

APPENDIX I-4

Solano County Remedial Action Completion Certification



SOLANO COUNTY
Department of Resource Management

675 Texas St., Ste. 5500
Fairfield, CA 94533
www.solanocounty.com

LF-
Environmental
Phase I

Telephone No: (707) 784-6765
Fax: (707) 784-4805

Birgitta Corsello, Director
Cliff Covey, Asst Director

REMEDIAL ACTION COMPLETION CERTIFICATION

March 2, 2007

MR. MIKE NORDSTROM
GENERAL MILLS
1 GENERAL MILLS BOULEVARD, NO2-B
MINNEAPOLIS, MN 55426

RE: UNDERGROUND STORAGE TANK (UST) CASE CLOSURE FOR PROPOSED RESIDENTIAL PROPERTY, Unauthorized Release, General Mills, 800 Derr Avenue, Vallejo, SCDRM File # 29-10316-5


Dear Mr. Nordstrom:

This letter confirms the completion of site investigation and corrective action for the underground storage tank(s) 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 tank(s) 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 25299.37 of the Health and Safety Code and with corrective action regulations adopted pursuant to Section 25299.77 of the Health and Safety Code and that no further action related to the petroleum release(s) at the proposed residential property site is required.

This notice is issued pursuant to subdivision (h) of Section 25299.37 of the Health and Safety Code. Please contact our office at (707) 784-6765 if you have any questions regarding this matter.

Sincerely,


Terry Schmidtbauer, REHS
Environmental Health Manager

Building & Safety
David Cliche,
Chief Building
Official

Planning Services
Mike Yankovich
Program Manager

Environmental Health
Terry Schmidtbauer
Program Manager

Administrative Services
Daniel Bellem
Staff Analyst

Public Works-Engineering
Paul Wiese
Engineering Manager

Public Works-Operations
Steve Hilar
Operations Manager



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Birgitta Corsello, Director
Cliff Covey, Asst Director

March 2, 2007

MR. MIKE NORDSTROM
GENERAL MILLS
NUMBER ONE GENERAL MILLS BOULEVARD, NO2-B
MINNEAPOLIS, MN 55426

RE: TRANSMITTAL LETTER, UNDERGROUND STORAGE TANK (UST) CASE CLOSURE FOR PROPOSED RESEDENTIAL PROPERTY, Unauthorized Release, Former General Mills, Residential Property, 800 Derr Ave., Vallejo, CA. Solano County File No. 29-10316-5.

Dear Mr. Nordstrom:

Enclosed, please find one copy each of the Remedial Action Completion Certification, Case Closure Summary, and No Further Action Required Concurrence letter from the Region Water Quality Control Board for your files. Based on the findings, residual impacted soil exists on site.

Based on the work completed, the residual concentrations remaining on site is considered to be low risk to human health and the environment for the proposed use of this site as residential. However, groundwater from the site should not be used for domestic or municipal purposes. A groundwater quality assessment should be performed prior to use of the groundwater for any purpose. Precautions should be taken during construction on site to properly handle, manage, and dispose of impacted material and to avoid contact with impacted groundwater. Notifications should be made to workers and residences occupying facilities over areas of residual impacted soil and groundwater.

Please be advised that the attached information does not relieve you of any liability under the California Health and Safety Code or Water Code for past, present, or future operations at the site. Nor does it relieve you of the responsibility to clean up existing, additional or previously unidentified conditions at the site which cause or threaten to cause pollution or nuisance or otherwise pose a threat to water quality or public health. This information shall be disclosed to future property owners.

Please contact me at (707) 784-6765 if you have any questions regarding this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Misty C. Kaltreider for".

Misty C. Kaltreider, CHMM, P.G.
Geologist

Enclosures: Remedial Action Completion Certification
Case Closure Summary

Building & Safety
David Cliche, Chief
Building Official

Planning Services
Mike Yankovich
Program Manager

Environmental Health
Terry Schmidtbauer
Program Manager

Administrative
Services
Daniel Bellem
Staff Analyst

Public Works-
Engineering
Paul Wiese
Engineering Manager

Public Works-Operations
Steve Hilas
Operations Manager

Closure Transmittal Letter
Former General Mills, 800 Derr Street, Vallejo
Site # 29-10316-5
March 2, 2007
Page 2

cc: Ms. Mary Rose Cassa, San Francisco Bay – RWQCB
1515 Clay Street, Suite 1400
Oakland, CA 94612

