
C. YEAR INSTALLED <u>--</u>	D. TANK CAPACITY IN GALLONS: <u>4000</u>

II. TANK CONTENTS IF (A.1), IS MARKED, COMPLETE ITEM C. IF (A.1), IS NOT MARKED, COMPLETE ITEM D.

A. <input checked="" type="checkbox"/> 1 MOTOR VEHICLE FUEL	<input type="checkbox"/> 2 PETROLEUM	B. <input type="checkbox"/> 1 PRODUCT	C. <input type="checkbox"/> 1 UNLEADED	<input type="checkbox"/> 2 LEADED	<input checked="" type="checkbox"/> 3 DIESEL
<input type="checkbox"/> 3 CHEMICAL PRODUCT	<input type="checkbox"/> 4 OIL	<input type="checkbox"/> 2 WASTE	<input type="checkbox"/> 4 GASAHOL	<input type="checkbox"/> 5 JET FUEL	<input checked="" type="checkbox"/> 6 AVIATION GAS
<input type="checkbox"/> 5 HAZARDOUS	<input type="checkbox"/> 80 EMPTY	<input type="checkbox"/> 95 UNKNOWN	<input type="checkbox"/> 7 METHANOL	<input type="checkbox"/> 99 OTHER (DESCRIBE IN ITEM D, BELOW)	

D. IF NOT MOTOR VEHICLE FUEL, ENTER NAME OF HAZARDOUS SUBSTANCE STORED & C.A.S. # _____ C.A.S. #: _____

III. TANK CONSTRUCTION MARK ONE ITEM ONLY IN BOX A, B, C, & D

A. TYPE OF SYSTEM	<input type="checkbox"/> 1 DOUBLE WALLED	<input type="checkbox"/> 3 SINGLE WALLED WITH EXTERIOR LINER	<input type="checkbox"/> 95 UNKNOWN
	<input checked="" type="checkbox"/> 2 SINGLE WALLED	<input type="checkbox"/> 4 SECONDARY CONTAINMENT	<input type="checkbox"/> 99 OTHER _____
B. TANK MATERIAL	<input checked="" type="checkbox"/> 1 STEEL/IRON	<input type="checkbox"/> 2 STAINLESS STEEL	<input type="checkbox"/> 3 FIBERGLASS
	<input type="checkbox"/> 5 CONCRETE	<input type="checkbox"/> 6 POLYVINYL CHLORIDE	<input type="checkbox"/> 7 ALUMINUM
	<input type="checkbox"/> 9 BRONZE	<input type="checkbox"/> 10 GALVANIZED STEEL	<input type="checkbox"/> 95 UNKNOWN
C. INTERIOR LINING	<input type="checkbox"/> 1 RUBBER LINED	<input type="checkbox"/> 2 ALKYD LINING	<input type="checkbox"/> 3 EPOXY LINING
	<input type="checkbox"/> 5 GLASS LINING	<input checked="" type="checkbox"/> 6 UNLINED	<input type="checkbox"/> 4 PHENOLIC LINING
	<input type="checkbox"/> IS LINING MATERIAL COMPATIBLE WITH 100% METHANOL?	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> 95 UNKNOWN
D. CORROSION PROTECTION	<input type="checkbox"/> 1 POLYETHYLENE WRAP	<input type="checkbox"/> 2 TAR OR ASPHALT	<input type="checkbox"/> 3 VINYL WRAP
	<input type="checkbox"/> 5 CATHODIC PROTECTION	<input type="checkbox"/> 91 NONE	<input checked="" type="checkbox"/> 95 UNKNOWN
			<input type="checkbox"/> 4 FIBERGLASS REINFORCED PLASTIC
			<input type="checkbox"/> 99 OTHER _____

IV. PIPING INFORMATION CIRCLE A IF ABOVE GROUND, U IF UNDERGROUND, BOTH IF APPLICABLE

A. SYSTEM TYPE	A U 1 SUCTION	A U 2 PRESSURE	A U 3 GRAVITY	A U 91 NONE	A U 95 UNKNOWN	A U 99 OTHER
B. CONSTRUCTION	A U 1 SINGLE WALLED	A U 2 DOUBLE WALLED	A U 3 LINED TRENCH	A U 91 NONE	A U 95 UNKNOWN	A U 99 OTHER
C. MATERIAL	A U 1 STEEL/IRON	A U 2 STAINLESS STEEL	A U 3 POLYVINYL CHLORIDE (PVC)	A U 4 FIBERGLASS PIPE	A U 91 NONE	
	A U 5 ALUMINUM	A U 6 CONCRETE	A U 7 STEEL CLAD W/FRP	A U 8 100% METHANOL COMPATIBLE FRP		
	A U 9 GALVANIZED STEEL	A U 95 UNKNOWN	A U 99 OTHER			

V. LEAK DETECTION SYSTEM CIRCLE P FOR PRIMARY, OR S FOR SECONDARY, A PRIMARY LEAK DETECTION SYSTEM MUST BE CIRCLED.

P S 1 VISUAL CHECK	P S 2 INVENTORY RECONCILIATION	P S 3 VADOSE WELLS	P S 4 ELECTRONIC MONITOR	P S 5 GROUND WATER MONITORING WELLS
P S 6 PRECISION TESTING	P S 7 PRESSURE TESTING	<input checked="" type="checkbox"/> P S 91 NONE	P S 95 UNKNOWN	P S 99 OTHER _____

VI. INFORMATION ON TANK PERMANENTLY CLOSED IN PLACE

1. ESTIMATED DATE LAST USED (MO/YR) <u>March 1986</u>	2. ESTIMATED QUANTITY OF SUBSTANCE REMAINING IN _____ GALLONS <u>20</u>	3. WAS TANK FILLED WITH INERT MATERIAL? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <u>Will be</u>
--	--	---

THIS FORM HAS BEEN COMPLETED UNDER PENALTY OF PERJURY, AND TO THE BEST OF MY KNOWLEDGE, IS TRUE AND CORRECT.

APPLICANT'S NAME (PRINTED & SIGNATURE) I. B. Hulsman, Jr. DATE 9/20/88

LOCAL AGENCY USE ONLY

COUNTY #	JURISDICTION #	AGENCY #	FACILITY ID #	TANK ID #
CURRENT LOCAL AGENCY FACILITY ID #		APPROVED BY NAME		PHONE # WITH AREA CODE
PERMIT NUMBER	PERMIT APPROVAL DATE	PERMIT EXPIRATION DATE		
CHECK #	PERMIT AMOUNT	SURCHARGE AMT.	FEE CODE	RECEIPT #

**FORM 'B':
TANK**

UNDERGROUND STORAGE TANK PROGRAM
TANK PERMIT APPLICATION INFORMATION
COMPLETE A SEPARATE FORM WITH THE FOLLOWING INFORMATION FOR EACH TANK.

22967K



MARK ONLY ONE ITEM	<input type="checkbox"/> 1 NEW PERMIT	<input type="checkbox"/> 3 RENEWAL PERMIT	<input type="checkbox"/> 5 CHANGE OF INFORMATION	<input checked="" type="checkbox"/> 7 PERMANENTLY CLOSED TANK
	<input type="checkbox"/> 2 INTERIM PERMIT	<input type="checkbox"/> 4 AMENDED PERMIT	<input type="checkbox"/> 6 TEMPORARY TANK CLOSURE	<input type="checkbox"/> 8 TANK REMOVED

FACILITY/SITE NAME WHERE TANK IS INSTALLED: Hulsman Transportation FARM TANK - YES NO

I. TANK DESCRIPTION COMPLETE ALL ITEMS - IF UNKNOWN - SO SPECIFY

A. OWNERS TANK ID # <u>unknown</u>	B. MANUFACTURED BY: <u>unknown</u>
C. YEAR INSTALLED <u>8000</u>	D. TANK CAPACITY IN GALLONS: <u>8000</u>

II. TANK CONTENTS IF (A.1), IS MARKED, COMPLETE ITEM C. IF (A.1), IS NOT MARKED, COMPLETE ITEM D.

A. <input checked="" type="checkbox"/> 1 MOTOR VEHICLE FUEL	<input type="checkbox"/> 2 PETROLEUM	B. <input type="checkbox"/> 1 PRODUCT	C. <input type="checkbox"/> 1 UNLEADED
<input type="checkbox"/> 3 CHEMICAL PRODUCT	<input type="checkbox"/> 4 OIL	<input type="checkbox"/> 2 WASTE	<input type="checkbox"/> 2 LEADED
<input type="checkbox"/> 5 HAZARDOUS	<input type="checkbox"/> 80 EMPTY <input type="checkbox"/> 95 UNKNOWN		<input checked="" type="checkbox"/> 3 DIESEL
D. IF NOT MOTOR VEHICLE FUEL, ENTER NAME OF HAZARDOUS SUBSTANCE STORED & C.A.S. #		C.A.S. #:	

III. TANK CONSTRUCTION MARK ONE ITEM ONLY IN BOX A, B, C, & D

A. TYPE OF SYSTEM	<input type="checkbox"/> 1 DOUBLE WALLED	<input type="checkbox"/> 3 SINGLE WALLED WITH EXTERIOR LINER	<input type="checkbox"/> 95 UNKNOWN
	<input checked="" type="checkbox"/> 2 SINGLE WALLED	<input type="checkbox"/> 4 SECONDARY CONTAINMENT	<input type="checkbox"/> 99 OTHER
B. TANK MATERIAL	<input checked="" type="checkbox"/> 1 STEEL/IRON	<input type="checkbox"/> 2 STAINLESS STEEL	<input type="checkbox"/> 3 FIBERGLASS
	<input type="checkbox"/> 5 CONCRETE	<input type="checkbox"/> 6 POLYVINYL CHLORIDE	<input type="checkbox"/> 7 ALUMINUM
	<input type="checkbox"/> 9 BRONZE	<input type="checkbox"/> 10 GALVANIZED STEEL	<input type="checkbox"/> 95 UNKNOWN
C. INTERIOR LINING	<input type="checkbox"/> 1 RUBBER LINED	<input type="checkbox"/> 2 ALKYD LINING	<input type="checkbox"/> 3 EPOXY LINING
	<input type="checkbox"/> 5 GLASS LINING	<input checked="" type="checkbox"/> 6 UNLINED	<input type="checkbox"/> 4 PHENOLIC LINING
	<input type="checkbox"/> IS LINING MATERIAL COMPATIBLE WITH 100% METHANOL?		<input type="checkbox"/> 95 UNKNOWN
	<input type="checkbox"/> YES <input type="checkbox"/> NO		<input type="checkbox"/> 99 OTHER
D. CORROSION PROTECTION	<input type="checkbox"/> 1 POLYETHYLENE WRAP	<input type="checkbox"/> 2 TAR OR ASPHALT	<input type="checkbox"/> 3 VINYL WRAP
	<input type="checkbox"/> 5 CATHODIC PROTECTION	<input type="checkbox"/> 91 NONE	<input checked="" type="checkbox"/> 95 UNKNOWN
			<input type="checkbox"/> 4 FIBERGLASS REINFORCED PLASTIC
			<input type="checkbox"/> 99 OTHER

