November 15, 2021 Project No. 024-21066

Mr. Matthew Wade
Urban Land Advisors, LLC
9201 Camino Media, Suite 120
Bakersfield, California 93311
mwade@landstonecompanies.com

RE: Phase I Environmental Site Assessment
Agricultural Property - Lorenzi Property
NEC Pensinger and South Allen Roads
APNs 535-010-01, -03 and -04
Bakersfield, California 93311

Dear Mr. Wade:

Krazan & Associates, Inc., (Krazan) completed a Phase I Environmental Site Assessment at the referenced site summarized in a report dated November 15, 2021. We appreciate the opportunity to serve your environmental due diligence needs. During the course of this assessment, Krazan identified evidence of recognized environmental conditions (RECs) in conjunction with the subject site as defined by ASTM E 1527-13. Additionally, site development issues were identified and are discussed below.

RECs

- Based on review of historical aerial photographs, three tank farms with multiple aboveground storage tanks (ASTs) and production water ponds were formerly present at the subject site in association with crude-oil production of the Canfield Ranch Field - Edgar Lease (subject site). With the exception of one idle oil well with pumping unit and gas separator, no surface indications of oil wells, mud pits, production water ponds, or ASTs were noted at the subject site. Records on file with the Regional Water Quality Control Board (RWQCB) document a 7/21/2001 case closure with respect to waste discharge requirements. However, no documentation of investigations of subsurface soil conditions was identified for the subject site tank farm facilities. Krazan's experience with oilfield tank farms indicates that there is a significant potential for hazardous materials or wastes to be present in subsurface soil as a result of the use of additives at crude-oil production tank-farm facilities over many years of operation. Petroleum hydrocarbons, volatile and semi-volatile organic compounds are typical constituents of concern.

  Based upon the findings presented above, Krazan recommends that a Phase II Limited Subsurface Assessment be conducted and that soil and soil vapor samples be collected and analyzed for constituents of concern within the areas identified as the former locations of ASTs and production water ponds at the subject site.

Site Development Issues

- Krazan's review of records with the State of California Department of Conservation, California Geologic Energy Management Division (CalGEM) indicates that six oil wells are located on the subject site. Five of the six wells are plugged and abandoned and the sixth well is idle. During Krazan's October 2021 site reconnaissance, except for the idle oil well pumping unit and gas separator, no surface indications of the other abandoned oil wells or former drilling mud pits were observed on the subject site.

  Krazan recommends that CalGEM be contacted to determine if the oil wells are abandoned to current standards or if additional reabandonment or leak testing may be required for the plugged and abandoned oil wells prior to redevelopment of the subject site. CalGEM requires that the developer/property owner consult with the CalGEM prior to any work to uncover a known abandoned well, and CalGEM requires that property owners continue to provide access to any wells located on a property. Currently CalGEM requires that no buildings shall be constructed within 10 feet of an oil well on two adjacent sides and the third side of a well shall be no closer than 50 feet from buildings; the fourth side must remain open to allow for access of an abandonment rig in the event that the well requires abandonment or reabandonment in the future. Additionally, if any unknown oil wells are discovered or any known or unknown wells are damaged during work at the subject site, CalGEM must be contacted in order to evaluate the condition of the well.

  Krazan's experience with similar oil wells indicates that the potential for significant hazardous materials or wastes to be present in subsurface soil at abandoned oil well locations is low. However, if significant petroleum-hydrocarbon-impacted soil or drilling mud is discovered during redevelopment work at the subject site, Krazan should be contacted to evaluate the impacted soil and/or drilling mud. Additionally, abandoned underground oil-gathering pipelines may be encountered and drilling mud in the subsurface may represent a geotechnical concern to structures that may be built over or near drilling mud pits.

If you have any questions regarding the information presented in this report, please call me at (661) 837-9200.

Respectfully Submitted.
KRAZAN & ASSOCIATES, INC.

William R. Cooper, P.G. 7427
Environmental Manager

WRC/mlt

PHASE I ENVIRONMENTAL SITE ASSESSMENT AGRICULTURAL PROPERTY – LORENZI PROPERTY NEC OF PENSINGER AND SOUTH ALLEN ROADS APNS 535-010-01, -03 AND -04 BAKERSFIELD, CALIFORNIA

Pursuant to ASTM E 1527-13

Project No. 024-21066
November 15, 2021

Prepared for:
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Prepared by:
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Krazan & ASSOCIATES, INC.
SITE DEVELOPMENT ENGINEERS

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NEC OF PENSINGER AND SOUTH ALLEN ROADS
APNS 535-010-01, -03 AND -04
BAKERSFIELD, CALIFORNIA

1.0 EXECUTIVE SUMMARY

Krazan & Associates, Inc. (Krazan) has conducted a Phase I Environmental Site Assessment (ESA) of the Agricultural Property – Lorenzi Property located at the Northeast Corner of Pensinger and South Allen Roads, Kern County Assessor's Parcel Numbers (APNs) 535-010-01, -03 and -04 in Bakersfield, California (subject site). It is incumbent upon the user to read this Phase I ESA report in its entirety. If not otherwise defined within the text of this report, please refer to the Glossary of Terms Section following the References Section for definitions of terms and acronyms utilized within this Phase I ESA report. Krazan conducted the Phase I ESA of the subject site in conformance with the American Society for Testing and Materials (ASTM) E 1527-05 *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.* This Phase I ESA constitutes all appropriate inquiry (AAI) designed to identify recognized environmental conditions (RECs) in connection with the previous ownership and uses of the subject site as defined by ASTM E 1527-13.

ASTM E 1527-13 Section 1.1.1 *Recognized Environmental Conditions* – In defining a standard of good commercial and customary practice for conducting an environmental site assessment of a parcel of property, the goal of the processes established by this practice is to identify recognized environmental conditions. The term recognized environmental conditions means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. *De minimis* conditions are not recognized environmental conditions.

During the course of this assessment, Krazan identified evidence of recognized environmental conditions (RECs) in conjunction with the subject site as defined by ASTM E 1527-13. Additionally, site development issues were identified and are discussed below.

RECs

- Based on review of historical aerial photographs, three tank farms with multiple aboveground storage tanks (ASTs) and production water ponds were formerly present at the subject site in association with crude-oil production of the Canfield Ranch Field - Edgar Lease (subject site). With the exception of one idle oil well with pumping unit and gas separator, no surface indications of oil wells, mud pits, production water ponds, or ASTs were noted at the subject site. Records on file with the Regional Water Quality Control Board (RWQCB) document a 7/21/2001 case closure with respect to waste discharge requirements. However, no documentation of investigations of subsurface soil conditions was identified for the subject site tank farm facilities. Krazan's experience with oilfield tank farms indicates that there is a significant potential for hazardous materials or wastes to be present in subsurface soil as a result of the use of additives at crude-oil production tank-farm facilities over many years of operation. Petroleum hydrocarbons, volatile and semi-volatile organic compounds are typical constituents of concern.

  Based on the findings presented above, Krazan recommends that a Phase II Limited Subsurface Assessment be conducted and that soil and soil vapor samples be collected and analyzed for constituents of concern within the areas identified as the former locations of ASTs and production water ponds at the subject site.

Site Development Issues

- Krazan's review of records with the State of California Department of Conservation, California Geologic Energy Management Division (CalGEM) indicates that six oil wells are located on the subject site. Five of the six wells are plugged and abandoned and the sixth well is idle. During Krazan's October 2021 site reconnaissance, except for the idle oil well pumping unit and gas separator, no surface indications of the other abandoned oil wells or former drilling mud pits were observed on the subject site.

  Krazan recommends that CalGEM be contacted to determine if the oil wells are abandoned to current standards or if additional reabandonment or leak testing may be required for the plugged and abandoned oil wells prior to redevelopment of the subject site. CalGEM requires that the developer/property owner consult with the CalGEM prior to any work to uncover a known abandoned well, and CalGEM requires that property owners continue to provide access to any wells located on a property. Currently CalGEM requires that no buildings shall be constructed within 10 feet of an oil well on two adjacent sides and the third side of a well shall be no closer than 50 feet from buildings; the fourth side must remain open to allow for access of an abandonment rig in the event that the well requires abandonment or reabandonment in the future. Additionally, if any unknown oil wells are discovered or any known or unknown wells are damaged during work at the subject site, CalGEM must be contacted in order to evaluate the condition of the well.

  Krazan's experience with similar oil wells indicates that the potential for significant hazardous materials or wastes to be present in subsurface soil at abandoned oil well locations is low. However, if significant petroleum-hydrocarbon-impacted soil or drilling mud is discovered during redevelopment work at the subject site, Krazan should be contacted to evaluate the impacted soil and/or drilling mud. Additionally, abandoned underground oil-gathering pipelines may be encountered and drilling mud in the subsurface may represent a geotechnical concern to structures that may be built over or near drilling mud pits.

2.0 PURPOSE AND SCOPE OF ASSESSMENT

2.1 Purpose

According to ASTM E 1527-13, the purpose of this practice is to define good commercial and customary practice in the United States of America for conducting an *environmental site assessment* of a parcel of *commercial real estate* with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) and *petroleum products.* As such, this practice is intended to permit a *user* to satisfy one of the requirements to qualify for the *innocent landowner, contiguous property owner,* or *bona fide prospective purchaser* limitation on CERCLA liability (hereinafter, the *landowner liability protections,* or *LLPs*): that is, the practice that 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). This report was also conducted in conformance with the ASTM E 1527-13 *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.*

2.2 Scope of Work

The Phase I ESA includes the following scope of work: a) a site reconnaissance of existing on-site conditions and observations of adjacent property uses, b) a review of user-provided documents, c) a review of historical aerial photographs, a review of pertinent building permit records, city directories, historical Sanborn Fire Insurance Maps (SFIMs), and interview(s) with person(s) knowledgeable of the previous and current ownership and uses of the subject site, d) a review of local regulatory agency records, and e) a review of local, state, and federal regulatory agency lists compiled by Environmental Data Resources, Inc. (EDR). The scope of work for this Phase I ESA conforms to ASTM E 1527-13. Krazan was provided written authorization to conduct the Phase I ESA by Mr. Matt Wade with Urban Land Advisors, LLC on October 15, 2021 in Krazan's October 14, 2021 Proposal Agreement P21-423.

3.0 SUBJECT SITE SETTING

The subject site is currently in agricultural use with no assigned address. The subject site is located north and east of the intersection of Pensinger Road and South Allen Road in Bakersfield, California. The subject site is bounded by Pensinger Road to the south, railroad tracks to the north, vacant land to the west and agricultural land to the east. The subject site includes Kern County Assessor's Parcel Numbers (APNs)

535-010-01, -03 and -04. The subject site is currently in agricultural use; no address has been assigned to the subject site.

General property information and property use are summarized in the following Table I. Refer to Figures No. 1 – 4 following the Reference Section.