Mr. Ron Duff, Fund Manager, UST Cleanup Fund Program
UST Cleanup Fund Program
P.O. Box 944212
Sacramento, CA 94244-2120

Mr. Todd Miller
Malcolm Pirnie
2000 Powell Street, Suite 1180
Emeryville, CA 94608

CASE CLOSURE SUMMARY

Local Oversight Program

I. AGENCY INFORMATION

Date: 2/5/2007

Agency Name: Solano County DRM
 City/State/Zip: Fairfield, CA 94533
 Project Lead: Misty C. Kaltreider, PG

Address: 675 Texas St., Suite 5500
 Phone: (707) 784-6765
 Title: Geologist

II. CASE INFORMATION

Site Name: **Former General Mills, Proposed Residential Property,
 800 Derr Ave., Vallejo, CA**

RB Lustis case no: SWEEPS no: 29-10316
 URF filing date: 5/19/2003

Responsible Party Info.

<u>Responsible Party</u>	<u>Address</u>	<u>Information</u>
Mr. Mike Nordstrom General Mills	1 General Mills Boulevard, No2-B Minneapolis, MN 55426	

Tank Info.

Tank No.	Size (gal)	Contents	Closed?	Closure Method	Date
1	1,000	Diesel Fuel	Yes	Removed	4/16/1987
2	1,000	Diesel Fuel	Yes	Removed	4/16/1987
3	5,000	Diesel Fuel	Yes	Removed	Jan 1988
4	5,000	Diesel Fuel	Yes	Removed	Jan 1988
5	250	Waste Oil	Yes	Removed	Jan 1988
6	1,000	Gasoline	Yes	Removed	Nov 1988
7	31,000	Heating Oil	Yes	Closed In-Place	April 1993
8	250	Heating Oil	Yes	Removed	4/29/2003
11	280	Gasoline	Yes	Removed	1/20/2006
12	280	Gasolinc	Yes	Removed	1/20/2006

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release: **Ten Tank Systems throughout the proposed residential property.**

Is site characterization complete? **Yes**

Date approved by oversight agency: **2/5/2007**

How many wells installed? **2**

Proper screened interval? **Yes**

Highest water depth below grade: **5.5 ft bgs**

Lowest depth: **6.5 ft bgs**

Groundwater flow direction: **northwest to southwest**

Most sensitive current use: **Residential**

Are drinking wells affected? **No**

Drinking water aquifer name: **N/A**

Is surface water affected? **No**

Nearest surface water body name: **At the closest location, Mare Island Strait, located 55 feet southwest of the proposed residential property.**

Address/location of off-site impact: **None**

Report(s) on file? **Yes**

Where? **SCDRM**

CASE CLOSURE SUMMARY

Local Oversight Program

III. RELEASE AND SITE CHARACTERIZATION INFORMATION (Continued)

Treatment and Disposal of Affected Materials

Material	Amount	Action (treatment/disposal w/destination)	Date
Soil	Unknown	Disposal at Class II Landfill (Closure of Tanks T1 through T6 and T8)	Unknown
Soil	500 cubic yards	Treated on-Site and Re-used on Leasehold Property (Tanks T5, T11, T12)	November 2006
Water	10,000 gallons	Removed from tank excavation and as rinsate from tanks T11 and 12. Transported to Evergreen, Newark, California for disposal	February 2006
Water	30,000 gallons	Removed from the excavation during remedial activity and discharged to the sanitary sewer under permit.	November 2006

COMMENTS (DEPTH OF REMEDIATION, ETC.):

Site Setting: The property consists of approximately 35 acres and has been occupied by a flour and mill facility since 1869. General Mills purchased the property in 1944. The property is located on the southern terminus of Derr Street, along the east side of the Napa River and Mare Island Strait. Approximately 10 acres of the property (southwest portions of assessor parcels 0061-160-090 and 0062-010-130) is located adjacent to the Napa River and Mare Island Strait, and owned by the City of Vallejo and leased to General Mills. As designated by the City of Vallejo, and due to its proximity to the Napa River and Mare Island Strait, this portion of the property is designated for commercial use only. Due to its designated use for only commercial, this portion of the Former General Mills "leasehold" property is being investigated and cleaned up separately.

The remaining 25 acres of the former General Mills property is proposed to be redeveloped for residential usage. This closure addresses cleanup criteria for unrestricted site usage on the 25 acres of the Former General Mills property that is proposed for residential development. The area surrounding the property consists of residential homes to the north, south, and east and Former General Mills "leasehold" property to the west. The Mare Island Strait is approximately 55 to 550 feet west of the proposed residential property line. Figure 1 illustrates the property boundaries.