IV. PIPING INFORMATION CIRCLE A IF ABOVE GROUND, U IF UNDERGROUND, BOTH IF APPLICABLE

A. SYSTEM TYPE	<input type="checkbox"/> 1 SUCTION	<input type="checkbox"/> 2 PRESSURE	<input checked="" type="checkbox"/> 3 GRAVITY	<input type="checkbox"/> 91 NONE	<input type="checkbox"/> 95 UNKNOWN	<input type="checkbox"/> 99 OTHER
B. CONSTRUCTION	<input checked="" type="checkbox"/> 1 SINGLE WALLED	<input type="checkbox"/> 2 DOUBLE WALLED	<input type="checkbox"/> 3 LINED TRENCH	<input type="checkbox"/> 91 NONE	<input type="checkbox"/> 95 UNKNOWN	<input type="checkbox"/> 99 OTHER
C. MATERIAL	<input checked="" type="checkbox"/> 1 STEEL/IRON	<input type="checkbox"/> 2 STAINLESS STEEL	<input type="checkbox"/> 3 POLYVINYL CHLORIDE (PVC)	<input type="checkbox"/> 4 FIBERGLASS PIPE	<input type="checkbox"/> 91 NONE	
	<input type="checkbox"/> 5 ALUMINUM	<input type="checkbox"/> 6 CONCRETE	<input type="checkbox"/> 7 STEEL CLAD W/FRP	<input type="checkbox"/> 8 100% METHANOL COMPATIBLE FRP		
	<input type="checkbox"/> 9 GALVANIZED STEEL	<input type="checkbox"/> 95 UNKNOWN	<input type="checkbox"/> 99 OTHER			

V. LEAK DETECTION SYSTEM CIRCLE P FOR PRIMARY, OR S FOR SECONDARY, A PRIMARY LEAK DETECTION SYSTEM MUST BE CIRCLED.

<input type="checkbox"/> 1 VISUAL CHECK	<input type="checkbox"/> 2 INVENTORY RECONCILIATION	<input type="checkbox"/> 3 VADOSE WELLS	<input type="checkbox"/> 4 ELECTRONIC MONITOR	<input type="checkbox"/> 5 GROUND WATER MONITORING WELLS
<input type="checkbox"/> 6 PRECISION TESTING	<input type="checkbox"/> 7 PRESSURE TESTING	<input checked="" type="checkbox"/> 91 NONE	<input type="checkbox"/> 95 UNKNOWN	<input type="checkbox"/> 99 OTHER

VI. INFORMATION ON TANK PERMANENTLY CLOSED IN PLACE

1. ESTIMATED DATE LAST USED (MO/YR) <u>March 1986</u>	2. ESTIMATED QUANTITY OF SUBSTANCE REMAINING IN <u>20</u> GALLONS	3. WAS TANK FILLED WITH INERT MATERIAL? <u>Will be</u> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
--	--	---

THIS FORM HAS BEEN COMPLETED UNDER PENALTY OF PERJURY, AND TO THE BEST OF MY KNOWLEDGE, IS TRUE AND CORRECT.

APPLICANT'S NAME (PRINTED & SIGNATURE) <u>L. B. Hulsman, Jr.</u>	DATE <u>9/20/88</u>
---	------------------------

LOCAL AGENCY USE ONLY

COUNTY #	JURISDICTION #	AGENCY #	FACILITY ID #	TANK ID #
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
CURRENT LOCAL AGENCY FACILITY ID #		APPROVED BY NAME		PHONE # WITH AREA CODE
<input type="text"/>		<input type="text"/>		<input type="text"/>
PERMIT NUMBER	PERMIT APPROVAL DATE	PERMIT EXPIRATION DATE		
<input type="text"/>	<input type="text"/>	<input type="text"/>		
CHECK #	PERMIT AMOUNT	SURCHARGE AMT.	FEE CODE	RECEIPT #
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

FORM B (6-22-88) THIS FORM MUST BE ACCOMPANIED BY A FACILITY/SITE APPLICATION, FORM 'A', UNLESS A CURRENT FORM 'A' HAS BEEN FILED
DATA PROCESSING COPY



SANTA ROSA FIRE DEPARTMENT
955 SONOMA AVENUE
SANTA ROSA, CALIFORNIA 95404
TELEPHONE (707) 576-5311

OFFICE USE	
Number:	<u>2296 TR</u>
Date:	<u>9/22/88</u>

FACILITY ADDRESS: 325 Yolanda Av. Santa Rosa, Ca.

FACILITY NAME: Hulsman Transportation Co.

SITE PLAN

1. Indicate proximity of site, including street by name and location, property boundary information and adjoining land uses.
2. Indicate all building entries and exits clearly.
3. Indicate location of all utilities, creeks, wells, etc.
4. Locate precisely all exterior hazardous materials storage sites, including underground tank installations.
5. Provide general building construction information, including all emergency protection system details. Examples: valves, shutoff switches, berms, dikes, drains.

Name of Person Completing Form: Larry Hulsman

Assessors Parcel No. 044-071-02

See photo.

No buildings within 30 feet of tanks.

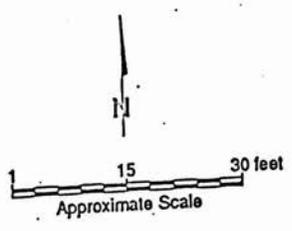
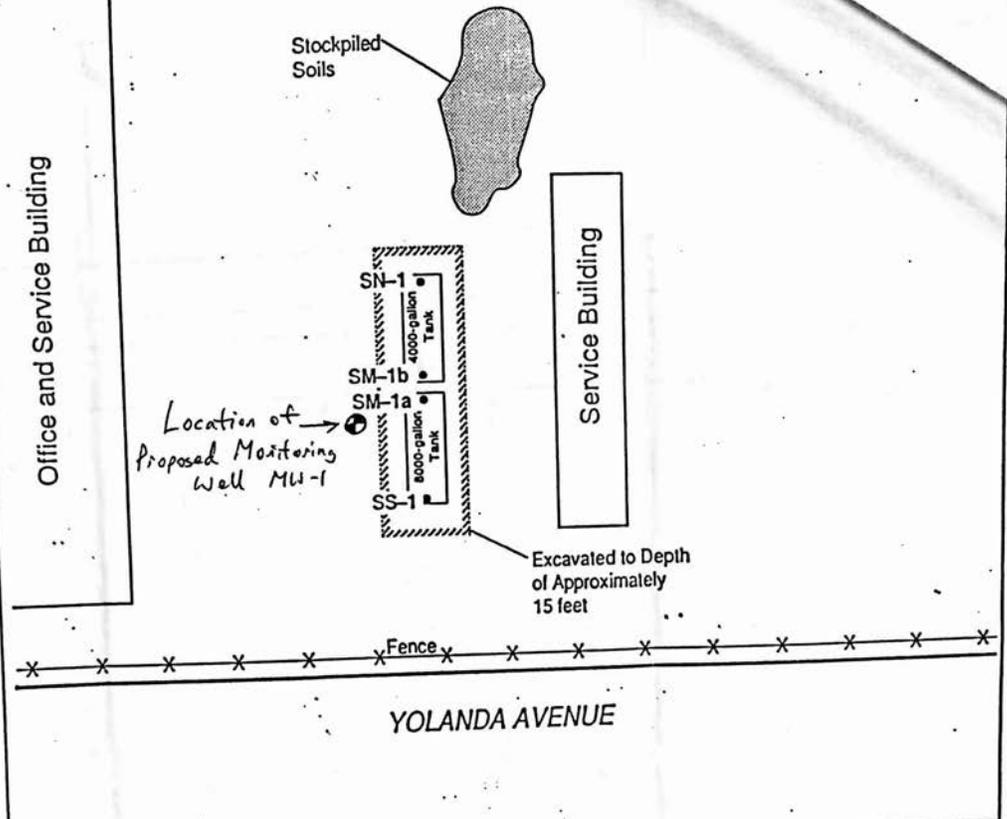
No tank plumbing.

Abandoned air and water lines in the area.



LEGEND

SN-1 • SOIL SAMPLE



 KLEINFELDER	SITE PLAN AND SAMPLING LOCATIONS	PLATE
	HULSMAN TRANSPORTATION SANTA ROSA, CALIFORNIA	2
PROJECT NO. 10-1912-01		

HILMER CONSULTING, INC.
P.O. Box 14354
Santa Rosa, California 95402
(707) 571-8103

October 26, 1990

Job No. P133.2

Mr. Lawrence B. Hulsman
P.O. Box 423
Santa Rosa, California 95402

RE: Proposal
Tank Site Re-excavation
325 Yolanda Avenue
Santa Rosa, California

Front
page only

INTRODUCTION

Per the request of Mr. Lawrence B. Hulsman (Vice President of Hulsman Transportation Company - owner of the above referenced site), Hilmer Consulting, Inc. (HCI) is providing this proposal (Job #P133.2). The purpose of the site work is to evaluate subsurface conditions with respect to the potential for hydrocarbon contamination resulting from the removal of an underground leaded gasoline storage tank on September 23, 1982.

History

Based upon conversations with Mr. Lawrence B. Hulsman, a partial review of the North Coast Water Quality Control Board's files and a site reconnaissance, HCI understands the following:

1. The subject 500 - gallon tank was removed on September 23, 1982. Only leaded gasoline was stored in the tank. The tank is estimated to have been 30 to 40 years old. The tank was a straight drop tank and approximately 2.5 feet diameter by 4 feet in length. The pump was located above the tank. The top of the tank was approximately 1 foot below the existing ground surface. Per Mr. Lawrence Hulsman, the tank was destroyed during removal (by a backhoe) and a minor amount of product escaped.

In late October, 1990, due to a backhoe on site, Mr. Hulsman re-excavated the original tank excavation to a depth of approximately 5-feet. Upon review of earth material exposures (10/29/1990), HCI noted nominal areas with minor paint thinner odor -- typical of aged gasoline.

2. The last time the tank was used is estimated to be in 1982.

3. The site has been used for the storage and repair of trucks since approximately 1940. HCl is presently unaware of the site use prior to the 1940's however farming is anticipated.
4. An ongoing site study for a leaky underground gasoline tank is being performed at a near-by site (Malm Metal located at 2640 Santa Rosa Avenue) -- the leaky tank was located approximately 350 feet to the south west of the Hulsman tank. A domestic water well (located at 316 Yolanda Avenue, approximately 200 feet east of the Malm Metal tank and 150 feet southwest of the Hulsman tank) has been impacted by gasoline and according to match test performed by Anatec Laboratories of Santa Rosa, California in October 1982, the gasoline in the domestic well matched the gasoline in the Malm Metal gas tank.

The Malm Metal site study has included the installation of over 20 monitoring wells. Groundwater extraction was performed from well R-1 (located approximately 75 feet east of the Malm Metal tank) from March 1983 to June 1989. During extraction, the resultant cone of depression appears to have reversed groundwater flow for a distance of approximately 200 feet east of the extraction well. Tests performed on extracted groundwater indicated lead content was typically in the range of 0.03 to 0.05 ppm -- isolated readings indicated elevated readings as high as 0.13 ppm.