TABLE I
Subject Site Information Summary

Current Owners:	Piper Family Trust
Assessor's Parcel Numbers (APNs):	535-010-01, -03 and -04
Addresses:	None identified
Historical Addresses:	None identified
General Location:	Northeast of Pensinger and South Allen Road.
Acreage:	Approximately 80 acres
Existing Use:	Agricultural
Number of Buildings	None
Original Construction Date(s):	None
Proposed Use:	Residential
Topographic Maps:	U.S. Geological Survey, 7.5-minute Stevens, California topographic quadrangle maps (Topo Maps), dated 1954, revised 1968. A portion of the Northwest Quarter of Section 24, Township 30 South, Range 26 East of Mount Diablo Baseline and Meridian.
Latitude/Longitude:	35.3073940 / – 119.1435570
Topography:	Relatively flat, approximately 342 feet above mean sea level
Approximate Depth to Groundwater:	150 feet below ground surface (bgs), State of California Department of Water Resources (DWR)*
Regional Groundwater Flow Direction:	Southwest, DWR

Note: * State of California, Department of Water Resources Water Data Library

3.1 Geology and Hydrogeology

The subject site is located within the San Joaquin Valley, a broad structural trough bound by the Sierra Nevada and Coast Ranges of California. The San Joaquin Valley, which comprises the southern portion of the Great Valley of California, has been filled with several thousand feet of sedimentary deposits. Sediments in the eastern valley, derived from the erosion of the Sierra Nevada, have been deposited by major to minor west-flowing drainages and their tributaries. Near-surface sediments are dominated by sands and silty sands with lesser silts, minor clays, and gravel. The sedimentary deposits in the region form large coalescing alluvial fans with gentle slopes. Groundwater in the area is reported by DWR to be first encountered at a depth of approximately 150 feet bgs. The groundwater flow direction in the area of the subject site is generally towards the southwest.

4.0 SITE RECONNAISSANCE

A site reconnaissance, which included a visual observation of the subject site and surrounding properties, was conducted by Mr. William Cooper, Krazan's Environmental Professional, on October 30, 2021. Krazan's Environmental Assessor was unaccompanied during the site reconnaissance. The objective of the site reconnaissance is to obtain information indicating the likelihood of identifying recognized environmental conditions, including hazardous substances and petroleum products, in connection with the property (including soils, surface waters, and groundwater).

4.1 Observations

The following Table II summarizes conditions encountered during our site reconnaissance. A discussion of visual observations the table below. Refer to the Site Map (Figure No. 3) and color photographs following the text for the locations of items discussed in this section of the report.

TABLE II
Summary of Site Reconnaissance

Feature	Observed	Not Observed
Structures (existing)		X
Evidence of Past Uses		X
Hazardous Substances and/or Petroleum Products (including containers)	X	
Aboveground Storage Tanks (ASTs)		X
Underground Storage Tanks (USTs) or Evidence of USTs		X
Evidence of Underground Pipelines		X
Strong, Pungent, or Noxious Odors		X
Pools of Liquid Likely to be Hazardous Materials or Petroleum Products		X
Drums		X
Unidentified Substance Containers		X
Potential Polychlorinated Biphenyl (PCB)-Containing Equipment		X
Subsurface Hydraulic Equipment		X
Heating/Ventilation/Air conditioning (HVAC)		X
Stains or Corrosion on Floors, Walls, or Ceilings		X
Floor Drains, Sumps, or Oil/Water Clarifiers		X
Storm Drains or Basins		X
Pits, Ponds, or Lagoons		X
Stained Soil and/or Pavement		X
Soil Piles		X
Stressed Vegetation		X
Railroad tracks/spurs		X
Waste or Wastewater (including stormwater) Discharges to Surface/ Surface Waters		X
Water Wells	X	
Oil Wells	X	
Septic Systems		X

The subject site comprises approximately 80 acres with the associated Kern County APNs of 535-010-01, -03 and -04. Refer to Figure No. 3, Site Map, and the site photographs for the locations of the following referenced on-site features:

- The subject site was observed to be agricultural land in production of corn and alfalfa crops. The subject site is bordered by Pensinger Road along the south side and the Union Pacific Railroad along the north side. The eastern-adjacent property is vacant land that includes crude-oil tank farms and the eastern-adjacent property is in agricultural use.

- The western boundary area of the subject site was observed with markers indicating that a Kern Oil Pipeline Company pipeline traverses along the western side of the subject site. A surface pipeline was noted traversing north/south along the western side of the subject site at this location. No obvious spills, releases or stained soil were noted in association with the area containing the markers or in association with the surface pipeline.

- An electrically powered water well is located within the northern portion along the eastern boundary of the subject site. The pump motor is lubricated via a stand-mounted drum adjacent to the motor. A minor amount of pump-motor oil has stained the concrete pad and adjacent surface soil at the wellhead. However, based on Krazan's observations, the impact has not significantly impacted the subsurface and the release is considered *de minimis* in nature. An adjacent pole-mounted transformer (PMT) owned and operated by PG&E supplies electrical power to the water well. The PMT casing displays a blue sticker indicating that the PMT does not contain PCB fluids.

- One oil well that includes a pumping unit was observed idle at the subject site. The oil well is located within a cleared area of the cornfield within the southeastern part of the subject site and is identified as "Edgar" 24A-24. A gas separator apparatus is present approximately one hundred feet to the east of the idle oil well. No significant impacts to the surface were noted within the area of the oil well.

- During the visual observations of the subject site, exposed surface soils did not exhibit obvious signs of discoloration. No obvious evidence (vent pipes, fill pipes, dispensers, etc.) of USTs was noted within the area observed. No indications of former structures, such as foundations, were observed on the subject site.

4.2 Utilities

Based on Krazan's observations, with the exception of electricity provided by PG&E for a water well pump and oil well, no utilities are currently provided to the subject site.

Potable Water Sources/Water Wells

No potable water sources were identified for the subject site. The water purveyor for the area of the subject site is California Water Service (CWA). CWA's water quality monitoring is an on-going program with water samples obtained on a regular basis. It is the responsibility of the CWA to provide customers with potable water in compliance with the California State Maximum Contaminant Levels (MCLs) for primary drinking water constituents in water supplied to the public.

Krazan's research indicates that dwellings were located within the southwestern and southeastern parts of the subject site prior to 1952. It is unknown if water wells were associated with the former dwellings. No water wells were observed on the subject site, other than the agricultural water well observed within the northeastern part of the subject site during Krazan site reconnaissance. If water wells are discovered during development of the subject site, they should be destroyed in compliance with Kern County requirements. Additionally, if the agricultural water well is not to be used in the future, it should be destroyed in compliance with Kern County requirements.

Sewer and Septic Systems

Krazan's research indicates that dwellings were located within the southwestern and southeastern parts of the subject site prior to 1952. It is unknown if septic systems were associated with the former dwellings. No septic systems were observed at the subject site during Krazan's site reconnaissance. If septic systems are discovered during development of the subject site, they should be destroyed in compliance with Kern County and City of Bakersfield requirements. The presence of a former septic system that have been used for the disposal of domestic sewage only is not anticipated to pose an environmental concern to the subject site.

4.3 Adjacent Streets and Property Usage

The following Table III summarizes the current adjacent roads and adjacent property uses observed during the site reconnaissance:

TABLE III
Adjacent Streets and Property Use

Direction	Adjacent Street	Adjacent Property Use
North	None	Union Pacific Railroad (UPRR) and Agricultural Land
South	Pensinger Road	Residential
East	None	Agricultural
West	Unimproved/ South Allen Road	Vacant and Oilfield Use

Based on the observed uses of the properties located immediately adjacent to the subject site, it is unlikely that significant quantities of hazardous materials are stored at the adjacent properties.

4.4 ASTM Non-Scope Considerations

According to ASTM E 1527-13, there may be environmental issues or conditions at the subject site that are outside the scope of the Phase I ESA practice (non-scope considerations). Some substances may be present at the subject site in quantities and under conditions that may lead to contamination of the subject site or of

nearby properties but are not included in CERCLA's definition of hazardous substances (42 U.S.C. §9601[14]). ASTM non-scope considerations are discussed below.

Asbestos-Containing Materials

Asbestos is a group of naturally occurring mineral fibers that have been used commonly in a variety of building construction materials for insulation and as a fire-retardant. Because of its fiber strength and heat resistant properties, asbestos has been used for a wide range of manufactured goods, mostly in building materials, vehicle brakes, and heat-resistant fabrics, packaging, gaskets, and coatings. When asbestos-containing materials (ACMs) are damaged or disturbed by repair, remodeling, or demolition activities, microscopic asbestos fibers may become airborne and can be inhaled into the lungs, where they can cause significant health problems. No structures are located on the subject site; therefore, ACMs do not appear to be an environmental concern at this time.

Lead-Based Paint

Although lead-based paint (LBP) was banned in 1978, many buildings constructed prior to 1978 have paint that contains lead. Lead from paint, chips, and dust can pose serious health hazards if not addressed properly. No structures are located on the subject site; therefore, LBP does not appear to be an environmental concern at this time.

Mold and Moisture Intrusion

A class of fungi, molds have been found to cause a variety of health problems in humans, including allergic, toxicological, and infectious responses. Molds are decomposers of organic materials, and thrive in humid environments, and produce spores to reproduce, just as plants produce seeds. When mold spores land on a damp spot indoors, they may begin growing and digesting whatever they are growing on in order to survive. When excessive moisture or water accumulates indoors, mold growth will often occur, particularly if the moisture problem remains undiscovered or unaddressed. As such, interior areas of buildings characterized by poor ventilation and high humidity are the most common locations of mold growth. Building materials including drywall, wallpaper, baseboards, wood framing, insulation and carpeting often play host to such growth. Moisture control is the key to mold control. Molds need both food and water to survive; since molds can digest most things, water is the factor that limits mold growth. No structures are located on the subject site; therefore, mold and moisture intrusion is not an environmental concern at this time.

Radon

Radon is a radioactive gas that is found in certain geologic environments and is formed by the natural breakdown of radium, which is found in the earth's crust. A radon survey was not included within the scope of this investigation; however, the State of California Department of Health Services (CDHS) maintains a statewide database of radon results in designated geographic areas. Radon detection devices are placed in homes throughout the study region to determine geographic regions with elevated radon concentrations. The U.S. EPA has set the safety standard for radon gas in homes to be 4.0 pico Curies per liter (pCi/L).

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. Zone 1, being those areas with the average predicted indoor radon concentration in residential dwellings exceeds the EPA Action Limit of 4.0 pCi/L; Zone 2, where average predicted radon levels are between 2.0 and 4.0 pCi/L; and Zone 3 where average predicted radon levels are below 2.0 pCi/L. It is important to note that the EPA has found homes with elevated levels of radon in all three zones, and the 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. Review of the EPA Map of Radon Zones places the Property in Zone 2, where average predicted radon levels are between 2.0 and 4.0 pCi/L. Therefore, the available data suggests that the potential for radon to adversely impact the subject site appears to be low.

Wetlands

As defined by the U.S. EPA and the Department of Army, Corps of Engineers, wetlands are "those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions." Jurisdictional wetlands are regulated under Section 404 of the Clean Water Act (1972, 1977, and 1987, and also the 1985 and 1990 Farm Bills), and are important for protection of aquatic waterfowl and species, water purification, and flood control. According to current Corps of Engineers information, three basic criteria are currently used to define wetlands:

- Wetland hydrology - areas exhibiting surface or near-surface saturation or inundation at some point in time (greater than 12.5 percent of growing season defined on basis of frost-free days) during an average rainfall year.

- Hydrophilic vegetation - frequency of occurrence of wetland indicator plants (plant life growing in water, soil, or substrate that is periodically deficient in oxygen as a result of excessive water content).

- Hydric soil - landscape patterns identified by saturation, flooding, or ponding long enough during the growing season (generally seven days) which develop characteristic color changes in the upper part of the soil as a result of anaerobic conditions.