Property Usage: The property was separated into two areas based on proposed site usage as commercial and residential. The proposed residential portion of the property consists of areas generally east of the original mill warehouse and service station and includes a portion of the Mill east of the "residential Survey Line" on the attached map showing Tank Areas and Boring Locations. Ten former underground storage tanks T1 through T8 and T11 and T12 were identified on the Proposed Residential Property portion the site. The former USTs and property boundary are illustrated on Figure 1. A summary on each tank is presented in Table 1, attached.

UST History for T-1 through T-8

Environmental impacts associated with the operations of tanks T-1 through T-7 were investigated from 1994 through 1996 and environmental impacts associated with the use of tank T-8 were investigated in 2003. Tanks T-1 through T-7 were closed in 1996 and tank T-8 was closed in 2004. Solano County with concurrence from the Bay Area Regional Water Quality Control Board, closure letters were issued for Tanks T-1 through T-7 on September 9, 1996 and T-8 on August 23, 2004.

CASE CLOSURE SUMMARY

Local Oversight Program

In an October 2005 Phase I ESA Report prepared by Clayton Group Services (CGS), two additional USTs were reported as potentially existing on the Proposed Residential Property (Tanks T-11 and T-12), based on information contained on a 1938 Sanborn map. Due to their age, these tanks were not permitted by the County and were not previously known to exist on the Site. These two USTs were reported adjacent to the western extent of the Garage (see figure 1). CGS conducted a Phase II ESA in the vicinity of tanks T-11 and T-12 in November 2005 to evaluate their potential environmental impacts. Soil and grab groundwater samples collected from borings were analyzed for TPH as gasoline (-G), TPH as diesel fuel (-D), and TPH as motor oil (-MO) and volatile organic compounds (VOCs). Results of the Phase II ESA revealed elevated concentrations of TPH-D and TPH-MO in the grab groundwater samples collected.

UST History for T-11 and T-12

In February 2006, Malcolm Pirnie investigated the site for the presence of the USTs reported by CGS. Near the Mill's former Garage, Malcolm Pirnie encountered two USTs, tanks T-11 and T-12. Water removed from the tank excavation and from tank rinsate was disposed at Evergreen in Newark. Soils were characterized, and transported to the Leasehold Property for future use. Analytical results are presented in the Tank Closure Report, Malcolm Pirnie, February, 2006.

One additional tank (T-13) was encountered on the Proposed Commercial portion of the General Mills property, adjacent to the residential/commercial property line. Borings and wells installed adjacent to T-13 were used to evaluate the potential impact onto the residential property from this former tank.

Geology/Hydrogeology: Previous site mapping indicated that the western portion of the site is underlain by Holocene Artificial Fill, and the eastern portion of the site is underlain by Late Cretaceous undivided sandstone, siltstone, and shale of the Great Valley Complex. The site elevation ranges from 140 feet above sea level in the eastern portion to 10 feet above sea level on the western portion (U.S. Geological Survey Topographic Map of the Benicia Quadrangle). Fill soils on the western portion of the site consist of silty clay or clayey sand with claystone fragments of moderate to high plasticity (Engeo, 2006). This material extends to approximately 11 to 19 feet below ground surface (bgs). Soft clay was encountered from 19 feet to 20.5 feet bgs. Claystone was encountered below surface to approximately 25.5 feet bgs (Northgate, 2007). Groundwater is encountered beneath the Residential Property at approximately 6 to 7 feet bgs. Groundwater flows northwest to southwest, towards Mare Island Strait, located 55 feet west of the site.

Sensitive Receptor Survey: No water supply wells were identified on or adjacent to the site within 2000 feet. The site is 55 feet east of the Mare Island Strait which is under tidal influence and consists of seasonally brackish to saline water. Monitoring wells constructed on the site have shown slight tidal influence. Total dissolved solids reported in the groundwater collected from the onsite wells ranged from 500 mg/L to 3,870 mg/L indicating mostly fresh water influence and minimal saline water influx from the Mare Island Strait.

Napa River is considered sensitive aquatic habitat. Based on low to below detectable concentrations of constituents reported in the groundwater, it is unlikely that concentrations reported on site will migrate to adversely effect the Napa River.

Public Notification: A public notice was submitted to residents within 500-feet of the property boundary approximately 30 days prior to implementing the remedial activities on the Residential Property in October and November 2006.