Per the Malm Metal study, the groundwater gradient in the area of the Hulsman tank, was indicated to be to the east/ southeast - prior to and after groundwater extraction.

As part of the Malm Metal study, a well B-11 was installed (12/15/1982) approximately 15 feet to the south of the Hulsman removed gasoline tank. B-11 is indicated to be 30 feet in depth. During installation, a gas odor was noted at a depth of 20 to 30 feet.

Water samples obtained from B-11 indicated the following:

DATE	TPH	B	T	E & X
11/1987	--	19	34	28
04/1988	96	15	31	16
07/1988	110	14	29	15
06/1990	140	15	27	34

Note: All amounts are in parts per million

The top of casing on monitoring well B-11 is 144.51. Per the Water Quality Control Board's files, the following water elevations and product levels were noted - (note: some files were missing during review of site data (files #2, #4 and #22).

<u>DATE</u>	<u>WATER ELEV.</u>	<u>PRODUCT (FT)</u>	<u>DATE</u>	<u>WATER ELEV.</u>	<u>PRODUCT (FT)</u>
03/18/87	123.77	ND	04/15/87	125.53	ND
05/20/87	125.10	ND	06/24/87	123.84	ND
07/23/87	122.70	ND	08/21/87	120.41	ND
09/17/87	119.79	ND	10/21/87	118.76	0.12
11/02/87	118.78	0.03	04/13/88	121.16	ND
07/13/88	119.71	ND	06/18/90	120.24	--

5. Earthtec Consulting firm of Sacramento, California is studying Redwood Oil (located at 455 Yolanda Avenue) for petroleum contaminated soils -- the problem area is located over 500 feet to the east of the Hulsman tank. Mr. Casey Weaver of Earthtec, indicated that they may install monitoring wells on the Redwood Oil site sometime in late winter or early spring 1991.
6. There is a domestic groundwater well on the Hulsman site approximately 250 feet northeast of the tank excavation area. Past test results on the well water indicated the following:
 - a. No detection of all elements per EPA Test Method 601 -- sampled and tested by Herzog and Associates on 4/14/1989
 - b. No detection for benzene, toluene, xylene and ethylbenzene -- sampled and tested by Hilmer Consulting, Inc. on 5/23/1990.
7. Several diesel tanks were located approximately 150 feet northeast of the subject gasoline tank. After removal and subsequent re-excavation of the diesel tank site, several monitoring wells were installed -- MW-1 was installed by Herzog Associates and MW-2 was installed by Hilmer Consulting, Inc. During the Herzog study, the groundwater gradient was indicated to be toward the northeast (utilizing MW-1 and several of Malm Metal's wells). Test results from the installation and sampling of the monitoring wells indicated the following:

<u>Date</u>	<u>TPH Diesel</u>	<u>TPH Gas</u>	<u>TPH Oil</u>	<u>B</u>	<u>T</u>	<u>X</u>	<u>E</u>
Soil (MW-1) @ 15' 11/29/1988	ND	--	ND	ND	ND	ND	ND
Water (MW-1) 12/7/1988	ND	--	0.26	ND	ND	ND	ND
4/14/1889	ND	--	ND	ND	ND	ND	ND
7/14/1989	ND	--	ND	ND	ND	ND	ND
10/25/1989	ND	--	ND	ND	ND	ND	ND
Soil (MW-2) @ 21' 4/27/1990	ND	ND	ND	ND	ND	ND	ND



IK

F-4

GEORGE DEUKMEJIAN, Governor

WATER QUALITY CONTROL BOARD—



<u>Date</u>	<u>TPH Diesel</u>	<u>TPH Gas</u>	<u>TPH Oil</u>	<u>B</u>	<u>T</u>	<u>X</u>	<u>E</u>
Soil (MW-2) @ 31' 4/27/1990	ND	ND	ND	ND	ND	ND	ND
Water (MW-2) 5/9/1990	ND	--	ND	.023	.083	.088	.0096
6/8/1990	ND	ND	ND	ND	ND	ND	ND

NOTE: ND=No detection per detection limits, all amounts are in parts per million

8. Surface drainage in the vicinity is to the west.
9. HCI understands that the site is serviced by a City sewer system. The sewer line is located approximately 20 feet to the south of the tank site (in Yolanda Avenue). A sewer lateral, leading to the site, is located approximately 60 feet to the east of the tank site.

SCOPE OF WORK

STATE OF CALIFORNIA WATER RESOURCES CONTROL BOARD
FORM 'B': UNDERGROUND STORAGE TANK PROGRAM 2296TR
TANK PERMIT APPLICATION INFORMATION
 COMPLETE A SEPARATE FORM WITH THE FOLLOWING INFORMATION FOR EACH TANK.



MARK ONLY ONE ITEM 1 NEW PERMIT 3 RENEWAL PERMIT 5 CHANGE OF INFORMATION 7 PERMANENTLY CLOSED TANK
 2 INTERIM PERMIT 4 AMENDED PERMIT 6 TEMPORARY TANK CLOSURE 8 TANK REMOVED

FACILITY/SITE NAME WHERE TANK IS INSTALLED: Hulsman Transportation FARM TANK - YES NO

I. TANK DESCRIPTION COMPLETE ALL ITEMS - IF UNKNOWN - SO SPECIFY

A. OWNERS TANK ID # UNKNOWN B. MANUFACTURED BY: unknown
 C. YEAR INSTALLED -- D. TANK CAPACITY IN GALLONS: 4000

II. TANK CONTENTS IF (A.1), IS MARKED, COMPLETE ITEM C. IF (A.1), IS NOT MARKED, COMPLETE ITEM D.

A. 1 MOTOR VEHICLE FUEL 2 PETROLEUM 3 CHEMICAL PRODUCT 4 OIL 5 HAZARDOUS 80 EMPTY 95 UNKNOWN

B. 1 PRODUCT 2 WASTE

C. 1 UNLEADED 2 LEADED 3 DIESEL 4 GASAHOL 5 JET FUEL 6 AVIATION GAS 7 METHANOL 99 OTHER (DESCRIBE IN ITEM D, BELOW)

D. IF NOT MOTOR VEHICLE FUEL, ENTER NAME OF HAZARDOUS SUBSTANCE STORED & C.A.S. # _____ C.A.S. #: _____

III. TANK CONSTRUCTION MARK ONE ITEM ONLY IN BOX A, B, C, & D

A. TYPE OF SYSTEM 1 DOUBLE WALLED 2 SINGLE WALLED 3 SINGLE WALLED WITH EXTERIOR LINER 4 SECONDARY CONTAMMENT 95 UNKNOWN 99 OTHER _____

B. TANK MATERIAL 1 STEEL/IRON 2 STAINLESS STEEL 3 FIBERGLASS 4 STEEL CLAD W/FIBERGLASS REINFORCED PLASTIC 5 CONCRETE 6 POLYVINYL CHLORIDE 7 ALUMINUM 8 100% METHANOL COMPATIBLE FRP 9 BRONZE 10 GALVANIZED STEEL 95 UNKNOWN 99 OTHER _____

C. INTERIOR LINING 1 RUBBER LINED 2 ALKYO LINING 3 EPOXY LINING 4 PHENOLIC LINING 5 GLASS LINING 6 UNLINED 95 UNKNOWN 99 OTHER _____
 IS LINING MATERIAL COMPATIBLE WITH 100% METHANOL? YES NO

D. CORROSION PROTECTION 1 POLYETHYLENE WRAP 2 TAR OR ASPHALT 3 VINYL WRAP 4 FIBERGLASS REINFORCED PLASTIC 5 CATHODIC PROTECTION 91 NONE 95 UNKNOWN 99 OTHER _____

IV. PIPING INFORMATION CIRCLE A IF ABOVE GROUND, U IF UNDERGROUND, BOTH IF APPLICABLE

A. SYSTEM TYPE A U 1 SUCTION A U 2 PRESSURE A U 3 GRAVITY A U 91 NONE A U 95 UNKNOWN A U 99 OTHER

B. CONSTRUCTION A U 1 SINGLE WALLED A U 2 DOUBLE WALLED A U 3 LINED TRENCH A U 91 NONE A U 95 UNKNOWN A U 99 OTHER

C. MATERIAL A U 1 STEEL/IRON A U 2 STAINLESS STEEL A U 3 POLYVINYL CHLORIDE (PVC) A U 4 FIBERGLASS PIPE A U 91 NONE
 A U 5 ALUMINUM A U 6 CONCRETE A U 7 STEEL CLAD W/FRP A U 8 100% METHANOL COMPATIBLE FRP
 A U 9 GALVANIZED STEEL A U 95 UNKNOWN A U 99 OTHER _____

V. LEAK DETECTION SYSTEM CIRCLE P FOR PRIMARY, OR S FOR SECONDARY, A PRIMARY LEAK DETECTION SYSTEM MUST BE CIRCLED.

P S 1 VISUAL CHECK P S 2 INVENTORY RECONCILIATION P S 3 VADOSE WELLS P S 4 ELECTRONIC MONITOR P S 5 GROUND WATER MONITORING WELLS
 P S 6 PRECISION TESTING P S 7 PRESSURE TESTING P S 91 NONE P S 95 UNKNOWN P S 99 OTHER _____

VI. INFORMATION ON TANK PERMANENTLY CLOSED IN PLACE

1. ESTIMATED DATE LAST USED (MO/YR) March 1986 2. ESTIMATED QUANTITY OF SUBSTANCE REMAINING IN 20 GALLONS 3. WAS TANK FILLED WITH INERT MATERIAL? YES NO

THIS FORM HAS BEEN COMPLETED UNDER PENALTY OF PERJURY, AND TO THE BEST OF MY KNOWLEDGE, IS TRUE AND CORRECT.

APPLICANT'S NAME (PRINTED & SIGNATURE) I. B. Hulsman, Jr. DATE 9/20/88

LOCAL AGENCY USE ONLY

COUNTY # _____ JURISDICTION # _____ AGENCY # _____ FACILITY ID # _____ TANK ID # _____

CURRENT LOCAL AGENCY FACILITY ID # _____ APPROVED BY NAME _____ PHONE # WITH AREA CODE _____

PERMIT NUMBER _____ PERMIT APPROVAL DATE _____ PERMIT EXPIRATION DATE _____

CHECK # _____ PERMIT AMOUNT _____ SURCHARGE AMT. _____ FEE CODE _____ RECEIPT # _____ BY: _____

FORM B (6-29-88) THIS FORM MUST BE ACCOMPANIED BY A FACILITY/SITE APPLICATION FORM 'A', UNLESS A CURRENT FORM 'A' HAS BEEN FILED DATA PROCESSING COPY

STATE OF CALIFORNIA WATER RESOURCES CONTROL BOARD
FORM 'B': UNDERGROUND STORAGE TANK PROGRAM *2206TR*
TANK PERMIT APPLICATION INFORMATION
 COMPLETE A SEPARATE FORM WITH THE FOLLOWING INFORMATION FOR EACH TANK.