Based on Krazan's reconnaissance of the subject site, evidence was not apparent to suggest that the site contained a wetland. Furthermore, according to the U. S. Fish & Wildlife Service (USFWS) National Wetlands Inventory available via the USFWS Internet website, the subject site does not contain a designated wetland. Therefore, at this time, regulations pertaining to wetlands do not appear to impact the subject site.

Environmental Non-Compliance Issues

No material non-compliance issues were identified in connection with the subject site in the process of preparing this report.

Activity and Use Limitations

No activity and use limitations were identified in connection with the subject site in the process of preparing this report.

5.0 USER-PROVIDED INFORMATION

A review of user-provided information was conducted in order to help identify pertinent information regarding potential environmental impacts associated with the subject site.

5.1 Final Title Report and Environmental Lien Search

A Final Title Report or Environmental Lien Search were not prepared by or provided to Krazan during the course of this assessment. Therefore, the absence of a Final Title Report or Environmental Lien Search represents a data gap.

5.2 Title Report

A Preliminary Title Report (PTR) dated September 13, 2021, prepared for the subject site by Ticor Title Company was provided to Krazan by Urban Land Advisor's, Krazan's client and user of this Phase I ESA. The subject site PTR was reviewed to identify potential deed restrictions, environmental liens or activity and use limitations (AULs) which may have occurred on or exist in connection with the subject site. Krazan's review of the PTR indicated no deed restrictions, environmental liens or AULs for the subject site. However, as quoted from the subject site PTR, "It is important to note that this Preliminary Title

Report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land." Please refer to Appendix B for a copy of the PTR.

5.3 Phase I Environmental Site Assessment User Questionnaire

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 provide the following information (if available) to the *environmental professional*. Failure to provide this information could result in a determination that *all appropriate inquiry* is not complete. The user is asked to provide information or knowledge of the following:

1. Environmental cleanup liens that are filed or recorded against the site.
2. Activity and land use limitations that are in place on the site or that have been filed or recorded in a registry.
3. Specialized knowledge or experience of the person seeking to qualify for the LLPs.
4. Relationship of the purchase price to the fair market value of the *property* if it were not contaminated.
5. Commonly known or *reasonably ascertainable* information about the *property*.
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.
7. The reason for preparation of this Phase I ESA.

On November 10, 2021, a completed Phase I ESA user/owner questionnaire was received from Mr. Matt Wade with Urban Land Advisors, LLC, the Phase I ESA user. Please refer to Appendix C for a copy of the user questionnaire.

According to the questionnaire responses, Mr. Wade, to the best of his knowledge as the user of this Phase I ESA, was not aware of any environmental cleanup liens and activity or land use limitations which have been filed or recorded against the subject site. Mr. Wade has no specialized knowledge or experience of the prior nature of the business or chemical utilization, specific chemicals, hazardous materials, unauthorized spills or chemical releases, or of any environmental cleanups in connection with the subject site. Mr. Wade is not aware of any indications of contamination at the subject site. Mr. Wade stated that the purchase price of the subject site reasonably reflects fair market value and that the reason for preparation of this Phase I ESA is related to a purchase and residential development of the property.

6.0 SITE USAGE SURVEY

The property usage survey included assessing property history, and reviewing local, state, and federal regulatory agency records.

6.1 Site History

A review of historical aerial photographs, contacts with the City of Bakersfield Building Department (CBBD), review of city directories, Sanborn Fire Insurance Maps (SFIMs), and questionnaires submitted to the owner and user of this Phase I ESA were reviewed to assess the history of the subject site.

Previous Environmental Assessments

A previous environmental assessment was not provided to Krazan for review.

Aerial Photograph Interpretation

Historical aerial photographs dated 1937, 1942, 1952, 1956, 1968, 1973, 1978, 1984, 1994, 2006, 2009, 2012, and 2016 were reviewed to assess the history of the subject site. These photographs were obtained from EDR. The aerial photograph summary is provided in the following Table IV. Please refer to Appendix D for a copy of the Historical Aerial Photographs.

TABLE IV
Summary of Aerial Photograph Review

Year/Scale	Site Use	Site and Adjacent Property Observation
1937 1" = 500’	Agricultural/ Residential	The subject site and adjacent properties are predominantly in agricultural use. The subject site includes two tree-shrouded farmsteads; one is within the southwestern part and a second within the southeastern part of the subject site. One dwelling is apparent within the southwestern farmstead and trees shroud the southeastern farmstead; however, several outbuildings are present to the south of the presumed southeastern farmstead dwelling. A railroad is adjacent to the northern side of the subject site, and no improved roads are present on or adjacent to the subject site.
1942 " = 500’	Agricultural/ Residential	Conditions on the subject site and adjacent properties appear similar to those noted in the 1937 aerial photograph

TABLE IV (continued)
Summary of Aerial Photograph Review

Year/Scale	Site Use	Site and Adjacent Property Observation
1952 1" = 500'	Agricultural/ Crude-Oil Production	The two farmsteads are no longer present. Crude-oil exploration and production is evident from the presence of oilfield tank farms on the subject site and adjacent properties. Two aboveground storage tanks (ASTs) and a small basin or produced water pond are present along the southern boundary within the southwestern part of the subject site. Two small structures are present to the north of this tank farm. A second tank farm that includes two ASTs and a sump is present within the southern-central part of the subject site and a third tank farm that includes three AST and a sump is present within the southwestern part of the northern area of the subject site. Tank farms are adjacent to the southwestern and eastern-central parts of the subject site.
1956 1" = 500'	Agricultural/ Crude-Oil Production	Conditions on the subject site and adjacent properties appear similar to those noted in the 1952 aerial photograph except oil wells and associated mud pits have been added within the northeastern, southeastern and western-central parts of the subject site.
1968 1" = 500’	Agricultural/ Crude-Oil Production	Conditions on the subject site and adjacent properties appear similar to those noted in the 1956 aerial photograph.
1973 1" = 500'	Agricultural/ Crude-Oil Production	Conditions on the subject site and adjacent properties appear similar to those noted in the 1968 aerial photograph.
1978 1" = 500'	Agricultural/ Crude-Oil Production	Conditions on the subject site and adjacent properties appear similar to those noted in the 1973 aerial photograph except the ASTs and basins have been removed from the two southern tank farms.
1994 1" = 500'	Agricultural/ Crude-Oil Production	Conditions on the subject site and adjacent properties appear similar to those noted in the 1978 aerial photograph.
2006 1" = 500'	Agricultural Crude-Oil Production	Conditions on the subject site and adjacent properties appear similar to those noted in the 1994 aerial photograph.
2009 1" = 500'	Agricultural Crude-Oil Production	The subject site remains in agricultural use and includes several oil wells as indicated from cleared areas that are consistent with identified oil well locations. One tank farm that includes three ASTs and a basin remains within the southwestern part of the northern portion of the subject site. A basin is also present within the southwestern part of the subject site.
2012 1" = 500'	Agricultural Crude-Oil Production	Conditions on the subject site and adjacent properties appear similar to those noted in the 2009 aerial photograph except the tank farm within the southwestern part of the northern portion of the subject site has been cleared of ASTs.
2016 1" = 500	Agricultural Crude-Oil Production	Conditions on the subject site and adjacent properties appear similar to those noted in the 2012 aerial photograph except there are two small features along the southern boundary of the subject site.

USGS Topographic Quadrangle Maps

Krazan’s review of the USGS, 7.5 minute, Stevens, California topographic quadrangle maps dated 1910 and 1912 indicates the subject site is vacant land without structures. Review of the 1929, 1932, 1942, 1947,

and 1950 topographic maps indicates two structures (dwellings) within the southern portion of the subject site. Review of the 1954, 1968 and 1973 topographic maps indicates that the structures are no longer present and approximately 7 oil tanks are located throughout the subject site.

City of Bakersfield Building Department Records

On October 25, 2021 Krazan contacted the City of Bakersfield Building Department (CBBD) for information regarding the subject site. According to representatives with the CBBD, the subject site APNs are listed as vacant agricultural land with no assigned addresses and no records for previous structures, dwellings, building permits, or demolition permits.

City and County Directories

Krazan's review of City and County directories for the area of the subject site at the Kern County Library in Bakersfield, California reveled no coverage for the area of the subject site prior to 1972 and no listings for the subject site location from 1972 to the present.

Sanborn Fire Insurance Maps

Krazan reviews SFIMs to evaluate prior land use of the subject site and the adjacent properties. SFIMs typically exist for cities with populations of 2,000 or more, the coverage dependent on the location of the subject site within the city limits. Krazan contracted with EDR to provide copies of available SFIMs for the subject site and the adjacent properties as far back as 1867. EDR's search of SFIMs revealed no coverage for the subject site and the adjacent properties. Please refer to Appendix D for a copy of the EDR SFIM *Unmapped Property* Report.

6.2 Interviews and Questionnaires

Interviews and questionnaires are designed to provide pertinent information regarding potential environmental impacts associated with the subject site. Krazan provided the user of this Phase I ESA with an owner questionnaire and requested that the questionnaire be completed by the owner, or that the owner contact Krazan to discuss the property. As of the date of this report, a completed owner questionnaire or contact with the owner has not been provided to Krazan. The absence of an interview with the current owner/occupant constitutes a data gap. However, taken in consideration with the available information obtained in the course of preparing this report in conjunction with professional experience, there is no evidence to suggest that this data gap might alter the conclusions of this assessment.

Previous Subject Site Owner Interview

An interview with a previous owner/occupant of the subject site was not reasonably ascertainable. The absence of an interview with a previous owner/occupant constitutes a data gap. However, taken in consideration with the available information obtained in the course of preparing this report in conjunction with professional experience, there is no evidence to suggest that this data gap might alter the conclusions of this assessment.

6.3 Agricultural Chemicals

Review of historical aerial photographs indicates the subject site was utilized for agricultural purposes from at least 1937 to the present. Although the potential exists that environmentally persistent pesticides/herbicides were historically applied to crops grown on the subject site, Krazan's experience in the subject site vicinity, and with properties with similar histories, generally indicates that the potential is low for elevated concentrations of environmentally persistent pesticides/herbicides to exist in the near-surface soils. Additionally, it is anticipated that any agricultural chemicals present in shallow soils will be significantly mixed and diluted during the course of grading and trenching operations in conjunction with proposed redevelopment of the subject site. Consequently, given the above-referenced factors, despite the absence of specific data, the potential for elevated concentrations of environmentally persistent pesticides/herbicides to exist in the near-surface soils of the subject site at concentrations which would require regulatory action appears to be low.

6.4 Regulatory Agency Interface

A review of regulatory agency records was conducted to help determine if hazardous materials have been handled, stored, or generated on the subject site and/or the adjacent properties and businesses. Regulatory records are reviewed based on the following criteria: 1) properties with known soils and/or groundwater releases considered to represent the potential for impact to the subject site that are located within 1,760 feet of the subject site for volatile organic compound constituents of concern impacts, and 528 feet of the subject site for petroleum hydrocarbon impacts; 2) properties that are adjacent or in proximity to the subject site included within the EDR regulatory database report or noted during the site reconnaissance to possibly handle, store, or generate hazardous materials. Applicable property records are discussed below.

City of Bakersfield Fire Department

The City of Bakersfield Fire Department - (CBFD) is the lead regulatory agency or Certified Unified Program Agency (CUPA) for hazardous materials handling facilities in the City of Bakersfield. On October 25, 2021, Krazan reviewed available records via the internet at www.bakersfieldcity.us for potential records

associated with USTs, hazardous materials business plans (HMBPs), or hazardous materials incident reports for the subject site and adjacent properties. Based on Krazan's review of the available files, records were found on file with the CBFD for the subject that are discussed below. Please refer to Appendix E for a copy of the regulatory records.