This document and the related CASE CLOSURE LETTER, shall be retained by the lead agency as part of the official site file.

CASE CLOSURE SUMMARY

Local Oversight Program

Maximum Documented Soil Concentrations - Before and After (residual) cleanup (mg/Kg)

Constituent	Initial Concentration (location/date)	Residual Concentration (location/date)
TPH gasoline	300 (Tank 8 EPI, excavation @ 10' 9/2003)	<1
TPH diesel	3,900 (Tank 8 EPI, excavation @ 10' 9/2003)	94 (SW T5 @ 15' 11/2006)
TPH motor oil	7,500 (Tank 5, excavation @ 10' 1/1988)	280 (SW T5 9 @ 6' 10/2006)
Benzene	0.011 (B1 @ 10' 4/1993)	<0.005 (6/2006)
Toluene	0.37 (Tank 5 @ 10' 1/88)	<0.005 (6/2006)
Ethylbenzene	0.02 (Tank 5 @ 10' 1/88)	<0.005 (6/2006)
Xylenes	0.011 (B4 @ 10.5' 4/1993)	<0.005 (6/2006)
VOCs (only detected constituents reported)	(Tank 5 @ 10', 01/14/1988): 0.098 - Carbon Tetrachloride 0.086 - 1,2-DCE 33 - Trans-1,2-DCE 2 - Methylene chloride 3.6 - 1,1,2,2-Tetrachloroethane 64 - PCE 0.78 - 1,1,1-Trichloroethane 42 - TCE 0.014 - n-Butylbenzene (B10 @ 3.5' bgs 10/05) 0.0055 - 4-Isopropyltoluene (B10 @ 3.5' 10/05) 0.034 - 1,2,4-Trimethylbenzene (B10 @ 3.5' bgs 10/05) 0.064 - 1,3,5-Trimethylbenzene (B10 @ 3.5' bgs 10/05)	<2 for all VOCs (6/2006)
PNAs (only detected constituents reported)	(Tank 5 - T5-1 @ 4', 09/1994): <13 PNAs	(East of Tank T13 (within the residential area) SB79 @ 12.5', 07/2006): 0.0086 - Acenaphthene 0.042 - Acenaphthylene 0.1 - Anthracene 0.35 - Benzo[a]anthracene 0.24 - Benzo[a]pyrene 0.35 - Benzo[b]fluoranthene 0.1 - Benzo[g,h,i]perylene 0.36 - Benzo[k]fluoranthene 0.25 - Chrysene 0.034 - Dibenzo[a,h]anthracene 0.57 - Fluoranthene 0.031 - Fluorene 0.091 - Indeno[1,2,3-cd]pyrene 0.018 - Naphthalene 0.3 - Phenanthrene 0.5 - Pyrene
Vanadium	91 - (B17 @ 6.5' 10/2005)	95 - (NG-6S-2 @ 5', 12/7/2006)
Asbestos	19 - (B17 @ 6.5' 10/2005)	25 - (T5-5 @ 2.5', 06/02/2006)
Lead	170 - (T5-1 @ 6.5', 09/30/1994)	61 - (NG-9S-2 @ 5' 12/07/06)
Cobalt	20 - (T5-5 @ 6', 06/02/2006)	26 - (NG-4S-3 @ 6', 12/7/2006)
Chromium	46 - (WS1 @ 5', 5/2006)	62 - Chromium (NG-4S-3 @ 6', 12/7/2006)
Other metals	Detected, below ESLs	Detected, below ESLs
PCBs	<0.034 - (T5 @ 6.5' 9/1994)	NA

Notes: TPH = Total Petroleum Hydrocarbons

BTEX = Benzene, Toluene, Ethylbenzene, and Total Xylenes

PCE = Tetrachloroethene

TCE = Trichloroethene

DCE = Dichloroethene

PNA = Polynuclear Aromatics

PCB = Polychlorinated Biphenyls

VOC = Volatile Organic Compound

NA = not analyzed

ND = not detected

mg/kg = milligrams per kilogram

Highlighted concentrations exceeded the ESLs = Regional Water Quality Control Board, San Francisco Bay Region, Environmental Screening Levels for shallow soil (<3 meters) on Residential Property where groundwater is not used for drinking water purposes. (RWQCB October 2005)

This document and the related CASE CLOSURE LETTER, shall be retained by the lead agency as part of the official site file.