MARK ONLY ONE ITEM

1 NEW PERMIT 3 RENEWAL PERMIT 5 CHANGE OF INFORMATION 7 PERMANENTLY CLOSED TANK

2 INTERIM PERMIT 4 AMENDED PERMIT 6 TEMPORARY TANK CLOSURE 8 TANK REMOVED

FACILITY/SITE NAME WHERE TANK IS INSTALLED: Hulsman Transportation FARM TANK - YES NO

I. TANK DESCRIPTION COMPLETE ALL ITEMS - IF UNKNOWN - SO SPECIFY

A. OWNERS TANK ID # unknown B. MANUFACTURED BY: unknown

C. YEAR INSTALLED 8000 D. TANK CAPACITY IN GALLONS: 8000

II. TANK CONTENTS IF (A.1), IS MARKED, COMPLETE ITEM C. IF (A.1), IS NOT MARKED, COMPLETE ITEM D.

A. 1 MOTOR VEHICLE FUEL 2 PETROLEUM B. 1 PRODUCT C. 1 UNLEADED 2 LEADED 3 DIESEL

3 CHEMICAL PRODUCT 4 OIL 2 WASTE 4 GASAHOL 5 JET FUEL 6 AVIATION GAS

5 HAZARDOUS 80 EMPTY 95 UNKNOWN 7 METHANOL 99 OTHER (DESCRIBE IN ITEM D, BELOW)

D. IF NOT MOTOR VEHICLE FUEL, ENTER NAME OF HAZARDOUS SUBSTANCE STORED & C.A.S. # C.A.S. #:

III. TANK CONSTRUCTION MARK ONE ITEM ONLY IN BOX A, B, C, & D

A. TYPE OF SYSTEM 1 DOUBLE WALLED 3 SINGLE WALLED WITH EXTERIOR LINER 95 UNKNOWN

2 SINGLE WALLED 4 SECONDARY CONTAINMENT 99 OTHER

B. TANK MATERIAL 1 STEEL/IRON 2 STAINLESS STEEL 3 FIBERGLASS 4 STEEL CLAD W/FIBERGLASS REINFORCED PLASTIC

5 CONCRETE 6 POLYVINYL CHLORIDE 7 ALUMINUM 8 100% METHANOL COMPATIBLE FRP

9 BRONZE 10 GALVANIZED STEEL 95 UNKNOWN 99 OTHER

C. INTERIOR LINING 1 RUBBER LINED 2 ALKYD LINING 3 EPOXY LINING 4 PHENOLIC LINING

5 GLASS LINING 6 UNLINED 95 UNKNOWN

IS LINING MATERIAL COMPATIBLE WITH 100% METHANOL? YES NO 99 OTHER

D. CORROSION PROTECTION 1 POLYETHYLENE WRAP 2 TAR OR ASPHALT 3 VINYL WRAP 4 FIBERGLASS REINFORCED PLASTIC

5 CATHODIC PROTECTION 91 NONE 95 UNKNOWN 99 OTHER

IV. PIPING INFORMATION CIRCLE A IF ABOVE GROUND, U IF UNDERGROUND, BOTH IF APPLICABLE

A. SYSTEM TYPE A U 1 SUCTION A U 2 PRESSURE A (U) 3 GRAVITY A U 91 NONE A U 95 UNKNOWN A U 99 OTHER

B. CONSTRUCTION A (U) 1 SINGLE WALLED A U 2 DOUBLE WALLED A U 3 LINED TRENCH A U 91 NONE A U 95 UNKNOWN A U 99 OTHER

C. MATERIAL A (U) 1 STEEL/IRON A U 2 STAINLESS STEEL A U 3 POLYVINYL CHLORIDE (PVC) A U 4 FIBERGLASS PIPE A U 91 NONE

5 ALUMINUM 6 CONCRETE 7 STEEL CLAD W/FRP 8 100% METHANOL COMPATIBLE FRP

9 GALVANIZED STEEL 95 UNKNOWN 99 OTHER

V. LEAK DETECTION SYSTEM CIRCLE P FOR PRIMARY, OR S FOR SECONDARY, A PRIMARY LEAK DETECTION SYSTEM MUST BE CIRCLED.

P S 1 VISUAL CHECK P S 2 INVENTORY RECONCILIATION P S 3 VADOSE WELLS P S 4 ELECTRONIC MONITOR P S 5 GROUND WATER MONITORING WELLS

P S 6 PRECISION TESTING P S 7 PRESSURE TESTING (P) S 91 NONE P S 95 UNKNOWN P S 99 OTHER

VI. INFORMATION ON TANK PERMANENTLY CLOSED IN PLACE

1. ESTIMATED DATE LAST USED (MO/YR) March 1986 2. ESTIMATED QUANTITY OF SUBSTANCE REMAINING IN 20 GALLONS 3. WAS TANK FILLED WITH INERT MATERIAL? YES NO

THIS FORM HAS BEEN COMPLETED UNDER PENALTY OF PERJURY, AND TO THE BEST OF MY KNOWLEDGE, IS TRUE AND CORRECT.

APPLICANT'S NAME (PRINTED & SIGNATURE) I. R. Hulsman, Jr. DATE 9/20/88

LOCAL AGENCY USE ONLY

COUNTY # JURISDICTION # AGENCY # FACILITY ID # TANK ID #

CURRENT LOCAL AGENCY FACILITY ID # APPROVED BY NAME PHONE # WITH AREA CODE

PERMIT NUMBER PERMIT APPROVAL DATE PERMIT EXPIRATION DATE

CHECK # PERMIT AMOUNT SURCHARGE AMT. FEE CODE RECEIPT # BY:

I4

TANK REMOVAL APPLICATION

2296TR

Require Purpose What is HMMP

Needs only

IMP

late

Sub refer

Please

Available http:// Also available http://

Blue page Yellow page Training Pl

FACILITY NAME Hulsman Transportation Co. FACILITY CONTACT Larry Hulsman

ADDRESS 325 Youlanda Av. Santa Rosa, Ca.

CONTRACTOR RBC Construction Co.

ADDRESS 400F Youlanda Av. Santa Rosa PHONE 546-3206

STATE CONTRACTORS LICENSE 506271 S.R. BUSINESS LICENSE NO 22400

REASON FOR CLOSURE Not used

DATE LAST IN SERVICE 1986 AGE OF TANK 20 TANK SIZE (GAL) 4000&8000

PRODUCT REMOVED BY Pump DATE REMOVED 1986

TANK CONSTRUCTED OF FRP STEEL OTHER

LIST PRODUCTS TANK HAS CONTAINED Diesel fuel

HAS THE TANK LEAKED YES NO UNKNOWN

WAS TANK PRECISION TESTED YES (PROVIDE RECORD) NO

HAZARDOUS MATERIAL HAULER (TANK) Jess A. Zimmerman

ADDRESS Dry Creek & Hwy 101 Healdsburg, Ca. 95448

PHONE NO. 433-4407 EPA LICENSE NO. CAD981387368

DESTINATION OF TANK H&H Shiping Service China Basin, San Francisco, Ca.

HOW TANK SHALL BE INERTED 15 lbs. dry ice per/1000gal. capacity

ANALYTICAL LABORATORY Klein Felder c/o Med TOX, Inc.

STATE LICENSE NO. DOS# 199 PHONE (415) 938-5610

STATE HOW EXCAVATION IS TO BE SECURED wire fence

APPLICANT SIGNATURE [Signature] DATE 9/20/88

FORMS:TRCA

1440 Guerneville Road
Santa Rosa, CA 95403
Phone: (707) 576-2220



RECEIVED

MAR 22 1989

SANTA ROSA FIRE DEPT.

March 20, 1989

Lawrence B. Hulsman, Jr.
Vice President
Hulsman Transportation Company
P.O.Box 423
Santa Rosa, CA 95402

Dear Mr. Hulsman:

Subject: Report, Underground Tank Investigation at the Hulsman Transportation Company Site Located at 325 Yolanda Avenue, Santa Rosa, California

We have received the report, dated February 27, 1989 by Herzog Associates, regarding the Underground Tank Investigation at the Hulsman Transportation Company site at 325 Yolanda Avenue, Santa Rosa, California. The report indicates that soil samples obtained at five foot intervals during the construction of the 46.5 foot deep monitoring well were found analytically to contain less than detectable concentrations for all petroleum hydrocarbon constituents. The groundwater sample was also found to contain less than detectable concentrations for Benzene (B), Toluene (T), Xylenes (X), Ethylbenzene (E), and Total Petroleum Hydrocarbons (TPH) as diesel (the reported contents of the two underground storage tanks removed from the site in October 1988). Analyses of the groundwater sample did, however, indicate contamination of 0.26 mg/l for motor oil. The report indicates that the detected contamination may have been introduced as a part of the well installation or sampling process.

Based on review of the report, the following additional activities are requested pursuant to Section 13267 of the California Water Code:

1. Sampling of the monitoring well with analyses for TPH G & D -- Method GCFID(5030); Oil and Grease -- Method 503A&E; BTX&E -- EPA Method 602 or 624; Chlorinated Hydrocarbons -- EPA Method 601 or 624; ICAP or AA to Detect Metals: Cd, Cr, Pb, and Zn; and EPA Method 8270 to detect PCB, PCP, PNA and Creosote. If PCBs are found analyze for dibenzofurans and if PCPs are found analyze for dioxins.
2. Sampling and analyses as described above of any on site water supply wells.
3. A survey of the monitoring (and water supply) well head(s) to USGS elevation datum.
4. Confirmation that the monitoring well is located hydraulically down gradient from the location of the former underground storage tanks.

Lawrence B. Hulsman, Jr.
Page 2
March 20, 1989

5. A listing of all existing and former underground or above ground petroleum product storage tanks, including their size, contents, and tank removal date if applicable.
6. A site plan showing the locations of all existing and former underground or above ground petroleum product storage tanks and their related piping.
7. A site plan showing the locations of all monitoring and water supply wells both on site or within 100 feet of the site property boundaries.

Your submittal of the above information and analytical results is requested by May 1, 1989.

The report correctly anticipates the need for quarterly monitoring of the monitoring well for one year, which should be implemented upon receipt of this letter. This monitoring frequency may change after receipt and review of the sampling results and other information requested by this letter.

Should you have any questions, please contact me.

Sincerely,

Dennis L. Salisbury
Associate Water Resources
Control Engineer

DLS:mkk

cc: Randy A. Hagen
Mark Sullivan
Eileen Kortas

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
NORTH COAST REGION
5550 SKYLANE BLVD. SUITE A
SANTA ROSA, CA 95403
PHONE: (707) 576-2220



October 5, 1993

RECEIVED

OCT 11 1993

SANTA ROSA FIRE DEPT.