Foothill Energy, LLC — subject site
Canfield Ranch Lease
Section 24-T30S/R26E
According to records on file with CBFD, the subject site oilfield lease operator, Foothill Energy, LLC, applied for a permit with the CBFD for a new oil well installation on 9/10/2012. The application was for oil well #24-24. The permit was not finalized and information on file with California Department of Conservation, California Geologic Energy Management Division (CalGEM) indicates this well was cancelled. CBFD records also include a routine inspection conducted by CBFD for the Foothill Energy Canfield Ranch Lease. No hazardous waste was noted and no violations were issued by the CBFD during this inspection on 4/14/2017.

State of California Regional Water Quality Control Board - Geotracker

Krazan's review of the State of California Regional Water Quality Control Board (RWQCB) Geotracker database available via the RWQCB Internet Website indicated that no LUST sites, land disposal sites, or military sites are listed for the subject site or adjacent properties. Additionally, no permitted UST sites were determined to be located on or adjacent to the subject site. Geotracker records do include a case summary document for the Canfield Ranch Edgar Lease (subject site) that is discussed below. Please refer to Appendix E for copies of RWQCB records.

Canfield Ranch, Edgar Lease — 1,500 feet to the east
NW1/4 / NW1/4 of Section 24, T30S, R26E
Bakersfield, California
According to records on file with Geotracker, the subject site (regional case board number 5D152092002) was regulated from 1958 to 2001 by Waste Discharge Requirement (WDR) 58-449 for Stream Energy, Inc. According to Geotracker, the status of this project is Completed-Case Closed as of 7/21/2001. Geotracker notes indicate the following: "According to aerial images the Facility was returned to agricultural use between 4/29/2011 and 8/7/2012 (ponds were filled in and tanks were removed). 12/17/2003 inspection: Two gunite-lined sumps are empty and used for emergency containment."

Geotracker records are on file for a vicinity property that has been the focus of investigations for releases to the subsurface. This vicinity facility is discussed below:

Pensinger Road Development — 1,500 fee east
11750 Pensinger Road
Bakersfield, California
According to information on file with Geotracker, this former tank farm and produced water pond facility is an open investigation site with the RWQCB that involves releases to

the subsurface. Total petroleum hydrocarbons as gasoline (TPH-g) and diesel (TPH-d) have been reported in soil beneath the former produced water pond at this vicinity facility. Krazan's review of the reports on file with the RWQCB indicates this former tank farm and produced water pond was located approximately 1,500 feet to the east of the subject site. Geotracker records appear to erroneously plot the location of 11750 Pensinger Road as the location of the idle oil well 25-24A at the subject site. However, RWQCB records indicate the investigation was conducted off site to the east approximately 1,500 feet. Based upon the location and distance from the subject site, there is no material evidence that this facility represents a significant environmental concern in conjunction with the subject site.

State of California Department of Toxic Substances Control - Envirostor

Krazan's review of the State of California Department of Toxic Substances Control (DTSC) Envirostor database available via the DTSC's Internet Website indicated that no State response sites, voluntary cleanup sites, school cleanup sites, or military sites are listed for the subject site, the adjacent properties, or properties located within 500 feet of the subject site. Additionally, no Federal Superfund – National Priorities List (NPL) sites were determined to be located within a one-mile radius of the subject site.

California Department of Conservation, California Geologic Energy Management Division

Krazan's October 23, 2021 review of California Department of Conservation, California Geologic Energy Management Division (CalGEM) Online Well Finder GIS database indicated that there are six oil wells located on the subject site. The well name, status and locations are identified by CalGEM as follows. Please refer to Appendix F for a copy of CalGEM well records.

- "Hall-Edgar" 21-24 (Plugged) Lat/Lon 35.309805/-119.142558;
- "KCL-Edgar" 12-24 (Plugged) Lat/Lon 35.308152/-119.144841;
- "Edgar" 23-24 (Plugged) Lat/Lon 35.306169/-119.142477;
- Pitts" 14X-24 (Plugged) Lat/Lon 35.304841/-119.144803;
- "Pitts" 14-24 (Plugged) Lat/Lon 35.304359/-119.144698; and,
- "Edgar" 24A-24 (Idle) Lat/Lon 35.304387/-119.141904.

During the site reconnaissance, with the exception of the idle oil well "Edgar" 24A-24 and the associated gas separator apparatus, no other oil wells or associated features, such as mud or drilling sumps, were noted on the subject site. CalGEM records also document that the planned oil well "Edgar" 24-24 was cancelled. The five oil wells that have been plugged and abandoned at the subject site were done so to CalGEM (formerly DOGGR) standards at the time of plugging and abandonment. It is unknown if these five oil wells are plugged and abandoned to current CalGEM standards.

Krazan recommends that CalGEM be contacted to determine if the oil wells are abandoned to current standards or if additional reabandonment or leak testing may be required for the plugged and abandoned oil wells prior to redevelopment of the subject site. CalGEM requires that the developer/property owner consult with the CalGEM prior to any work to uncover a known abandoned well, and CalGEM requires that property owners continue to provide access to any wells located on a property. Currently CalGEM requires that no buildings shall be constructed within 10 feet of an oil well on two adjacent sides and the third side of a well shall be no closer than 50 feet from buildings; the fourth side must remain open to allow for access of an abandonment rig in the event that the well requires abandonment or reabandonment in the future. Additionally, if any unknown oil wells are discovered or any known or unknown wells are damaged during work at the subject site, CalGEM must be contacted in order to evaluate the condition of the well.

Based on review of historical aerial photographs, three tank farms with multiple ASTs and production water ponds were noted to be present at the subject site in association with crude-oil production. Krazan's experience with tank farms indicates that there is a significant potential for hazardous materials or wastes to be present in subsurface soil at these locations as a result of crude oil production. Petroleum-hydrocarbons, volatile and semi-volatile organic compounds are typical constituents of concern.

Local Area Tribal Records

No Indian reservations, USTs on Indian land, or LUSTs on Indian land were reported on the subject site, adjacent properties, or vicinity properties in the EDR-provided database report.

6.5 Regulatory Agency Lists Review

Several agencies have published documents that list businesses or properties which have handled hazardous materials or waste or may have experienced site contamination. The lists consulted in the course of our assessment were compiled by EDR and Krazan and represent reasonably ascertainable current listings. Krazan did not verify the locations and distances of every property listed by EDR. Krazan verified the location and distances of the properties Krazan deemed as having the potential to adversely impact the subject site. The actual location of the listed properties may differ from the EDR listing. Refer to the following Table V for a summary of the listed properties located within the specified ASTM Search Radii. The actual distances of the listed properties (which are summarized in the table below) are based on observations during Krazan's site reconnaissance. No EDR-listed unmapped (non geocoded) sites were determined to be located on or adjacent to the subject site. Please refer to Appendix G for a copy of the EDR Report.

TABLE V
Listed Properties

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Federal NPL site list								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
Federal Delisted NPL site list								
Delisted NPL	1.000		0	0	0	0	NR	0
Federal CERCLIS list								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
Federal CERCLIS NFRAP site list								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
Federal RCRA CORRACTS facilities list								
CORRACTS	1.000		0	0	0	0	NR	0
Federal RCRA non-CORRACTS TSD facilities list								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Federal RCRA generators list								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-VSQG	0.250		0	0	NR	NR	NR	0
Federal institutional controls / engineering controls registries								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	0.001		0	NR	NR	NR	NR	0
State- and tribal - equivalent NPL								
RESPONSE	1.000		0	0	0	0	NR	0
State- and tribal - equivalent CERCLIS								
ENVIROSTOR	1.000		0	0	0	0	NR	0
State and tribal landfill and/or solid waste disposal site lists								
SWF/LF	0.500		0	0	0	NR	NR	0
State and tribal leaking storage tank lists								
LUST	0.500		0	0	0	NR	NR	0

TABLE V (continued)
Listed Properties

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
INDIAN LUST	0.500		0	0	0	NR	NR	0
CPS-SLIC	0.500		0	1	0	NR	NR	1
State and tribal registered storage tank lists								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		0	0	NR	NR	NR	0
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
State and tribal voluntary cleanup sites								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
WMUDS/SWAT	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
HAULERS	0.001		0	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	0.001		0	NR	NR	NR	NR	0
HIST Cal-Sites	1.000		0	0	0	0	NR	0
SCH	0.250		0	0	NR	NR	NR	0
CDL	0.001		0	NR	NR	NR	NR	0
CERS HAZ WASTE	0.250		0	0	NR	NR	NR	0
Toxic Pits	1.000		0	0	0	0	NR	0
US CDL	0.001		0	NR	NR	NR	NR	0
PFAS	0.500		0	0	0	NR	NR	0
Local Lists of Registered Storage Tanks								
SWEEPS UST	0.250		0	0	NR	NR	NR	0
HIST UST	0.250		0	0	NR	NR	NR	0
CERS TANKS	0.250		0	0	NR	NR	NR	0
CA FID UST	0.250		0	0	NR	NR	NR	0
Local Land Records								
LIENS	0.001		0	NR	NR	NR	NR	0

TABLE V (continued)
Listed Properties

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
LIENS 2	0.001		0	NR	NR	NR	NR	0
DEED	0.500		0	0	0	NR	NR	0
Records of Emergency Release Reports								
HMIRS	0.001		0	NR	NR	NR	NR	0
CHMIRS	0.001		0	NR	NR	NR	NR	0
LDS	0.001		0	NR	NR	NR	NR	0
MCS	0.001		0	NR	NR	NR	NR	0
SPILLS 90	0.001		0	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	0.001		0	NR	NR	NR	NR	0
EPA WATCH LIST	0.001		0	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	0.001		0	NR	NR	NR	NR	0
TRIS	0.001		0	NR	NR	NR	NR	0
SSTS	0.001		0	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	0.001		0	NR	NR	NR	NR	0
RAATS	0.001		0	NR	NR	NR	NR	0
PRP	0.001		0	NR	NR	NR	NR	0
PADS	0.001		0	NR	NR	NR	NR	0
ICIS	0.001		0	NR	NR	NR	NR	0
FTTS	0.001		0	NR	NR	NR	NR	0
MLTS	0.001		0	NR	NR	NR	NR	0
COAL ASH DOE	0.001		0	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	0.001		0	NR	NR	NR	NR	0
RADINFO	0.001		0	NR	NR	NR	NR	0
HIST FTTS	0.001		0	NR	NR	NR	NR	0
DOT OPS	0.001		0	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	0.001		0	NR	NR	NR	NR	0
US AIRS	0.001		0	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	0.001		0	NR	NR	NR	NR	0
DOCKET HWC	0.001		0	NR	NR	NR	NR	0
ECHO	0.001		0	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
CA BOND EXP. PLAN	1.000		0	0	0	0	NR	0
Cortese	0.500		0	0	0	NR	NR	0
CUPA Listings	0.250		0	0	NR	NR	NR	0