CASE CLOSURE SUMMARY

Local Oversight Program

Maximum Documented Water Concentrations - Before and After (residual) cleanup (µg/L)

Constituent	Before (location/date) (µg/L)	Residual (location/date) (µg/L)
TPHg	2,200 (BW1, 4/1993)	<50
TPHd	1,500,000 (B10, 10/2005)	54 (MW11, 12/2006)
TPH motor oil	650,000 (B10, 10/2005)	<300 (MW11, 12/2006)
Benzene	<0.5 (2005)	<0.5 (12/2006)
Toluene	0.84 (MW3, 2/2006)	0.51 (MW11, 12/2006)
Ethylbenzene	6.6 (B4 10/2005)	<0.5 (12/2006)
Xylenes	5.5 (B10, 10/2005)	0.51 (MW11, 12/2006)
VOCs (only detected constituents reported)	14 - n-Butylbenzene (B4, 10/2005) 7 - sec-Butylbenzene (B4, 10/2005) 0.82 - Bromochloromethane (B4 10/2005) 0.6 - 4-Chlorotoluene (T5-5, 6/2006) 1.5 - Chloroform (B4, 10/2005) 0.5 - Carbon Disulfide (T5-5, 6/2006) 12 - 4-Isopropyltoluene (B4, 10/2005) 24 - Isopropylbenzene (B4, 10/2005) 0.5 - PCE (T5-9, 6/2006) 30 - n-propylbenzene (B4, 10/2005) 5.8 - 1,2,4-TBM (B10, 10/2005) 1.5 - 1,3,5-TBM (B10, 10/2005) 0.6 - Vinyl Chloride (T5-5, 6/2006) 1.6 - Cis-1,2-DCE (T5-9, 6/2006)	0.87 - Cis-1,2-DCE (NG-21W, 12/2006) <2 - for all other VOCs (12/2006)
PNAs (only detected constituents reported)	6.4 - Naphthalene (B10 10/05) <2.1 other PNAs	(MW3, 8/2006): 0.2 - Acenaphthene 0.1 - Acenaphthylene <0.09 - Benzo[a]pyrene 0.3 - Fluoranthene 0.4 - Fluorene 0.6 - Naphthalene 0.7 - Phenanthrene 0.2 - Pyrene
Metals, (Cd, Cr, Zn, and Ni)*	<20 - for metals (MW6, 3/95)	NA
Lead	120 - (BW-1 4/1993)	<3 - (MW11, 12/2006)
PCBs	<0.001 - (MW6 3/1995)	NA

Notes: TPH = Total Petroleum Hydrocarbons

PCB = Polychlorinated Biphenyl

Cd = cadmium, Ni = nickel, Cr = chromium, Zn = Zinc

VOC = Volatile organic compound

NA = not analyzed

µg/L = micrograms per liter

* Northgate analyzed CAM 17 metals from grab water samples collected from borings (12/2006). The samples were not filtered and considered bias, therefore, not used for evaluation of residual groundwater impacts.

Evaluation of Residual Concentrations: Residual concentrations of constituents remain in soil and groundwater beneath the site at concentrations less than the Residential use scenario environmental screening levels (BSLs) established by the San Francisco Bay Regional Water Quality Control Board with the exception for Arsenic Cobalt, and Benzo[a]pyrene. Residual concentrations of constituents that exceeded ESLs are discussed below.

Benzo[a]pyrene: The highest concentration of Benzo[a]pyrene was reported in a soil sample collected from 12.5 feet bgs. Based on the ESLs for residential site usage, shallow soils are considered less than 3 meters (<9 feet deep) and deep soil is greater than 3 meters in depth. No detectable concentrations of Benzo[a]pyrene was reported in the shallow soil (<9 feet bgs) from samples collected on site. The highest concentration was reported from deep sediment samples collected at 12.5 feet bgs. The ESL goal for deep soil (> 9 feet bgs) for benzo[a]pyrene is 12 mg/Kg. Residual concentrations of benzo[a]pyrene reported in deep soil on site is 0.24 mg/Kg and within acceptable levels. Due to the depth of reported constituents, the residual concentrations are considered within acceptable guidelines for residential usage.

This document and the related CASE CLOSURE LETTER, shall be retained by the lead agency as part of the official site file.