L.B. Hulsman
Hulsman Transportation
P.O. Box 423
Santa Rosa, CA 95402

Dear Mr. Hulsman:

Subject: Hulsman Transportation, 325 Yolanda Avenue, Santa Rosa,
CA; UGT No. 1TSR050

The purpose of this letter is to bring us up to date concerning the groundwater investigation at the above site. I have reviewed the file and the June 8, 1992 "Soil Remediation and Monitoring Well Installation Report" prepared by Sierra Environmental Services (SES). My comments are:

1. It appears that the contaminated soils have been removed to the extent feasible in the area of the former gasoline tank.
2. Total Petroleum Hydrocarbons as gasoline (TPHg) and benzene were detected in MW-3 at 13,000 and 2200 parts per billion, respectively. The next step for this type of investigation, as required by Section 2725 of the State Underground Tank Regulations, Corrective Action Requirements, is to define the extent of groundwater contamination.
3. I do not concur with the recommendations provided on page 15 of the report that additional investigation and remediation should be conducted at the Malm Metal facility prior to initiating any additional work at Hulsman Transportation Company. I do, however, acknowledge the potential for overlapping plumes and encourage the two parties to work co-operatively towards remediation.

A workplan will need to be submitted to this agency by December 1, 1993 to define the extent of groundwater contamination. In addition, monthly elevations and quarterly sampling for chemical analysis will need to be conducted for the three site wells.

L.B. Hulsman
Page 2
October 5, 1993

If you have any questions or would like to meet to discuss this matter please call me at (707) 576-2675.

Sincerely,



Joan Fleck
Associate Engineering Geologist

JEF:tab/hulsman

cc: Sonoma County Health Department
Santa Rosa Fire Department
Cal Robinson, Malm Metal, 2640 Santa Rosa Avenue, Santa Rosa, CA 95402
Sierra Environmental Services, P.O. Box 3954, Santa Rosa, CA 95402

July 12
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Sincerely,



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Santa
Mr. E
Mr. Je
Mr. D.

STATE OF CALIFORNIA - CALIFORNIA ENVIRONMENTAL PROTECTION AGENCY
CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
NORTH COAST REGION
5550 SKYLANE BLVD, SUITE A
SANTA ROSA, CA 95403
PHONE: (707) 576-2220

PETE WILSON, Governor



August 13, 1996

Larry Hulsman
Hulsman Transportation
P.O. Box 423
Santa Rosa, CA 95402

RECEIVED
AUG 19 1996
SANTA ROSA FIRE DEPT.

Dear Mr. Hulsman:

Subject: Hulsman Transportation, File 325 Yolanda Avenue, Santa Rosa, Case No. 1TSR050

On December 21, 1995 you were provided with a letter concerning the State Water Resources Control Board recommended "Interim Guidance on Petroleum Hydrocarbon Cleanups". Since that time, the file for the subject site has been reviewed to determine whether this case qualifies as a soil only or a low risk groundwater case where passive bioremediation and monitoring would be allowed rather than active groundwater remediation. Regional Water Board staff comments are:

- * This case does not qualify as a soils only case due to the documented impact to water quality.
- * This case does not qualify as a low risk groundwater case at this time because 1) the extent has not been defined, 2) co-mingled plumes may exist, and 3) domestic wells are located on-site and in the vicinity.

We are pleased to report that progress has been made on the Malm Metal site. Soil borings were drilled during the latter part of June 1996 to define the extent of soil contamination in the vicinity of the former tank. In addition, the Malm monitoring wells have been located and sampled to document current water quality conditions. We anticipate a report of completed work in the near future. The next step at that site will be the selection of a technically feasible and cost effective remedial plan.

We are requesting that you continue with the investigation at your site to define the extent of groundwater contamination in the vicinity of the former gasoline tank. A brief workplan will need to be prepared and signed by a California registered engineer or geologist with appropriate experience consistent with Sections 6735, 7835 and 7835.1 of the California Business and Professions Code. We look forward to receipt of the workplan on or before October 15, 1996.

STATE OF CALIFORNIA - CALIFORNIA ENVIRONMENTAL PROTECTION AGENCY
CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
NORTH COAST REGION
5550 SKYLANE BLVD. SUITE A
SANTA ROSA, CA 95403
PHONE: (707) 576-2220

PETE WILSON, Governor



August 13, 1996

Larry Hulsman
Hulsman Transportation
P.O. Box 423
Santa Rosa, CA 95402

RECEIVED

AUG 19 1996

SANTA ROSA FIRE DEPT.

Dear Mr. Hulsman:

Subject: Hulsman Transportation, File 325 Yolanda Avenue, Santa Rosa, Case No. ITSR050

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- * This case does not qualify as a soils only case due to the documented impact to water quality.
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California Regional Water Quality Control Board

HAZMAT FILE

North Coast Region

William A. Hoy, Chairman

Winston H. Hickox
Secretary for
Environmental
Protection



Gray Davis
Governor

Internet Address: <http://www.swrcb.ca.gov/~rwqcb1/>
5550 Skylane Boulevard, Suite A, Santa Rosa, California 95403
Phone 1-887-721-9203 Office (707) 576-2220 Fax (707) 523-0135

RECEIVED

AUG 07 2000

SANTA ROSA FIRE DEPT

July 31, 2000

Mr. Larry Hulsman
Hulsman Transportation
P.O. Box 432
Santa Rosa, CA 95402

H-1 ✓
I-4 ✓
FILE ✓

Dear Mr. Hulsman:

Subject: Hulsman Transportation, 325 Yolanda Avenue, Santa Rosa, Case No. 1TSR050

On July 12, 1999, North Coast Regional Water Quality Control Board (Regional Water Board) staff concurred with the "Workplan: Monitoring Well Installation" proposal prepared by Edd Clark & Associates for the subject site. On May 1, 2000 we inquired on the status of work plan implementation. We met on May 4, 2000 to discuss the subject case and well installation.

As previously explained, once the well is installed you may proceed with the preparation of a feasibility study and Corrective Action Plan. You do not need to conduct four quarters of sampling prior to cleanup. The California Code of Regulations (Title 23, Division 3, Chapter 16, Article 11) requires adequate site characterization prior to consideration of cleanup alternatives. That includes plume definition, which is the phase you will complete by installing the additional well.

We recognize the potential for co-mingled plumes in the area. You may proceed independently or you may consider the use of a State Water Resources Control Board, Cleanup Fund Co-mingled Plume Account. For information on the co-mingled plume account, please call Ms. Judy Reed with the Fund at (916) 227-4528.

We look forward to receiving a report of well installation by September 8, 2000. If you have any questions please call me at (707) 576-2675.

Sincerely,

Joan Fleck
Associate Engineering Geologist

JF:clh/hulsman

cc: ✓ Santa Rosa Fire Department
Edd Clark & Associates, P.O. Box 3039, Rohnert Park, 94927-3039
Mr. Jerry Swift, 2111 Brush Creek Road, Santa Rosa, CA 95404-2049

California Environmental Protection Agency



Recycled Paper

**REPORT
PRELIMINARY SUBSURFACE CONTAMINATION
ASSESSMENT
FORMER GASOLINE TANK SITE
325 YOLANDA AVENUE
SANTA ROSA, CALIFORNIA**

Prepared for:

**MR. LAWRENCE HULSMAN
P. O. Box 423
Santa Rosa, California 95402**

Prepared by:

**HILMER CONSULTING, INC.
Environmental/Geotechnical Services
P.O. Box 14354
Santa Rosa, California 95402**

Job Number: P133.2

Eric A. Hilmer

**Eric A. Hilmer,
Registered Geologist - Calif. Lic. #3947
Certified Engineering Geologist - Calif. Lic. #1284
Registered Environmental Assessor - Calif. Lic. #972**

**December 14, 1990
Attachment: Report**

1.3 History

Based upon conversations with Mr. Lawrence B. Hulsman, a review of the NCWQCB's files and a site reconnaissance, HCI understands the following:

1. The subject 500 - gallon tank was removed on September 23, 1982. Only leaded gasoline was stored in the tank. The tank is estimated to have been underground at the site for 30 to 40 years. The tank was a straight drop tank and was of gross dimensions of 2.5 feet diameter by 4 feet in length. The pump was located above the tank. The top of the tank was approximately 1 foot below the existing ground surface. Per Mr. Lawrence Hulsman, the tank was destroyed during removal (by a backhoe) and a minor amount of product escaped.

In late October, 1990, the tank site was re-excavated to a depth of approximately 5-feet. Upon review of earth material exposures (10/29/1990), HCI noted nominal areas with minor "paint thinner" odor - typical of aged gasoline.

2. The last time the tank was used is estimated to have been in 1982.
3. The site has been used for the storage and repair of trucks since approximately 1940. HCI is presently unaware of the site use prior to the 1940's however farming is anticipated.
4. A near-by ongoing study, for the underground release of gasoline, is being performed for Malm Metal - located at 2640 Santa Rosa Avenue. Malm Metal's release was due to an underground tank which was located approximately 350 feet to the southwest of the subject tank site.

A domestic water well (located at 316 Yolanda Avenue), has been impacted by gasoline. The domestic well is approximately 200 feet east of the Malm Metal tank and 150 feet southwest of the subject tank. According to match test performed by Anatec Laboratories of Santa Rosa, California in October 1982, the gasoline in the domestic well matched the gasoline in the Malm Metal gasoline tank.

The study, of the Malm Metal site, has included the installation of over 20 monitoring wells. Groundwater extraction was performed from well R-1 (located approximately 75 feet east of the Malm Metal tank) from March 1983 to June 1989. During extraction, the resultant cone of depression appears to have reversed groundwater flow for a distance of approximately 200 feet east of the extraction well. Tests performed on extracted groundwater indicated lead content was typically in the range of 0.03 to 0.05 ppm - isolated readings indicated elevated readings as high as 0.13 ppm.

The Malm Metal study indicated that the groundwater gradient in the area of the Hulsman tank, dipped toward the east/southeast - prior to and after groundwater extraction.

1.3 History

Based upon conversations with Mr. Lawrence B. Hulsman, a review of the NCWQCB's files and a site reconnaissance, HCI understands the following:

1. The subject 500 - gallon tank was removed on September 23, 1982. Only leaded gasoline was stored in the tank. The tank is estimated to have been underground at the site for 30 to 40 years. The tank was a straight drop tank and was of gross dimensions of 2.5 feet diameter by 4 feet in length. The pump was located above the tank. The top of the tank was approximately 1 foot below the existing ground surface. Per Mr. Lawrence Hulsman, the tank was destroyed during removal (by a backhoe) and a minor amount of product escaped.

In late October, 1990, the tank site was re-excavated to a depth of approximately 5-feet. Upon review of earth material exposures (10/29/1990), HCI noted nominal areas with minor "paint thinner" odor -- typical of aged gasoline.

2. The last time the tank was used is estimated to have been in 1982.
3. The site has been used for the storage and repair of trucks since approximately 1940. HCI is presently unaware of the site use prior to the 1940's however farming is anticipated.
4. A near-by ongoing study, for the underground release of gasoline, is being performed for Malm Metal -- located at 2640 Santa Rosa Avenue. Malm Metal's release was due to an underground tank which was located approximately 350 feet to the southwest of the subject tank site.

A domestic water well (located at 316 Yolanda Avenue), has been impacted by gasoline. The domestic well is approximately 200 feet east of the Malm Metal tank and 150 feet southwest of the subject tank. According to match test performed by Anatec Laboratories of Santa Rosa, California in October 1982, the gasoline in the domestic well matched the gasoline in the Malm Metal gasoline tank.