TABLE V (continued)
Listed Properties

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
EMI	0.001		0	NR	NR	NR	NR	0
ENF	0.001		0	NR	NR	NR	NR	0
Financial Assurance	0.001		0	NR	NR	NR	NR	0
HAZNET	0.001		0	NR	NR	NR	NR	0
ICE	0.001		0	NR	NR	NR	NR	0
HIST CORTESE	0.500		0	0	0	NR	NR	0
HWP	1.000		0	0	0	0	NR	0
HWT	0.250		0	0	NR	NR	NR	0
MINES	0.250		0	0	NR	NR	NR	0
MWMP	0.250		0	0	NR	NR	NR	0
NPDES	0.001		0	NR	NR	NR	NR	0
PEST LIC	0.001		0	NR	NR	NR	NR	0
PROC	0.500		0	0	0	NR	NR	0
Notify 65	1.000		0	0	0	0	NR	0
UIC	0.001		0	NR	NR	NR	NR	0
UIC GEO	0.001		0	NR	NR	NR	NR	0
WASTEWATER PITS	0.500		0	0	0	NR	NR	0
WDS	0.001		0	NR	NR	NR	NR	0
WIP	0.250		0	0	NR	NR	NR	0
MILITARY PRIV SITES	0.001		0	NR	NR	NR	NR	0
PROJECT	0.001		0	NR	NR	NR	NR	0
WDR	0.001		0	NR	NR	NR	NR	0
CIWQS	0.001		1	NR	NR	NR	NR	1
CERS	0.001		1	NR	NR	NR	NR	1
NON-CASE INFO	0.001		0	NR	NR	NR	NR	0
OTHER OIL GAS	0.001		0	NR	NR	NR	NR	0
PROD WATER PONDS	0.001		1	NR	NR	NR	NR	1
SAMPLING POINT	0.001		0	NR	NR	NR	NR	0
WELL STIM PROJ	0.001		0	NR	NR	NR	NR	0
MINES MRDS	0.001		0	NR	NR	NR	NR	0
HWTS	0.001		0	NR	NR	NR	NR	0
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		0	NR	NR	NR	NR	0
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
RGA LF	0.001		0	NR	NR	NR	NR	0
RGA LUST	0.001		0	NR	NR	NR	NR	0
- Totals --		0	3	1	0	0	0	4

The subject site location is listed in the EDR report and is discussed below.

Canfield Ranch, Edgar Lease — subject site
NW1/4 / NW1/4 of Section 24, T30S, R26E
Bakersfield, California
According to EDR, the subject site is listed in the following databases: California Environmental Reporting System (CERS); California Integrated Water Quality System (CIWQS) and Produced Water Ponds. The subject site is listed as case closed; however, no spills, releases of violations are identified. This facility was discussed in detail in Section 6.4. In summary, the subject site (regional case board number 5D152092002) was regulated by the RWQCB from 1958 to 2001 by Waste Discharge Requirement (WDR) 58-449 for Stream Energy, Inc. According to Geotracker, the status of this project is Completed - Case Closed as of 7/21/2001. Geotracker notes indicate the following: "According to aerial images the Facility was returned to agricultural use between 4/29/2011 and 8/7/2012 (ponds were filled in and tanks were removed). 12/17/2003 inspection: Two gunite-lined sumps are empty and used for emergency containment."

A vicinity property is listed by EDR and is discussed below.

Pensinger Road Development — 1,500 feet east
11750 Pensinger Road
Bakersfield, California
According to EDR, this facility is identified in the Cleanup Program Sites (CPS), the former Spills, Leaks, Investigations and Cleanup Sites (SLICS) and the California Environmental Reporting System (CERS) databases. This facility is identified by EDR as an open investigation. This facility was discussed in detail in Section 6.4. Based upon its location and distance of 1,500 feet to the east of the subject site, there is no material evidence that this site represents a significant environmental concern in conjunction with the subject site.

The remaining properties within the specified search radius of the subject site which appeared on local, state, or federally published lists of sites that use or have had releases of hazardous materials are of sufficient distance and/or situated hydraulically cross- or downgradient from the subject site such that impact to the subject site is not likely.

No engineering control sites, sites with institutional controls, or sites with deed restrictions were listed for the subject site, adjacent sites or vicinity properties in the EDR database report.

Hazardous Materials Migration in Soils and/or Groundwater

One site with a reported release of hazardous materials to the subsurface was reported within the subject site vicinity. This facility was discussed in Section 6.4 and was determined to be more than 1,500 feet east of the subject site with no evidence of a significant threat to the subject site. In general, potentially hazardous materials or petroleum products released from facilities located approximately hydraulically

upgradient within the subject site vicinity, or in a hydraulically cross-gradient direction in proximity to the site, may have a reasonable potential of migrating to the subject site via groundwater flow. This opinion is based on the assumption that non-vaporous hazardous materials generally do not migrate large distances laterally within the soil, but rather tend to migrate with groundwater in the general direction of groundwater flow. However, the potential for migration of volatile hazardous materials may include movement within soils, groundwater flow or potentially omni-directionally if present in a vaporous state.

Hazardous Materials Migration in Vapor

Hazardous materials or petroleum product vapors which may have the potential to migrate into the subsurface of the subject site may be caused by the release of vapors from contaminated soil or groundwater either on or in the vicinity of the subject site from current or historical uses of the subject site and/or adjacent or vicinity properties. Current or past land uses such as gasoline stations (using petroleum hydrocarbons), dry cleaning establishments (using chlorinated volatile organic compounds), former manufactured gas plant sites (using volatile and semi-volatile organic compounds), and former industrial sites such as those that had vapor degreasing or other parts-cleaning operations (using chlorinated volatile organic compounds) are of particular concern. Constituent of concern vapors are capable of migrating great distances omni-directionally along subsurface conduits such as pipelines, utility lines, sewer and stormwater lines, and building foundations.

Based on Krazan's observations and review of the EDR regulatory database report, the subject site former ASTs and ponds at the three former tank farm facilities may represent a potential vapor intrusion concern to future structures. No other listings of concern were determined to be associated with the subject site, adjacent properties, or properties located within the subject site vicinity. However, the screening process for vapor migration in connection with the subject site is described in the ASTM E 2600-10 *Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions,* an industry consensus methodology to assess vapor migration which is not included in the scope of work of this Phase I ESA.

7.0 DISCUSSION OF FINDINGS

Historical Uses

Based on Krazan's review of historical aerial photographs, a site reconnaissance, and contacts with the local regulatory agencies, there is evidence that RECs, exist in connection with the historical tank farm/produced water ponds and other oilfield uses of the subject site.

Current Uses

Based on Krazan's site reconnaissance, contacts with local regulatory agencies, there is no evidence that RECs exist in connection with the current uses of the subject site.

Adjacent or Vicinity Property Uses

Based on Krazan's field observations, review of the EDR government database report, and consultation with local regulatory agencies, there is no evidence that RECs exist in connection with the subject site from adjacent property uses.

7.1 Evaluation of Data Gaps/Data Failure

In accordance with ASTM E 1527-13 guidance, data gaps represent a lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information. Data gaps may result from incompleteness in any of the activities required by this practice. Data failure represents the failure to achieve the historical research objectives of this practice even after reviewing the standard historical sources that are available and likely to be useful. Data failure is one type of data gap. The following is a summary of data gaps encountered in the process of preparing this report including an observation as to the presumed significance of that data gap to the conclusions of this assessment.

- Absence of Interview with the Current and Previous Property Owners/Occupants (Section 6.1)

  A Phase I ESA interview with the current and previous owners/occupants of the subject site was not reasonably ascertainable. Consequently, information regarding the history and historical uses of the subject site obtained from an interview of the current and previous owners and/or occupants constitutes a data gap. Taken in consideration with the available information obtained in the course of preparing this report in conjunction with professional experience, there is no evidence to suggest that this data gap might alter the conclusions of this assessment. However, the contents of an interview with a previous property owner/occupant are unknown.

- Absence of a Final Title Report or Environmental Lien Search (Section 5.0)

  A Final Title Report or Environmental Lien Search were not provided by the user or prepared by Krazan in conjunction with this assessment. Consequently, a preliminary title report with attendant limitations was utilized in preparation of this report which constitutes a data gap. Taken in consideration with the available information obtained in the course of preparing this report in conjunction with professional experience, there is no evidence to suggest that this data gap might alter the conclusions of this assessment. However, the contents of a Final Title Report or Environmental Lien Search are unknown.

8.0 CONCLUSIONS

We have conducted a Phase I ESA of the subject site in conformance with the scope and limitations of the ASTM E 1527-13 *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* guidance documents. Any deviations from this practice were previously described in this report. During the course of this assessment, no evidence of historical recognized environmental conditions (HRECs) or controlled RECs (CRECs) was revealed. However, Krazan identified evidence of recognized environmental conditions (RECs) in conjunction with the subject site as defined by ASTM E 1527-13. Additionally, site development issues were identified and are discussed below.

RECs

- Based on review of historical aerial photographs, three tank farms with multiple aboveground storage tanks (ASTs) and production water ponds were formerly present at the subject site in association with crude-oil production of the Canfield Ranch Field - Edgar Lease (subject site). With the exception of one idle oil well with pumping unit and gas separator, no surface indications of oil wells, mud pits, production water ponds, or ASTs were noted at the subject site. Records on file with the Regional Water Quality Control Board (RWQCB) document a 7/21/2001 case closure with respect to waste discharge requirements. However, no documentation of investigations of subsurface soil conditions was identified for the subject site tank farm facilities. Krazan's experience with oilfield tank farms indicates that there is a significant potential for hazardous materials or wastes to be present in subsurface soil as a result of the use of additives at crude-oil production tank-farm facilities over many years of operation. Petroleum hydrocarbons, volatile and semi-volatile organic compounds are typical constituents of concern.

  Based upon the findings presented above, Krazan recommends that a Phase II Limited. Subsurface Assessment be conducted and that soil and soil vapor samples be collected and analyzed for constituents of concern within the areas identified as the former locations of ASTs and production water ponds at the subject site.

Site Development Issues

- Krazan's review of records with the State of California Department of Conservation, California Geologic Energy Management Division (CalGEM) indicates that six oil wells are located on the subject site. Five of the six wells are plugged and abandoned and the sixth well is idle. During Krazan's October 2021 site reconnaissance, except for the idle oil well pumping unit and gas separator, no surface indications of the other abandoned oil wells or former drilling mud pits were observed on the subject site.

  Krazan recommends that CalGEM be contacted to determine if the oil wells are abandoned to current standards or if additional reabandonment or leak testing may be required for the plugged and abandoned oil wells prior to redevelopment of the subject site. CalGEM requires that the developer/property owner consult with the CalGEM prior to any work to uncover a known abandoned well, and CalGEM requires that property owners continue to provide access to any wells located on a property. Currently CalGEM requires that no buildings shall be constructed within 10 feet of an oil well on two adjacent sides and the third side of a well shall be no closer than 50 feet from buildings; the fourth side must remain open to allow for access of an abandonment rig in the event that the well requires abandonment or reabandonment in the future. Additionally, if any unknown oil wells are discovered or any known or unknown wells are damaged during work at the subject site, CalGEM must be contacted in order to evaluate the condition of the well.

  Krazan's experience with similar oil wells indicates that the potential for significant hazardous materials or wastes to be present in subsurface soil at abandoned oil well locations is low. However, if significant petroleum-hydrocarbon-impacted soil or drilling mud is discovered during redevelopment work at the subject site, Krazan should be contacted to evaluate the impacted soil and/or drilling mud. Additionally, abandoned underground oil-gathering pipelines may be encountered and drilling mud in the subsurface may represent a geotechnical concern to structures that may be built over or near drilling mud pits.