CASE CLOSURE SUMMARY

Local Oversight Program

Arsenic and Cobalt: Arsenic and cobalt concentrations detected in the onsite soils exceed the RWQCB Environmental Screening Levels of 5.5 ppm and 10 ppm, respectively for residential usage. Investigations performed on site indicate that arsenic concentrations ranged from 1.5 ppm to 26 ppm whereas cobalt was reported up to 26 ppm in the onsite soil. Based on reference data, Bay Area soils range up to 10 ppm for arsenic therefore; the reported arsenic concentration in the onsite soil appears representative of natural background concentrations. In addition, bedrock underlying the site is comprised of the Great Valley Sequence. Lawrence Berkeley National Laboratory and DTSC reported that arsenic in soils within the Bay Area ranges from 5 mg/kg to 40 mg/kg. Arsenic concentrations below 11 mg/kg are considered as background levels (DTSC). According to the Lawrence Berkeley National Laboratory (LBNL, 1995), the arsenic concentrations in the Great Valley Sequence formation range from 12.53 ppm to 31 ppm. Cobalt concentrations within the Great Valley formation range from 20.6 to 25.5 mg/kg. Therefore, the arsenic and cobalt concentrations detected on site are within the range of reported concentrations for the naturally-occurring parent rock material of the area. No further assessment or remedial action was presented for arsenic and cobalt concentrations on site.

IV. CLOSURE

Are existing beneficial uses protected per RB Basin Plan? **Yes**

Are potential beneficial uses protected per RB Basin Plan? **Yes**

Is public health protected for current land use? **Yes**

Describe site management requirements: **Yes. Groundwater from the site should not be used for domestic or municipal purposes. A groundwater quality assessment should be performed prior to use of the groundwater for any purpose.**

Should corrective action be reviewed if site use changes? **Yes. Prior to using groundwater from the site, the water quality should be evaluated.**

Are MWs decommissioned? **No** How many? Number remaining: **2**

Describe enforcement actions taken: **None**

Describe enforcement actions rescinded: **None**

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: Terry Schmidtbauer, REHS

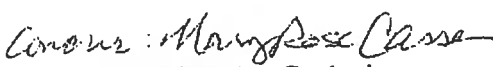
Title: Program Manager, Environmental Health

Signature: 