The study, of the Malm Metal site, has included the installation of over 20 monitoring wells. Groundwater extraction was performed from well R-1 (located approximately 75 feet east of the Malm Metal tank) from March 1983 to June 1989. During extraction, the resultant cone of depression appears to have reversed groundwater flow for a distance of approximately 200 feet east of the extraction well. Tests performed on extracted groundwater indicated lead content was typically in the range of 0.03 to 0.05 ppm -- isolated readings indicated elevated readings as high as 0.13 ppm.

The Malm Metal study indicated that the groundwater gradient in the area of the Hulsman tank, dipped toward the east/southeast - prior to and after groundwater extraction.

As part of the Malm Metal study, a well B-11 was installed (12/15/1982) approximately 15 feet to the south of the Hulsman gasoline tank site -- refer to Plate 4. The Log of B-11 indicates a gas odor at 20 feet to the maximum depth explored 30 feet.

The top of casing on monitoring well B-11 is 144.51. Per the NCWQCB's files, groundwater elevations (from 2/2/1982 to 6/18/1990) vary between 131 and 118 (13.5 to 26.5 feet in depth). On 10/26/83, 9/5/84, 10/4/84 and 10/21/87, over 0.1 foot of product was noted in B-11. Water samples obtained from B-11 indicated the following:

<u>DATE</u>	<u>TPH</u>	<u>B</u>	<u>T</u>	<u>E & X</u>
11/1987	--	19	34	28
04/1988	96	15	31	16
07/1988	110	14	29	15
06/1990	140	15	27	34

Note: All amounts are in parts per million

5. Another near-by study, for the subsurface release of hydrocarbons, is being performed at Redwood Oil (located at 455 Yolanda Avenue). Earthtec Consulting of Sacramento, California is studying the Redwood Oil site. The study area is located over 500 feet to the east of the subject tank. Mr. Casey Weaver of Earthtec, indicated that they may install monitoring wells on the Redwood Oil site sometime in late winter or early spring 1991.
6. The Hulsman site is supplied by a domestic groundwater well that is located approximately 250 feet northeast of the subject tank area. Past test results on the domestic well water indicated the following:
 - a. No detection of all elements per EPA Test Method 601 -- sampled and tested by Herzog and Associates on 4/14/1989
 - b. No detection for benzene, toluene, xylene and ethylbenzene -- sampled and tested by Hilmer Consulting, Inc. on 5/23/1990.
7. Several diesel tanks were located on the Hulsman site -- approximately 150 feet northeast of the subject gasoline tank. After removal and subsequent re-excavation of the diesel tank site, several monitoring wells were installed -- MW-1 was installed by Herzog Associates and MW-2 was installed by Hilmer Consulting, Inc. Herzog Associate's site study indicated the groundwater gradient dipped toward the northeast (utilizing MW-1 and several of Malm Metal's wells). Test results from the installation and sampling of the diesel tank site's monitoring wells indicated the following:

Date	TPH Diesel	TPH Gas	TPH Oil	B	T	X	E
Soil (MW-1) @ 15'							
11/29/1988	ND	--	ND	ND	ND	ND	ND
Water (MW-1)							
12/7/1988	ND	--	0.26	ND	ND	ND	ND
4/14/1889	ND	--	ND	ND	ND	ND	ND
7/14/1989	ND	--	ND	ND	ND	ND	ND
10/25/1989	ND	--	ND	ND	ND	ND	ND
Soil (MW-2) @ 21'							
4/27/1990	ND	ND	ND	ND	ND	ND	ND
Soil (MW-2) @ 31'							
4/27/1990	ND	ND	ND	ND	ND	ND	ND
Water (MW-2)							
5/9/1990	ND	--	ND	.023	.083	.088	.0096
6/8/1990	ND	ND	ND	ND	ND	ND	ND

NOTE: ND=No detection per detection limits, all amounts are in parts per million

8. Surface drainage, in the vicinity of the subject tank area, is toward the west.

1.4 Report Structure

This report is divided into six sections with four appendices. The sections include; Introduction, Field Investigation, Data Collection, Conclusions, Recommendations/Discussions and Limits of Liability. Section 2.0, Field Investigation, provides detailed investigation and sampling procedures. Section 3.0, Data Collection, provides information on field and laboratory testing. Section 4.0, Conclusions, compiles information gained from this initial study. Section 5.0, Recommendations/Discussions, provides information with regard to recommended follow-up work. Section 6.0, reviews the limits of liability for this project. The appendices present: site location map, excavation log, earth material classifications and a log of Malm Metal's B-11 (Appendix A); laboratory analytical data (Appendix B); and chain-of-custody forms (Appendix C).

2.0 FIELD INVESTIGATION

2.1 Re-excavation

Permits - Prior to re-excavating the tank site, the SRFD reviewed and approved of the proposed scope of work.

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Re-excavation Procedures - The tank site was re-excavated by Clear Water Environmental Services of Sonoma County, California -- utilizing a backhoe with a 24-inch bucket. The final re-excavation limits for this study were of plan dimensions 5 feet by 13 feet, tapering down to 13 feet in depth.

2.2 Sampling Procedures

Soil - Grab soil samples were obtained from the center of the backhoe bucket. Cleaned instruments were used to remove the exposed earth materials. Upon removal, the earth materials were immediately placed into pre-cleaned brass tubes (6-inch long by 2.5-inch diameter).

Once obtained, each soil sample container was immediately capped with aluminum-lined polyethylene lids, taped with duct tape, labeled, sealed in a plastic bag, placed on dry ice, and transported (under chain-of-custody protocol) to NET Pacific, Inc. of Santa Rosa, California and to Caltest Associates of Napa, California.

The soil samples from the excavation were analyzed for TPH based upon gasoline, benzene, toluene, xylene, ethylbenzene (BTXE) and total lead. Additionally, one sample was selected for a fuel fingerprint analysis. Analytical data is presented in Appendices B & C.

Cleaning - The brass sample containers, were triple rinsed (utilizing tap water, trisodium phosphate mixed with water, and a final rinse of distilled water) and were allowed to air dry prior to obtaining each soil sample. The backhoe bucket was steamed cleaned prior to entering the site.

Location - The re-excavation was based upon the location of the pre-existing gasoline tank.

2.2 Regional Geology

CDMG Special Report 120, dated 1980, indicates that the site is underlain by Quaternary fluvial deposits at the outer edge of alluvial fans (typically composed of fine-grained deposits with some zones of coarse grained sands and gravels. Herzog Associates's Log of MW-1, HCT's Log of MW-2 and Balbi & Chang Associates's Log of B-11, indicate the following subsurface zones of coarse grained vs fine grained earth materials:

02 •

<u>Borehole#</u>	<u>High permeability/Depth</u>	<u>Low permeability/Depth</u>
MW-1	0 to 2 feet	2 to 9 feet
	9 to 17.5 feet	17.5 to 30 feet
	30 to 46.5+ feet	
MW-2	0 to 1.5 feet	1.5 to 30.5 feet
	30.5 to 53+ feet	
B-11	4 to 23 feet	0 to 4 feet
	27 to 30+ feet	23 to 27 feet

2.3 Site Geology/Materials Description

The geologic materials encountered in the re-excavation, can be broken into two units considered significant for this study. The first unit consists of fine grained materials -- typically silts and clays with sand becoming gravelly with depth. This unit extends from below the ground surface to a depth of approximately 7 feet.

The second unit consists of medium to coarse grained materials -- typically sands and gravels with silty and clayey zones. This unit extends from below the first unit to the maximum depth explored, 13 feet. The horizontal and vertical permeability of the second unit is considered to be moderate to high. The exact nature (eg. strike, undulation, thickness, lensing, etc.) of the second unit is unknown at this time.

At an unknown depth, bedrock is expected. Regional bedrock bedding is typically controlled by past and recent faulting in the area. Strikes generally to the northwest are anticipated with dips generally to the east and west.

Regional surface drainage is typically to the west. Surface topography in the area is typically flat with drainages generally oriented to the west.

2.4 Groundwater Conditions - Local

Nearby subsurface studies (refer above), indicate that the near surface groundwater gradients typically dip toward the northeast. Groundwater depths at the site are indicated to vary between 13.5 and 30+ feet.

2.5 Sample Collection

Cleaning - Excavation and sampling equipment were cleaned as discussed previously in Section 2.2.

Soil - Grab soil samples were obtained as discussed previously in Section 2.2.

Excess Materials - All excavated material was placed back into the excavation. Prior to placing the excavated soils into the excavation, the excavation was lined with bentonite powder and Visqueen.

2.6 Health and Safety

Based upon outside air readings obtained from a hydrocarbon meter (Photovac Tip) and the short exposure time (approximately 2.5 hours), a Health and Safety Level "D" was utilized throughout this project - - hard hats, boots, glasses, and gloves. Due to the encounter of hydrocarbons and the depth of excavation, no one was allowed to go down into the excavation.

3.0 DATA COLLECTION

3.1 Field Analysis Procedures

Hydrocarbons - The readings obtained from the Photovac Tip meter indicated the presence of volatile organics in the earth materials derived from the excavation. The readings were obtained from excavated soils placed into enclosed bags. The readings ranged from 750 to 1,150 sensitivity units. Sensitivity units are related to total ionizibles present with the Photovac meter on high gain.

Also, ambient air readings, adjacent to the temporarily stockpiled soils, were recorded. The maximum ambient air reading, 10 feet away from the temporary stockpile, was 25.

Odor - A definite hydrocarbon odor was noted while re-excavating the tank site.

Visual Evidence - The excavated soils derived from below approximately 6 feet in depth appeared to be altered to a blue grey color.

Survey - The spatial location of the excavation was determined by a rag tape and was related to site features.

3.2 Laboratory Analysis Procedures

Chemical - The laboratory analysis procedures are indicated in Appendix B.