9.0 RELIANCE

This report was prepared solely for use by Client and should not be provided to any other person or entity without Krazan & Associates' prior written consent. No party other than Client may rely on this report without Krazan & Associates' express prior written consent. Reliance rights for third parties will only be in effect once requested by Client and authorized by Krazan & Associates with authorization granted by way of a Reliance Letter. The Reliance Letter will require that the relying party(ies) agree to be bound to the terms and conditions of the agreement between Client and Krazan & Associates as if originally issued to the relying party(ies), or as so stipulated in the Reliance Letter.

10.0 LIMITATIONS

The site reconnaissance and research of the subject site has been limited in scope. This type of assessment is undertaken with the calculated risk that the presence, full nature, and extent of contamination would not be revealed by visual observation alone. Although a thorough site reconnaissance was conducted in accordance with ASTM E 1527-13, and employing a professional standard of care, no warranty is given, either expressed or implied, that hazardous material contamination or buried structures, which would not have been disclosed through this investigation, do not exist at the subject site. Therefore, the data obtained are clear and accurate only to the degree implied by the sources and methods used.

The findings presented in this report were based upon field observations during a single property visit, review of available data, and discussions with local regulatory and advisory agencies. Observations describe only the conditions present at the time of this investigation. The data reviewed and observations made are limited to accessible areas and currently available records searched. Krazan cannot guarantee the completeness or accuracy of the regulatory agency records reviewed. Additionally, in evaluating the property, Krazan has relied in good faith upon representations and information provided by individuals noted in the report with respect to present operations and existing property conditions, and the historic uses of the property. It must also be understood that changing circumstances in the property usage, proposed property usage, subject site zoning, and changes in the environmental status of the other nearby properties can alter the validity of conclusions and information contained in this report. Therefore, the data obtained are clear and accurate only to the degree implied by the sources and methods used. This report is provided for the exclusive use of the client noted on the cover page and shall be subject to the terms and conditions in the applicable contract between the client and Krazan. Any third party use of this report, including use by Client's lender, shall also be subject to the terms and conditions governing the work in the contract between the client and Krazan. The unauthorized use of, reliance on, or release of the information contained in this report without the express written consent of Krazan is strictly prohibited and will be without risk or liability to Krazan.

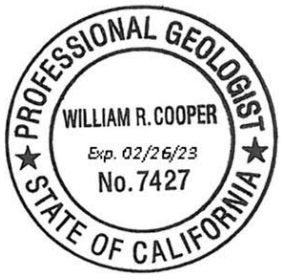
Conclusions and recommendations contained in this report are based on the evaluation of information made available during the course of this assessment. It is not warranted that such data cannot be superseded by future environmental, legal, geotechnical or technical developments. Consequently, given the possibility for unanticipated hazardous conditions to exist on a subject site which may not have been discovered, this Phase I ESA is not intended as the basis for a buyer or developer of real property to waive their rights of

recovery based upon environmental unknowns. Parties that choose to waive rights of recovery prior to site development do so at their own risk.

Parties who seek to rely upon Phase I Environmental Site Assessment reports dated more than 180 days prior to the date of reliance do so at their own risk. This limitation in reliance is based on the potential for physical changes at the site, changes in circumstances, technological and professional advances, and guidance related to the continued viability of Environmental Site Assessment reports, user's responsibilities, and requirements for updating of components of the inquiry.

11.0 QUALIFICATIONS

This Phase I ESA was conducted under the supervision or responsible charge of Krazan's undersigned environmental professional. The work was conducted in accordance with ASTM E 1527-13 *for a Phase I Environmental Site Assessment,* and generally accepted industry standards for environmental due diligence in place at the time of the preparation of this report, and Krazan's quality-control policies. We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in 40 CFR 312.10. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. If you have any questions or if we can be of further assistance, please do not hesitate to contact our office at (661) 837-9200.



Respectfully submitted,
KRAZAN & ASSOCIATES, INC.

William R. Cooper, P.G. No. 7427
Environmental Professional

Arthur C. Farkas
Sr. Environmental Professional

WRC/ACF/mlt

REFERENCES

Aerial photographs were obtained from EDR.

American Society for Testing and Materials (ASTM), *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment (ESA) Process*, ASTM Designations: E 1527-05 and E 1527-13.

ASTM, *Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions*, ASTM Designation E 2600-10.

City of Bakersfield Building Department.

City of Bakersfield Fire Department.

EDR, Regulatory Database Report.

California Department of Conservation, California Geologic Energy Management Division (CalGEM) (formerly DOGGR) https://www.conservation.ca.gov/calgem/Pages/WellFinder.aspx

State of California Department of Toxic Substances Control, Envirostor Website: http://www.envirostor.dtsc.ca.gov/public

State of California Regional Water Quality Control Board, Geotracker Website: http://geotracker.swrcb.ca.gov

State of California, Department of Water Resources, *Lines of Equal Elevation of Water in Wells Unconfined Aquifer, San Joaquin Valley, Spring 2018.*

U.S. Environmental Protection Agency (EPA) *Map of Radon Zones*.

U.S. Fish & Wildlife Service National Wetland Inventory *Wetlands Mapper:* http://www.fws.gov/wetlands/Data/Mapper.html

U.S. Geological Survey, 7.5-minute Buena Vista and Stevens, California topographic quadrangle maps, obtained from EDR.

GLOSSARY OF TERMS

Subject Site: The real property being investigated under this Phase I ESA.

Adjacent Properties: Properties which are contiguous with the subject site, or would be contiguous except for a street, road, or other public thoroughfare.

Subject Site Vicinity: Properties located within a 500-foot radius of the subject site.

Environmental Professional: A person meeting the education, training, and experience requirements as set forth in 40 CFR §312.10(b). The EP may be an independent contractor or an employee of the user.

User: The party seeking to use Practice E 1527 to complete an environmental site assessment of the subject site. A user may include, without limitation, a potential purchaser of the subject site, a potential tenant of the subject site, an owner of the subject site, a lender, or a property manager.

Recognized Environmental Condition (REC): In defining a standard of good commercial and customary practice for conducting an environmental site assessment of a parcel of property, the goal of the processes established by this practice is to identify recognized environmental conditions. The term recognized environmental conditions means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. *De minimis* conditions are not recognized environmental conditions.

Controlled Recognized Environmental Condition (CREC): A recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). For example, if a leaking underground storage tank has been cleaned up to a commercial use standard, but does not meet unrestricted residential cleanup criteria, this would be considered a CREC. The "control" is represented by the restriction that the property use remain commercial. A condition considered by the environmental professional to be a CREC shall be listed in the findings section of the Phase I ESA report and as an REC in the conclusions section. A condition identified as a CREC does not imply that the environmental professional has evaluated or confirmed the adequacy, implementation, or continued effectiveness of the required control that has been, or is intended to be, implemented.

Historical Recognized Environmental Condition (HREC): 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 (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). Before calling the past release an HREC, the environmental professional must determine whether the past release is an REC at the time the Phase I ESA is conducted (for example, if there has been change in the regulatory criteria). If the EP considers the past release to be an REC at the time the Phase I ESA is conducted, the condition shall be included in the conclusions section of the report as an REC.

GLOSSARY OF TERMS (continued)

Potential Area of Concern (PAOC): A term adopted to provide an alternative designation to the REC and HREC for a range of environmental issues related to current subject site uses, historical subject site uses, or from adjacent and/or vicinity property uses. The PAOC is utilized to emphasize full disclosure and provide the User with conclusions and recommendations related to potential environmental issues in connection with the subject site based on Krazan's professional experience in cases where official documentation or other evidence may be absent in order to identify an REC or HREC, thereby aiding the User's considerations of environmental due diligence risk tolerance.

Migrate/migration: For the purposes of this practice, "migrate" and "migration" refer to the movement of hazardous substances or petroleum products in any form, including, for example, solid and liquid at the surface or subsurface, and vapor in the subsurface. Vapor migration in the subsurface is described in ASTM E 2600-10 guidance; however, nothing in the E 1527-13 practice should be construed to require application of the E 2600-10 standard to achieve compliance with AAI.

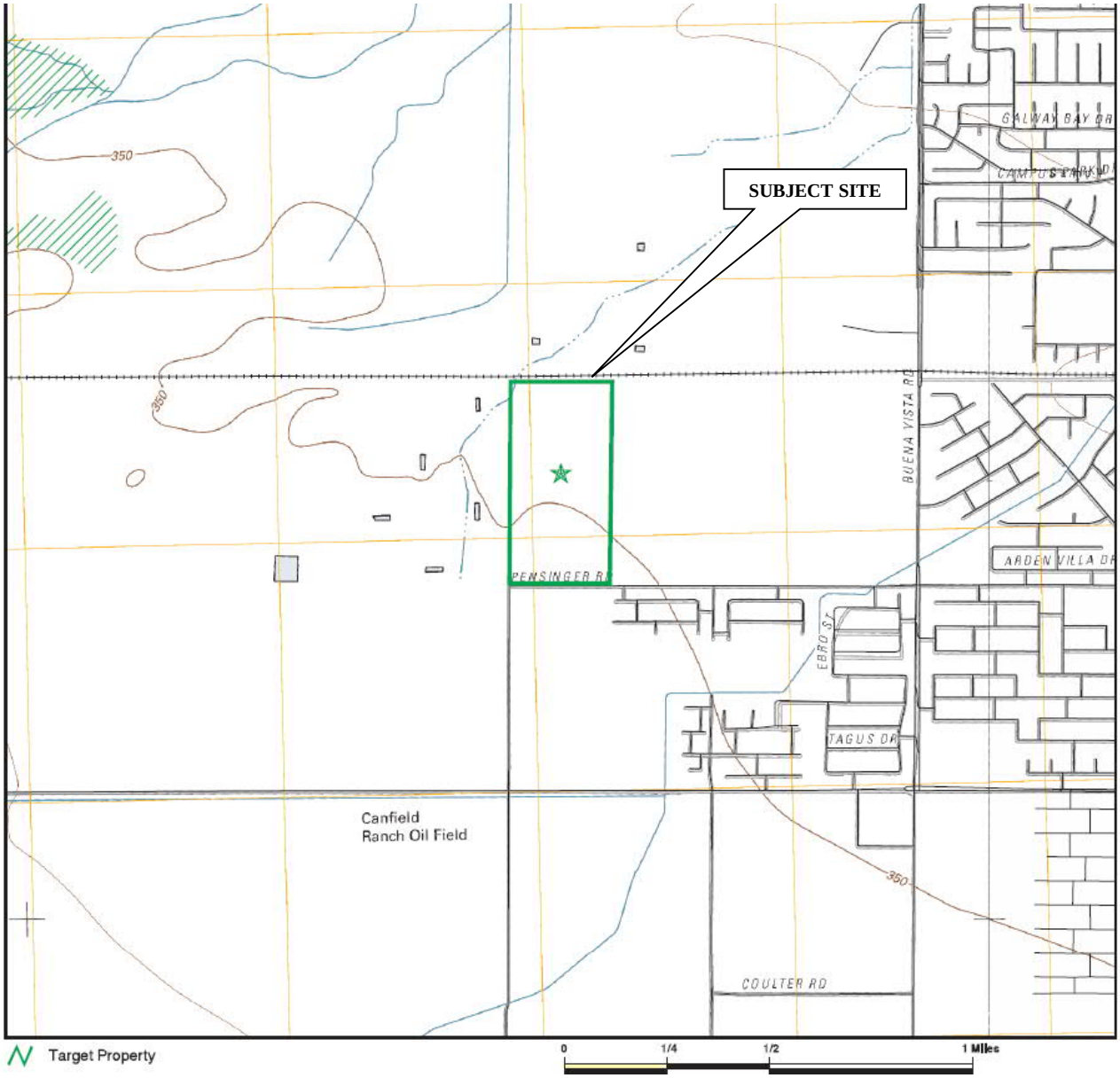
De minimis condition: A condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Condition determined to be *de minimis conditions* are not RECS or CRECs.