Date: 2-14/07

VI. RWQCB NOTIFICATION

Date submitted to RB: 2/14/07

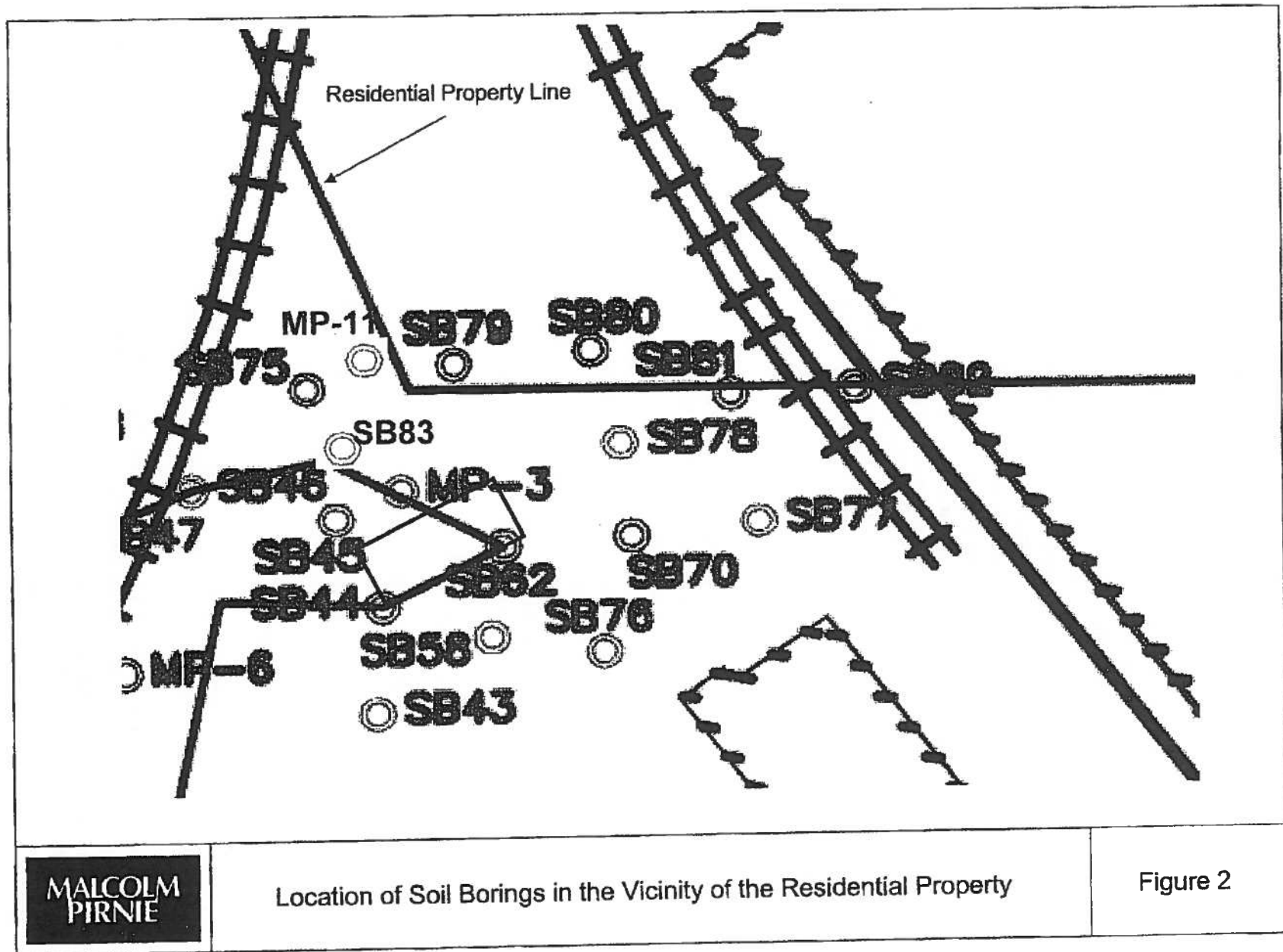
Concurrence:  2/26/07

RWQCB Staff Name: Mary Rose Cassa

Title: Sr. Engineering Geologist

VII. ADDITIONAL COMMENTS (attach pages as necessary)

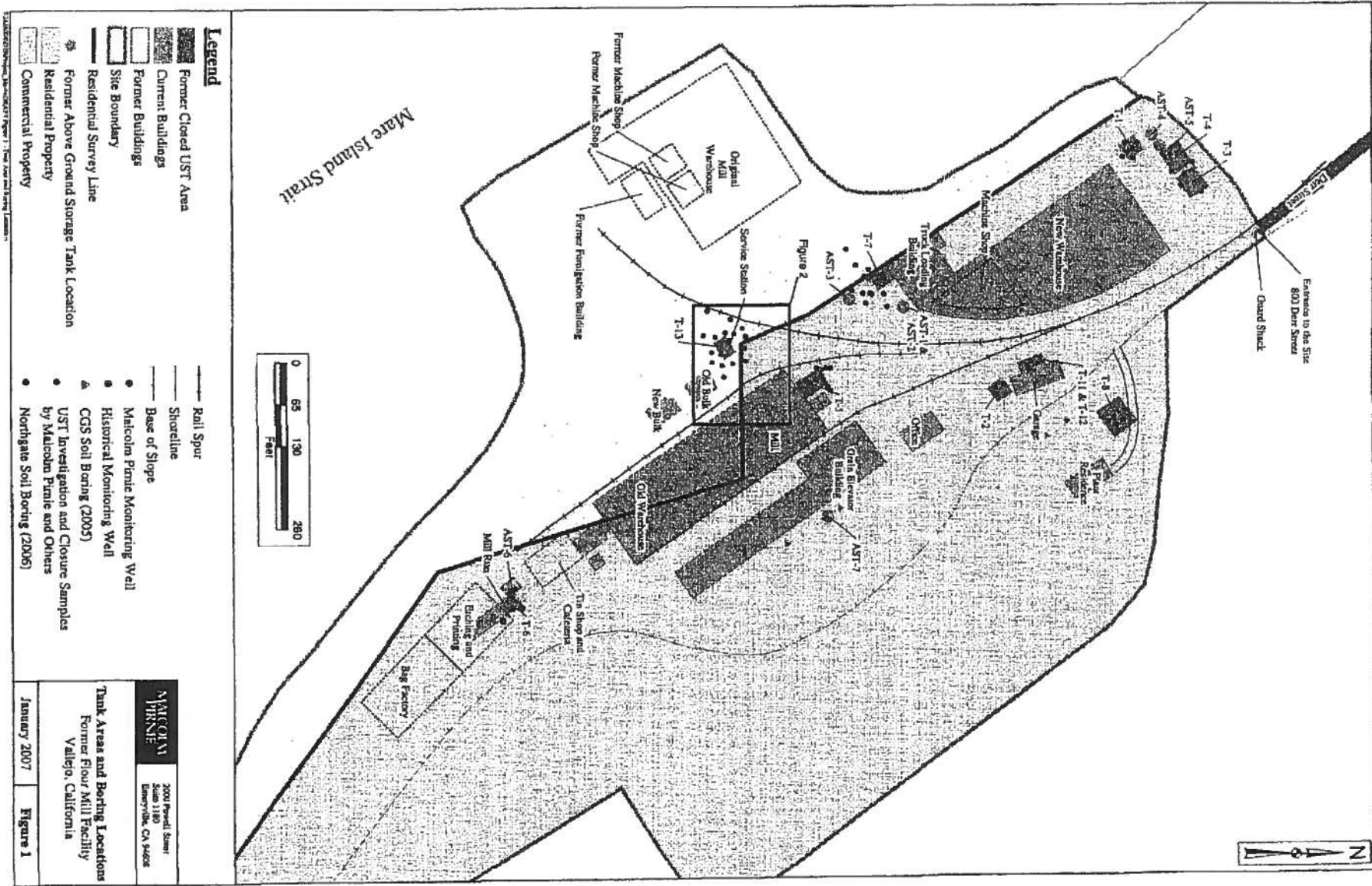
Based on the findings from the work performed to date, this identified release is considered low-risk and poses a minimal threat to human health and the environment, and therefore should be closed from further investigation. Closure of the former General Mills "leasehold" property for the area proposed for commercial development will be addressed separately.