Speed

Fr
Hells
records
license
detectab
Signed

WHITE AND PINK
rmer
ct Engineer

7) 579-83

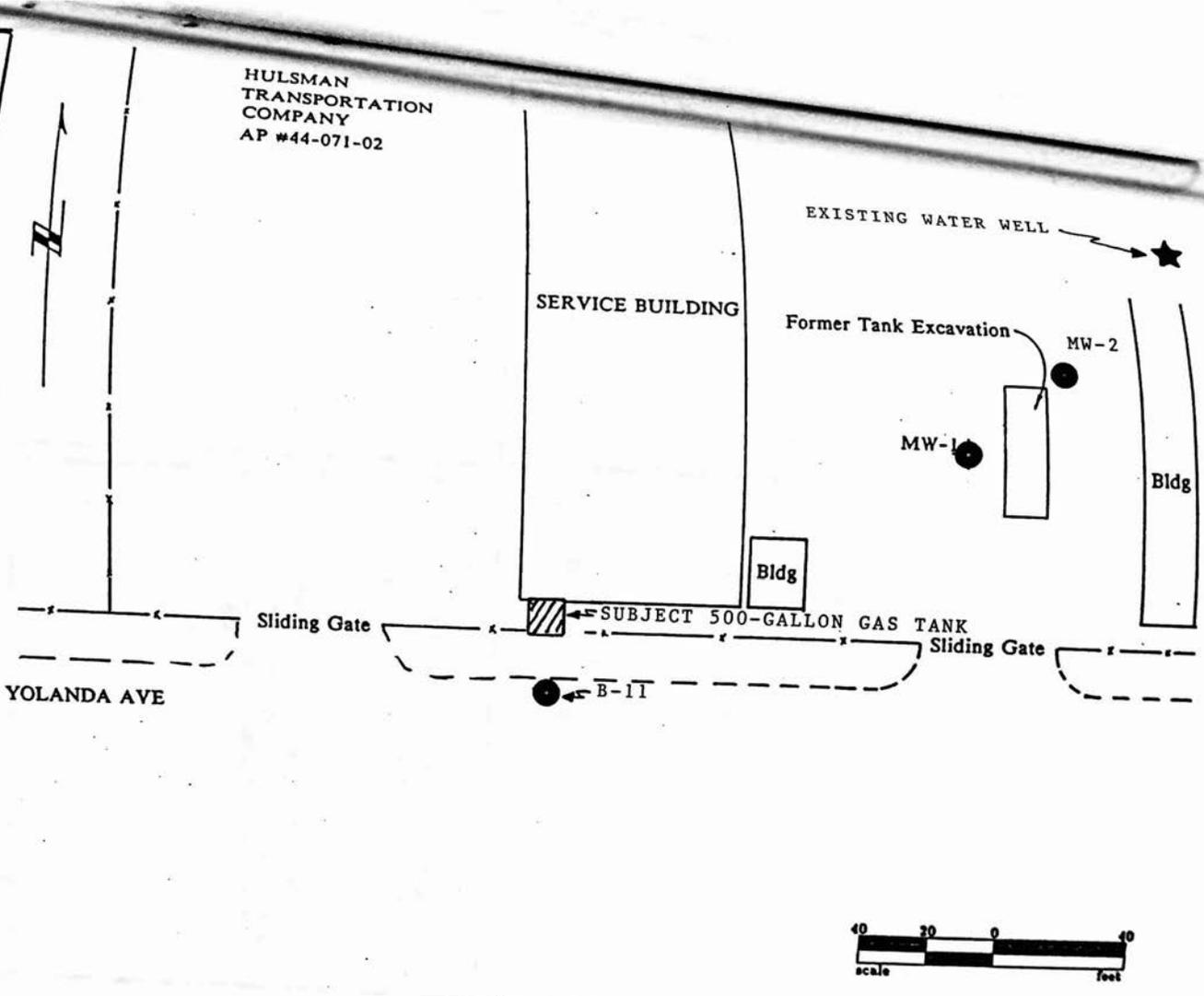
HILMER
CONSULTING
ENVIRONMENTAL / GEOTECHNICAL
SANTA ROSA, CALIFORNIA

JOB NO
P133.1
BY
LICENSE
CEG #1284

SITE LOCATION MAP
HULSMAN TRANSPORTATION
325 YOLANDA AVENUE
SANTA ROSA, CALIFORNIA

PLATE
1

HULSMAN
TRANSPORTATION
COMPANY
AP #44-071-02



SEI
1.2
PTO

Inspection Field Report - Station, Station 1, ME01, C

Occupancy ID: 04631	Name: VACANT
Business License:	Phone:
Location: 325 Yolanda AVE	Apt/Address Range: C
City/State: Santa Rosa, CA 95404	

****A Mailing/Billing Address should be captured for all occupancys****

Contact Name	Contact Type	Day Time Phone	After Hours Phone
VACANT	Mailing/Billing	() -	
325 Yolanda AVE Santa Rosa, CA 95404-6320			
Lawrence Ben Hulsman	Owner Mailing/Billing	(707)546-1086	
1500 Brookside DR Santa Rosa, CA 95404	JOSE ZAKCO		

Building Information

Structure Type:	Construction Type:
Building Status:	Roof Material:
Area (Sq. Foot):	Roof Construction:
Above Grade:	Access to Below Grade:
Below Grade:	
Property Use:	

Systems

<u>Type</u>	<u>Description</u>	<u>Power Supply</u>
Comments:		

Locations

Other Information

Inspection	This Inspection should include the building with suites A, B and C since Matheson is occupying all three at this time. 10-20-08
------------	---

Activities	Scheduled	Completed	Status
Action - Engine Annual Inspection - No Permits	08/01/2012		Open

Open Findings	Found By	Found Date

9/24/12 

SANTA ROSA FIRE DEPARTMENT
 Santa Rosa, CA 95407
 FAX (707) 543-3520

Re: 9/24



FIRE AND SAFETY INSPECTION REPORT

325 70/anna
 underground construction

Suite: _____

Occupancy ID: 04631

Inspection Date: 8/27/12

Business Phone: 707 543-4918

Phone: _____

State: _____ Zip: _____

NOTICE OF FIRE AND SAFETY HAZARD AND/OR FIRE DEPARTMENT PERMITS REQUIRED

Business Tax Certif? Yes No *Jose 224*

Provide Building Address

install, service, and mount fire extinguishers

Remove special locking devices from exit doors

- CODE**
- CFC 18-44.505.1
 - CFC 506
 - CFC 503.4
 - CFC 508.5.4
 - CFC 510.1
 - CFC 906.1
 - CFC 906.5
 - CFC 906.9
 - T19-575.1
 - CFC 904.11.5.2
 - T19-904.(a)1
 - T19-904.(a)1
 - T19-904.(a)2
 - CFC 907.2.10.1.2 (1)
 - CFC 315.2.1
 - CFC 901.6
 - 18-16.903.2.18.1
 - CFC 1006.2.1
 - CFC 904.11.6.3
 - CFC 904.11.6.4

NO HAZARDS NOTED ON THIS DATE

- ACCESS AND WATER SUPPLIES**
- Illuminate address Numbers Required-5
 - Key Box Required/Access-6
 - Fire Dept. Access Roads Shall Not be Obstructed-3
 - Maintain Access to Fire Protection Equipment-7
 - Identify Fire Prot. Equip. Location & Function-4
- FIRE EQUIPMENT AND SYSTEMS**
- Provide "2A 10BC" Fire Extinguisher-28
 - Fire Extinguisher to be Accessible and Visible-29
 - Mount Fire Extinguisher on wall 3.5' - 5' from floor-30
 - Provide Yearly Service of Extinguisher-31
 - Provide Class "K" extinguisher-32
 - Sprinklers maintained operable/Quarterly Inspection-33
 - Auto-Sprinkler Certification due every 5 Years-56
 - Fixed Extinguishing System-Maintenance/Service-35
 - Provide approved Smoke Alarm in each Dwelling Unit-34
 - Provide 18" clearance below sprinklers-36
 - Fire Alarm / Extinguishing Equipment Maintenance-37
 - Fire Sprinkler System Required-38
 - Protection of Commercial Cooking Operations-39
 - Removal of Grease Buildup in Kitchen Hoods-40
 - 6-mo Service-Fixed Extinguishing System-41

ELECTRICAL

- Abate Electrical Hazard-23
- Remove Extension Cord-24
- Remove Multiplug Adapter-25
- Electrical Panels Access - Minimum 30" Clearance-26
- Label Panel & Electrical Room-27

EXITS

- Remove Obstruction in Exit Way-16
- Doors Open w/o Special Key or Knowledge & Other Locks-17
- Dead/Flush Bolts Prohibited-18
- Panic Hardware Req. (A, E, 1-2, 1-2.1, H with > 50 Occ)-19
- Exit Lighting Required-20
- Exit Signs - Add Signs/Show Direction-21
- Exit Signs Shall be Illuminated-22

BUILDING STORAGE REQUIREMENTS

- Maintain fire resistive construction-9
- Maintain fire assemblies (closer/latch/sign) Do not Block-8
- Oil Rags/Spontaneous Ignitable material Approved Cont.-10
- Dumpsters >1.5 cu/ft Prohibited Within 5 ft of Comb Walls-11
- Dumpsters >5.33 cu/ft (40 Gal) made non-comb. w/lid-12
- Storage Prohibited in Mech./Elec./Boiler Rooms-13
- Clearance from heat producing appliance-14
- No Storage Under Exterior Stairs unless 1-hr Enclosure-15

HAZARDOUS MATERIALS

- Secure Compressed Gas Cylinders-42
- Storage Cabinets - Flammable Liquids-43
- NFPA 704 Placard (Container, Cabinets & Areas/Rooms)-44
- MSDS to be Readily Available-45
- Haz Materials Shall not be Released into Environment-46
- Spill Control / Secondary Containment Required-47

- PERMITS REQUIRED**
- SRC 17-34.040 Hazardous Materials
 - T22 66262.34F3 Hazardous Waste Container, Not Labeled-53
 - T22 66265.173 Hazardous Waste Containers Not Closed-54
 - CFC 2701.5 Hazardous Materials/Waste-48
 - CFC 105.6.39 Repair Garage/Automotive-49
 - SRC 18-44.105.6.48 Apartment, Hotel and Motel-50
 - SRC 18-44.105.6.34 Place of Assembly-51
 - SSC 6-68.280 Business License Required-52

ORDER TO COMPLY: Violation(s) of the California Fire Code were noted during this inspection. Violations shall be corrected immediately to maintain the safety of your business and comply with the property and life safety requirements of the Fire Code. A re-inspection will be conducted on or after the REINSPECTION DATE set forth above to verify compliance. Inspection fees are charged for each inspection. Occupancies with existing Fire Code permits are assessed an inspection fee when a violation is not corrected prior to a re-inspection. Occupancies without required Fire Code permits are assessed an inspection fee for each inspection. Engine Company inspection charges are \$95 per hour and Fire Inspector charges are \$108 per hour. Violations not corrected by the 3rd inspection will result in a pre-citation notification to the business representative and legal action may be taken to gain compliance.

Dist.	Shift	Employee No./Inspec. No.
1	C	1737

PREMISES REP. BUILDING OWNER MANAGER

X _____ X _____
 SIGNATURE OF BOX CHECKED ABOVE SIGNATURE OF INSPECTING OFFICER

Date Inspected	Reinspection Date
8/27/12	9/15/12

Dist.	Shift	Employee No./Inspec. No.