Data Gap: A lack of or inability to obtain information required by this practice despite good faith efforts by the Environmental Professional to gather such information. Data gaps may result from incompleteness in any of the activities required by this practice, including, but not limited to the site reconnaissance and interviews.

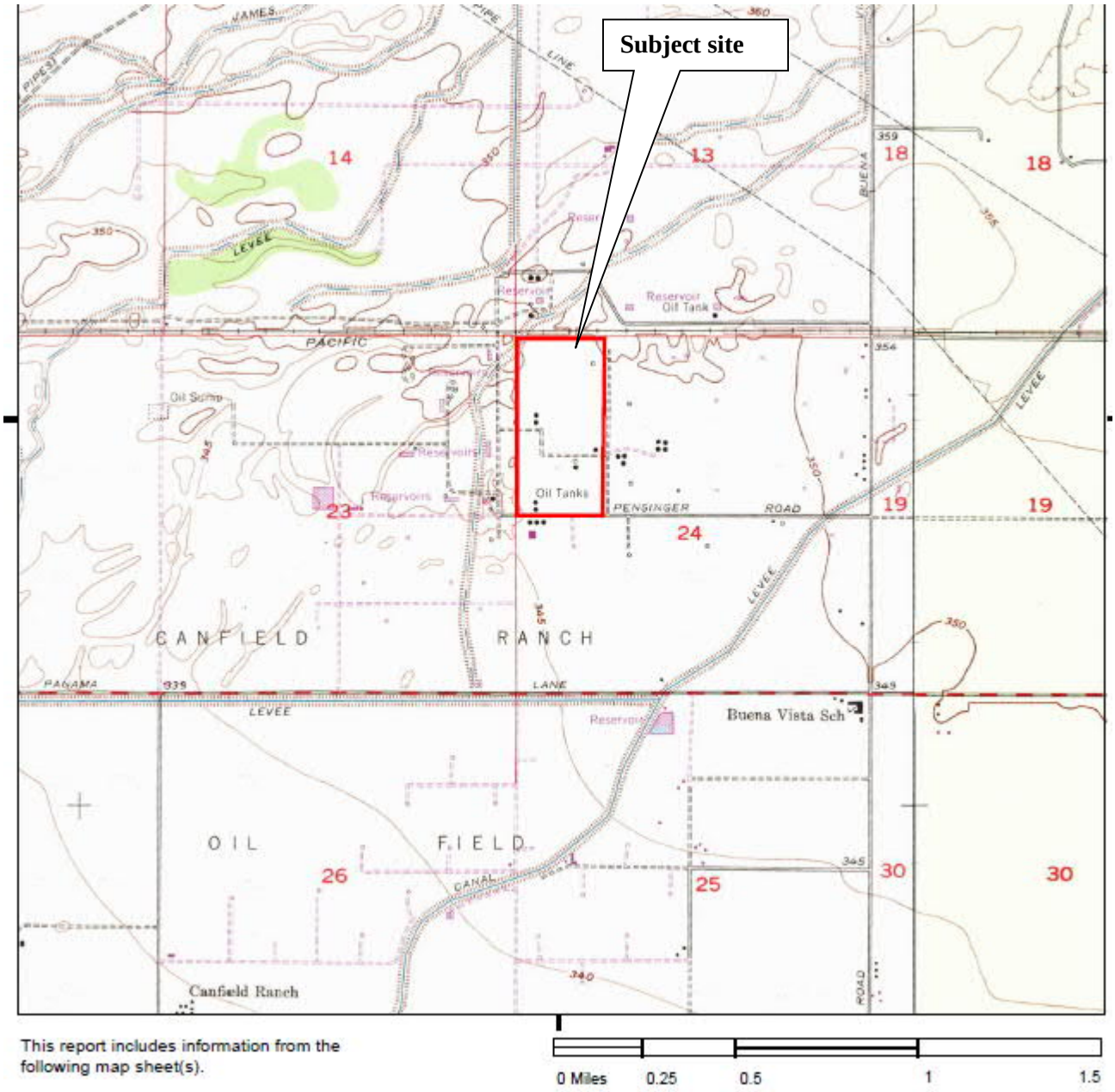
Data Failure: A failure to achieve the historical research objectives even after reviewing the standard historical sources that are reasonably ascertainable and likely to be useful. Data failure is one type of data gap.

GLOSSARY OF TERMS (continued)

AAI	All Appropriate Inquiries
AC	Asphalt Concrete
ACM	Asbestos-Containing Materials
AOC	Area of Concern
APN	Assessor's Parcel Number
AST	Aboveground Storage Tank
ASTM	American Society for Testing and Materials
AS	Air Sparging
AUL	Activity & Use Limitations
bgs	Below Ground Surface
BTEX	Benzene, Toluene, Ethylbenzene, Xylenes
CERCLA	Comprehensive Environmental Response Compensation and Liability Act
CESQG	Conditionally Exempt Small Quantity Generator
CFR	Code of Federal Regulations
CMU	Concrete Masonry Unit
COCs	Constituents of Concern
DEULs	Declaration of Environmental Use Restrictions
DOGGR	Division of Oil, Gas & Geothermal Resources (CA)
DTSC	Department of Toxic Substances Control (CA)
EC	Engineering Control
EDR	Environmental Data Resources
EP	Environmental Professional
EPA	United States Environmental Protection Agency
ERP	Emergency Response Plan
ESA	Environmental Site Assessment
ESL	Environmental Screening Level
FOIA	Freedom of Information Act
GPR	Ground Penetrating Radar
HCCD	Haines Criss-Cross Directory
HFIM	Historical Fire Insurance Map
HMBP	Hazardous Materials Business Plan
HREC	Historical Recognized Environmental Condition
HVAC	Heating, Ventilation, Air Conditioning
IC	Institutional Control
LBP	Lead-Based Paint
LLP	Landowner Liability Protection
LQG	Large Quantity Generator
LUC	Land Use Control
LUST	Leaking Underground Storage Tank
MCL	Maximum Contaminant Level
µg/L	Micrograms Per Liter
mg/kg	Milligrams Per Kilogram
mg/L	Milligrams Per Liter
MSDS	Material Safety Data Sheet
MTBE	Methyl Tertiary Butyl Ether
MFR	Multi-Family Residential
ND	Nondetectable
NFA	No Further Action (letter)
NPDES	National Pollution Discharge Elimination System
NPL	National Priorities List
O&M	Operations & Maintenance Plan
PAOC	Potential Area of Concern
PCB	Polychlorinated Biphenyl
PCC	Portland Cement Concrete
PCE	Perchloroethylene
PEC	Potential Environmental Concern (TS)
PGD	Polk Guide Directory
PG&E	Pacific Gas & Electric
PHCs	Petroleum Hydrocarbon Constituents
PID	Photoionization Detector
ppb	Parts Per Billion
ppm	Parts Per Million
PRG	Preliminary Remediation Goal
PRP	Potentially Responsible Party
RAP	Remedial Action Plan
RCRA	Resource Conservation and Recovery Act
REC	Recognized Environmental Condition
RP	Responsible Party
RWQCB	Regional Water Quality Control Board (CA)
SBA	Small Business Administration
SFR	Single-Family Residential
SPCC	Spill Prevention Control and Countermeasure Plan
SQG	Small Quantity Generator
SCE	Southern California Edison
SVE	Soil Vapor Extraction
SVOC	Semi-Volatile Organic Compound
SWRCB	State Water Resources Control Board
TCE	Trichloroethylene
TPH	Total Petroleum Hydrocarbons
TPH-D	Total Petroleum Hydrocarbons as Diesel
TPH-G	Total Petroleum Hydrocarbons as Gasoline
TPH-MO	Total Petroleum Hydrocarbons as Motor Oil
TS	Transaction Screen
USGS	United States Geological Survey
USFWS	United States Fish & Wildlife Service
UST	Underground Storage Tank
VEC	Vapor Encroachment Condition
VES	Vapor Encroachment Screening
VOCs	Volatile Organic Compounds

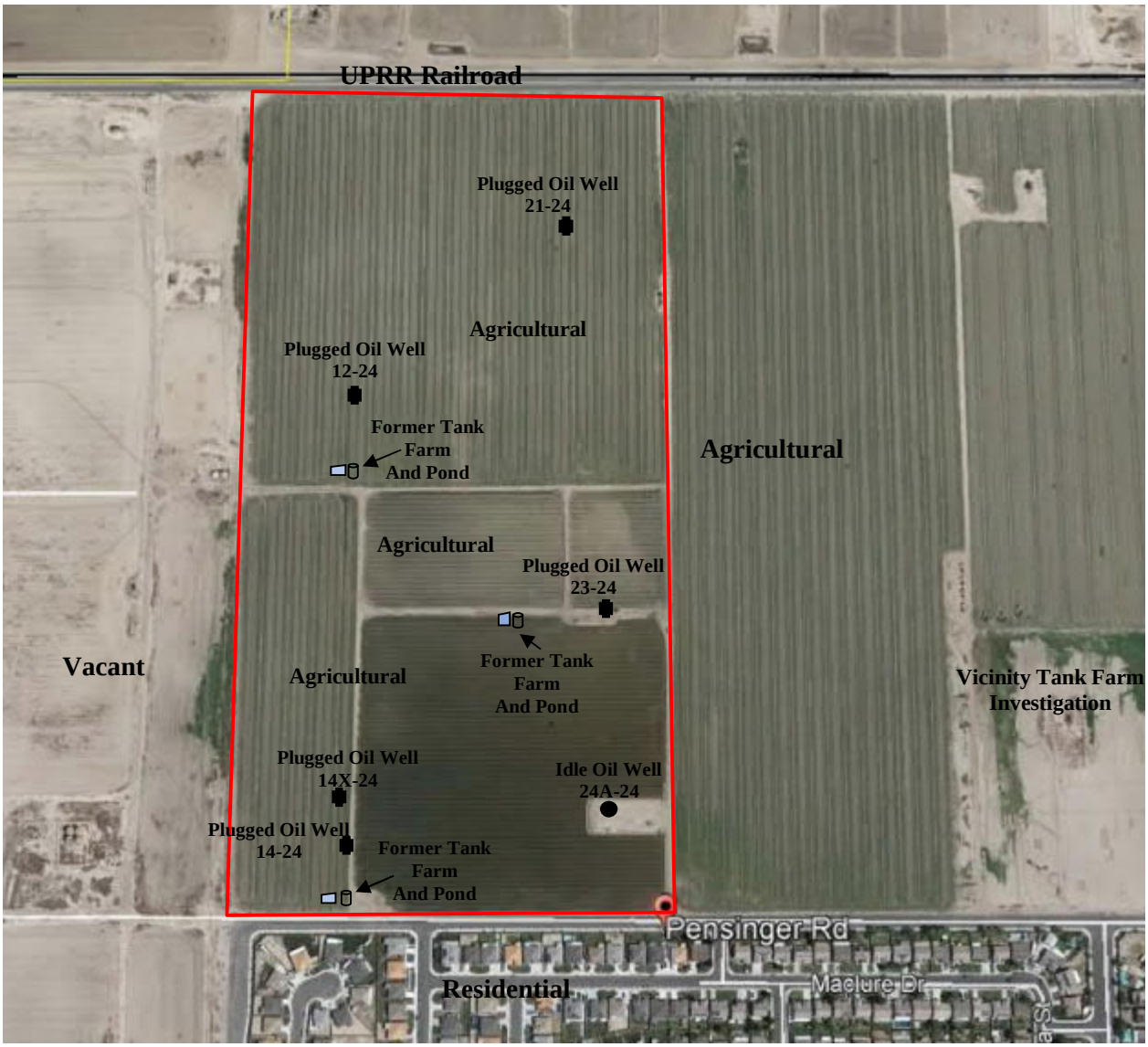


VICINITY MAP	Scale: See Map	Date: November 2021	Krazan SITE DEVELOPMENT ENGINEERS *Serving The Western United States*
Lorenzi Property **NEC Pensinger and** **South Allen Roads** **APNs 535-010-01, -03, and -04** **Bakersfield, California**	**Drawn By:** BC	**Approved by:** BC	
	Project No. 024-21066	**Figure No.** 1	