PREMISES REP. BUILDING OWNER MANAGER

X _____ X _____
 SIGNATURE OF BOX CHECKED ABOVE SIGNATURE OF INSPECTING OFFICER

Date Inspected	Reinspection Date

WHITE - Occupant/Owner (Initial Inspect) • YELLOW - Occupant/Owner (Reinspection) • PINK - Fire

Range
Fin. Resp.
Checklist

(5)

OCCUPANCY FILE

ADDRESS: 325 Yolanda

APN: 044071002

BUSINESS NAME: Matheson Fast Freight, Major Diesel, Hulsman
Transport, PIE

FILE START DATE: 1987

FILE END DATE: 2008

CITY
955
(70
hr

FILE CONTAINS:

- Inspection Records
- Correspondence
- Citations/Pre Citations
- Billing
- Photos
- Permits
- Complaints
- Plans
- Hazmat
- Incident Reports
- Other

SCANNED

CB

X

SIGNATURE OF BOX OWNER

Comments/Remarks

SANTA ROSA FIRE DEPARTMENT

Canadian Way, Santa Rosa, CA 95407

3-3500 FAX (707) 543-3520

safd.com



CITY OF SANTA ROSA

FIRE AND SAFETY INSPECTION REPORT

Address: 325 Yolanda Ave Suite: _____ Occupancy ID: _____
 Name: Matheson Fast Freight Inspection Date: _____
 Business Phone: 573-0622 Phone: _____
 City: _____ State: _____ Zip: _____

NOTICE OF FIRE AND SAFETY HAZARD AND/OR FIRE DEPARTMENT PERMITS REQUIRED

Business Tax Certif? Yes No

*Address numbers
Required
must be seen
from street*

- CODE**
 - CFC 18-44.505.1
 - CFC 506
 - CFC 503.4
 - CFC 508.5.4
 - CFC 510.1
 - CFC 906.1
 - CFC 906.5
 - CFC 906.9
 - T19-575.1
 - CFC 904.11.5.2
 - T19-904.(a)1
 - T19-904.(a)1
 - T19-904.(a)2
 - CFC 907.2.10.1.2 (1)
 - CFC 315.2.1
 - CFC 901.6
 - 18-16.903.2.18.1
 - CFC 1006.2.1
 - CFC 904.11.6.3
 - CFC 904.11.6.4
 - CFC 605.1
 - CFC 605.5
 - CFC 605.4
 - CFC 605.3
 - CFC 605.3.1
 - CFC 1003.6
 - CFC 1008.1.8
 - CFC 1008.1.8.4
 - CFC 1008.1.9
 - CFC 1006.1
 - CFC 1011.1
 - CFC 1011.2
 - CFC 703.1
 - CFC 703.2
 - CFC 304.3.1
 - CFC 304.3.3
 - CFC 304.3.2
 - CFC 315.2.3
 - CFC 305.1
 - CFC 1009.5.3
 - CFC 3003.5.3
 - CFC 3404.3.2
 - CFC 2703.5
 - CFC 2703.4
 - CFC 2703.3
 - CFC 2704
 - SRC 17-34.040
 - T22 66262.34F3
 - T22 66265.173
 - CFC 2701.5
 - CFC 105.6.39
 - SRC 18-44.105.6.48
 - SRC 18-44.105.6.34
 - SSC 6-68.280
- NO HAZARDS NOTED ON THIS DATE**
 - ACCESS AND WATER SUPPLIES**
 - Illuminated address Numbers Required-5
 - Key Box Required/Access-6
 - Fire Dept. Access Roads Shall Not be Obstructed-3
 - Maintain Access to Fire Protection Equipment-7
 - Identify Fire Prot. Equip. Location & Function-4
 - FIRE EQUIPMENT AND SYSTEMS**
 - Provide "2A 10BC" Fire Extinguisher-28
 - Fire Extinguisher to be Accessible and Visible-29
 - Mount Fire Extinguisher on wall 3.5'- 5' from floor-30
 - Provide Yearly Service of Extinguisher-31
 - Provide Class "K" extinguisher-32
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 - Provide 18" clearance below sprinklers-36
 - Fire Alarm / Extinguishing Equipment Maintenance-37
 - Fire Sprinkler System Required-38
 - Protection of Commercial Cooking Operations-39
 - Removal of Grease Buildup in Kitchen Hoods-40
 - 6-mo Service-Fixed Extinguishing System-41
 - ELECTRICAL**
 - Abate Electrical Hazard-23
 - Remove Extension Cord-24
 - Remove Multiplug Adapter-25
 - Electrical Panels Access - Minimum 30" Clearance-26
 - Label Panel & Electrical Room-27
 - EXITS**
 - Remove Obstruction in Exit Way-16
 - Doors Open w/o Special Key or Knowledge & Other Locks-17
 - Dead/Flush Bolts Prohibited-18
 - Panic Hardware Req. (A, E, 1-2, 1-2.1, H with > 50 Occ)-19
 - Exit Lighting Required-20
 - Exit Signs - Add Signs/Show Direction-21
 - Exit Signs Shall be Illuminated-22
 - BUILDING REQUIREMENTS**
 - Maintain fire resistive construction-9
 - Maintain fire assemblies (closer/latch/sign) Do not Block-8
 - Oil Rags/Spontaneous Ignitable material Approved Cont.-10
 - Dumpsters >1.5 cu/ft Prohibited Within 5 ft of Comb Walls-11
 - Dumpsters >5.33 cu/ft (40 Gal) made non-comb. w/lid-12
 - Storage Prohibited in Mech./Elec./Boiler Rooms-13
 - Clearance from heat producing appliance-14
 - No Storage Under Exterior Stairs unless 1-hr Enclosure-15
 - HAZARDOUS MATERIALS**
 - Secure Compressed Gas Cylinders-42
 - Storage Cabinets - Flammable Liquids-43
 - NFPA 704 Placard (Container, Cabinets & Areas/Rooms)-44
 - MSDS to be Readily Available-45
 - Haz Materials Shall not be Released into Environment-46
 - Spill Control / Secondary Containment Required-47
 - PERMITS REQUIRED**
 - Hazardous Materials
 - Hazardous Waste Container, Not Labeled-53
 - Hazardous Waste Containers Not Closed-54
 - Hazardous Materials/Waste-48
 - Repair Garage/Automotive-49
 - Apartment, Hotel and Motel-50
 - Place of Assembly-51
 - Business License Required-52

Dist.	Shift	Employee No./Inspec. No.

ORDER TO COMPLY: Violation(s) of the California Fire Code were noted during this inspection. Violations shall be corrected immediately to maintain the safety of your business and comply with the property and life safety requirements of the Fire Code. A re-inspection will be conducted on or after the REINSPECTION DATE set forth above to verify compliance. Inspection fees are charged for each inspection. Occupancies with existing Fire Code permits are assessed an inspection fee when a violation is not corrected prior to a re-inspection. Occupancies without required Fire Code permits are assessed an inspection fee for each inspection. Engine Company inspection charges are \$95 per hour and Fire Inspector charges are \$108 per hour. Violations not corrected by the 3rd inspection will result in a pre-citation notification to the business representative and legal action may be taken to gain compliance.

Date Inspected	Reinspection Date
10-20-08	11-10-08

PREMISES REP. BUILDING OWNER MANAGER SIGNATURE OF INSPECTING OFFICER
[Signature] *[Signature: D M Kelley]*
 PG. ____ OF ____
 X SIGNATURE OF BOX CHECKED ABOVE

Rang
Fin.

Change of Business Information Request

Step 1 - Completed by Reporting Fire Company or Inspector

Occupancy ID 04631

Old Business Name Underground Construction New Business Name _____

Business Address 325 Yolanda Ave

Occupancy Classification (Description): _____

Contact Information

	<u>Business Owner or Emergency Contact</u>	<u>Mailing Information (if different)</u>
Name	_____	_____
Address	_____	_____
City/State/Zip	_____	_____
Phone Number	_____	_____

Square Footage: _____

Monitored Protection Systems: Fire Alarm Water Flow Monitoring Sprinkler

Additional Information:

Underground Construction is no longer in business at this location. The building owner states that he does not know if they moved somewhere or closed completely. The previous inspection was for fire extinguishers in a building that is no longer there because the building have now been removed because they were portable.

Violations found that will need to be entered under new business? Yes No

Submitted By Chris Matthias Date 9/29/15

Station 1C

Change of Business Information Request

Step 2 – Inspector Approval

Permits Required:

APSA - # of gallons	Flammable/Combustible Liquids-Retail OPR	Magnesium Working
Aboveground Storage - Range	Fruit Ripening	Mall, Covered
Aerosol Products - Retail Operations	Garage Vehicle Repair	Medical Gas System
Aircraft Refueling Vehicles	HW GEN 5 tons to 25 tons - Level 8 LQG	Micrographics Imaging Fee of 2.5%
Aircraft Repair Hanger	HW GEN 25 tons to 250 tons -Level 10 LQG	Model Rockets rental or sale
Apartment/Hotel/Motel - # of units	HW GEN 25 tons to 50 tons - Level 9 LQG	Motor Vehicle Fuel Dispensing Stations
Automobile Wrecking Yard	HW GEN 250 tons to 500 tons-Level 11 LQG	Oil and Natural Gas Wells
Bonfires/Prescribed Burns	HW GEN 330 gal to 5 tons - Level 5 SQG	Open Flame Devices in Marina
Bowling Pin or Alley Refinishing	HW GEN less than 330 gal -Level 3 SQG	Organic Coatings
CALARP State Surcharge Fee	HW GEN less than 60 gal - Level 1 SQG	Ovens, Industrial Baking or Drying
Candles & opens flames in assembly area	HW GEN more than 5 tons - Level 7 LQG	Places of Assembly - 300 or more people
Cellulose Nitrate Film	HW GEN more than 500 tons -Level 12 LQG	Places of Assembly -less than 300 people
Cellulose Nitrate Storage	HW Treatment Unit-Cond. Authorized Treat	Prevention Annual Inspection - No Perm
Combustible Fiber Storage	HW Treatment Unit - Permit by Rule	Prevention Annual Inspection - Permits
Combustible Materials Storage	HW Treatment Unit- Conditional Exempt	Public Occ - Serv. Alcohol w Bar or Live
Commercial Rubbish-Handling Operation	High Piled Combustible Storage	Radioactive Materials
Compressed Gases	High-Rise Occupancy	Refrigeration Equipment
Cryogenics	Instit Occupancy/ more than 6 < 50	Roseland Hazmat Storage
Daycare Occupant Load Over 8	Institutional Occupancy -6 or less/exempt	Spraying or Dipping
Dry Cleaning Plant w/ Perchloroethylene	Institutional Occupancy/50+	State Surcharge-Hazmat CUPA Permit
Dry Cleaning Plant-Combstbl/Non-Combstbl	Liquefied Petroleum Gas-Limited Use	Tire Storage
Dust Producing Operations	Liquefied Petroleum Gases -1st Tank	Underground Tank Facility # of tanks
Emergency Responder Radio Coverage Syst.	Liquefied Petroleum Gases -ea addl tank	
Flammable or Combustible Liquids Pipeline	Lumber Yards	

Type of Annual Inspection Required:

<input type="checkbox"/>	Prevention Annual Inspection - Permits	<input type="checkbox"/>	Prevention Annual Inspection - No Perm
<input type="checkbox"/>	Engine Annual Inspection - Permits	<input type="checkbox"/>	Engine Annual Inspection - No Permits
<input type="checkbox"/>	CUPA Annual Inspection	<input checked="" type="checkbox"/>	EVA Inspection
<input type="checkbox"/>		<input checked="" type="checkbox"/>	Annual Inspection Not Required

Inspector Approval *[Signature]* Date 9/30/15

Step 3 – Administration

RMS Changes Completed TD7 Date 9-30-15

FPBS Changes Completed TD7 Date 9-30-15