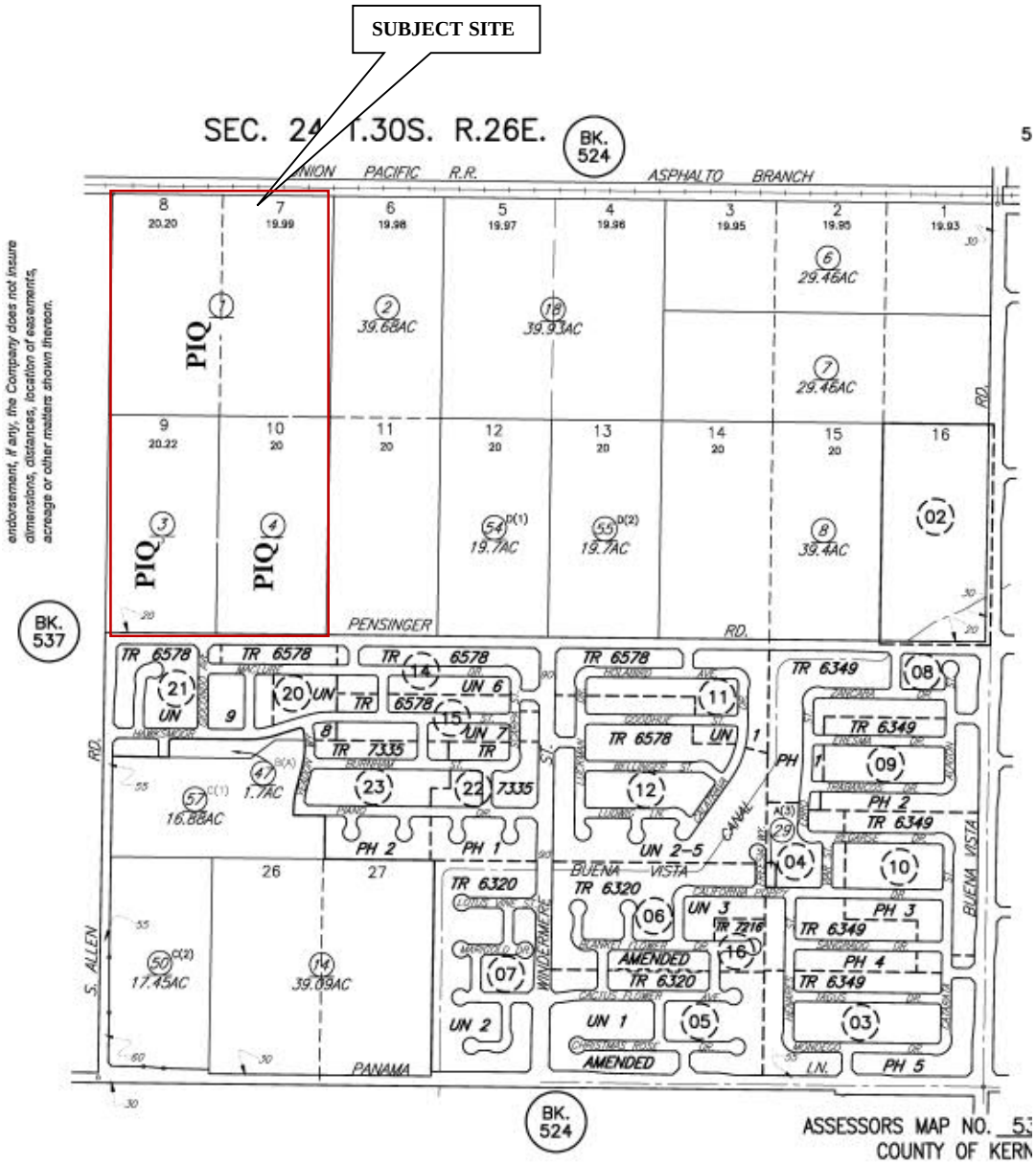
7.5-MINUTE SERIES
USGS TOPOGRAPHIC MAP
STEVENS, CA.
DATED 1967

TOPOGRAPHIC MAP	Scale: See Map	Date: November 2021	Krazan
Lorenzi Property **NEC Pensinger and South Allen Roads** **APNs 535-010-01, -03, and -04** **Bakersfield, California**	**Drawn By:** BC	**Approved by:** BC	**SITE DEVELOPMENT ENGINEERS** ***Serving The Western United States***
	Project No. 024-21066	**Figure No.** 2	

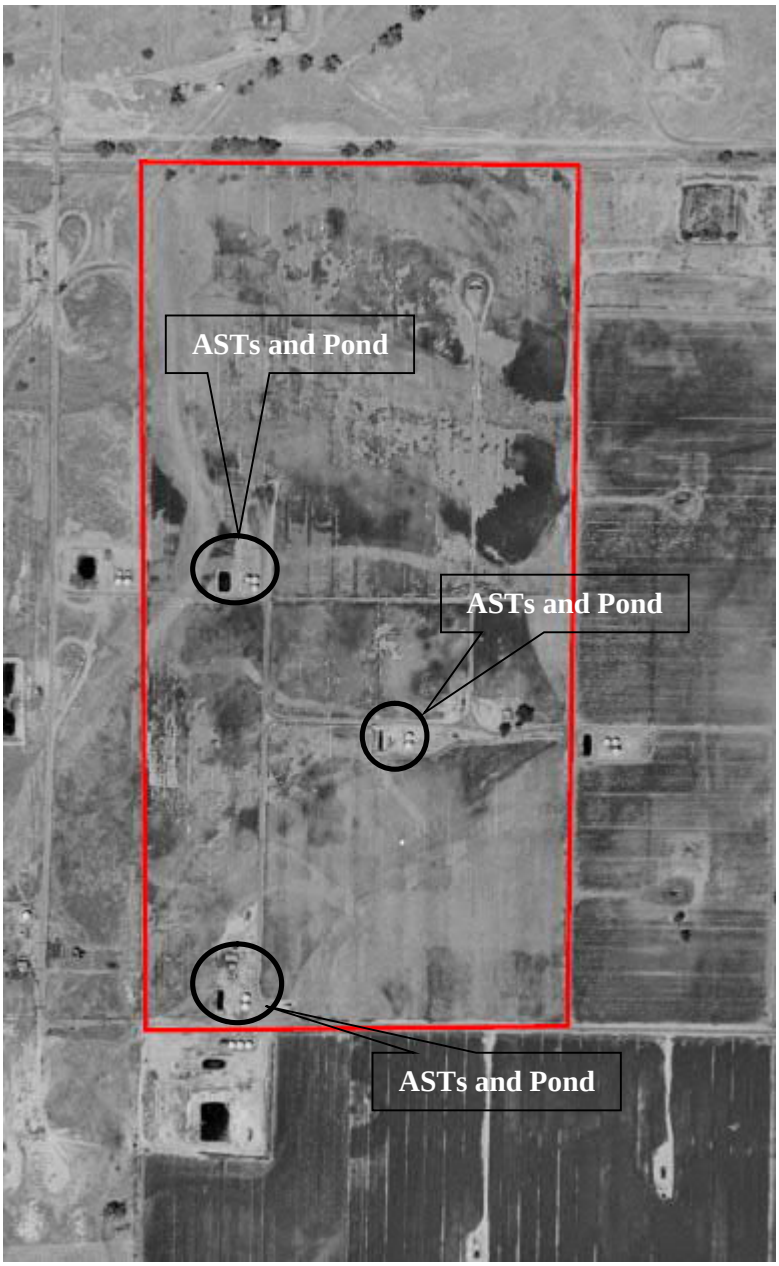


= Subject Site Boundary (Approximate)
= Plugged and Abandoned Oil Well (Approximate)
= Idle Oil Well (Approximate)
= Tank Farm and Produced Water Pond (Approximate)

SITE MAP **Lorenzi Property** **NEC Pensinger and South Allen Roads** **APNs 535-010-01, -03, and -04** **Bakersfield, California**	**Scale:** 1" ≈ 500' **Drawn By:** BC **Project No.** 024-21066	**Date:** November 2021 **Approved by:** BC **Figure No.** 3	Krazan **SITE DEVELOPMENT ENGINEERS** ***Serving The Western United States***



Assessor's Parcel Map	Scale: NTS	Date: November 2021	Krazan
Lorenzi Property **NEC Pensinger and South Allen Roads** **APNs 535-010-01, -03, and -04** **Bakersfield, California**	**Drawn By:** BC	**Approved by:** BC	**SITE DEVELOPMENT ENGINEERS** ***Serving The Western United States***
	Project No. 024-21066	**Figure No.** 4	



1956 Aerial Photograph Depicting Subject Site Tank Farm Facilities **Lorenzi Property** **NEC Pensinger and South Allen Roads** **APNs 535-010-01, -03, and -04** **Bakersfield, California**	**Scale:** NTS	**Date:** November 2021	Krazan **SITE DEVELOPMENT ENGINEERS** ***Serving the Western United States***
	Drawn By: BC	**Approved by:** BC	
	Project No. 024-21066	**Figure No.** 5	

Appendix A

Photo 1: Northern-facing view along the western side of the subject site from the southwest corner of the subject site. This portion of the subject site is in agricultural production of alfalfa. The adjacent property to the west includes a crude oil pipeline. Undeveloped Allen Road is located adjacent to the west.

Photo 2 Eastern-facing view along the southern side of the subject site from the southwest corner of the subject site. Pensinger Road is pictured.

Photo 3: Southern-facing view of the southwestern part of the subject site. Residentially developed properties are pictured adjacent to the south of Pensinger Road.

Photo 4: Western-facing view from the northwestern part of the subject site. An oilfield tank farm is pictured offsite in the distance to the west.

Photo 5: View of the water well located along the eastern boundary within the northeastern part of the subject site. A lube-oil drum is present and the wellhead concrete pad is oil stained. Minor staining of the soil was noted around the concrete pad. A pole-mounted transformer (background right) provides electrical power to the water well.

Photo 6: Western-facing view along the northern boundary; the Union Pacific Railroad line is pictured adjacent to the north.

Photo 7: Northern-facing view along the eastern side of the subject site. The southeastern portion of the subject site is in agricultural production of corn.

Photo 8: View of the idle oil well 24A-24 located within the southeastern part of the subject site.

Photo 9: View of the gas separator apparatus that is located adjacent to the idle oil well 24A-24.

Photo 10: Western-facing view along the southern side of the subject site from the southeastern corner of the subject site. The southeastern portion of the subject site is in agricultural production of corn. The southern-adjacent properties are developed with residential homes.