**MALCOLM
PIRNIE**

Location of Soil Borings in the Vicinity of the Residential Property

Figure 2



Legend

- Former Closed UST Area
- Current Buildings
- Former Buildings
- Site Boundary
- Residential Survey Line
- ⊛ Former Above Ground Storage Tank Location
- Residential Property
- Commercial Property
- Rail Spur
- Shoreline
- Base of Slope
- Malcolma Pitrite Monitoring Well
- Historical Monitoring Well
- ▲ CGS Soil Boring (2005)
- UST Investigation and Closure Samples by Malcolma Pitrite and Others
- Northgate Soil Boring (2006)



MARGINA PRINCE <small>2000 Powell Street Suite 1180 Emeryville, CA 94608</small>	Tank Areas and Boring Locations Former Flour Mill Facility Vallejo, California January 2007 Figure 1
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Table 1
Summary of Information on History, Contents, and Closure of Tanks T1- through T-8, T-11, T-12
Site Investigation Report
Former Flour Mill Facility, 800 Derr Street, Vallejo, California

UST Number	Size (gallons)	Content	Characteristics	Estimated Date of Use	Summary of Environmental Investigations	Status
T-1	1,000	diesel	Unknown characteristics, piping of the suction type, visual and stock inventory used as leak detection. A permit was issued in 1985 for the installation of a 1,000 gallon diesel tank	1966 - 1987	<p>April 1987: One soil sample was collected from beneath the tank and analyzed for TPH-D. Analytical results from the soil sample were non-detect for TPH-D.</p> <p>September 1994 - September 1996: Four borings were advanced and four soil samples and one grab groundwater sample were collected. A sheen was noted in the groundwater collected from the boreholes. TPH-D was detected in the soil samples at concentrations ranging from 4 to 15 mg/kg. TPH-D was detected in the groundwater sample collected from one soil boring up to 420 µg/L. No other compounds were detected above their reporting limit.</p>	Tank removed on April 16, 1987. Remedial Action Completion Certification (NFA) September 9, 1996.
T-2	1,000	diesel	Unknown characteristics, piping of the suction type, visual and stock inventory used as leak detection.	Unknown - 1987	April 1987: One sample collected. No detectable concentrations reported in the soil from soil collected under the UST.	Tank removed on April 16, 1987. Remedial Action Completion Certification (NFA) September 9, 1996.
T-3	5,000	diesel	Manufactured by Perkins in 1980, installed in 1980 with 1/4" thick steel, non-vaulted, single walled, steel, piping of the suction type, stock inventory used as leak detection	1980 - 1988	<p>January 1988: Three sidewall soil and one groundwater sample were collected from the excavation following UST removal. The three sidewall soil samples did not contain detectable concentrations of TPH-D. Product was observed on groundwater at 6 feet below grade. The groundwater sample contained 560,000 µg/L of TPH-D. Soil stockpile samples contained concentrations of TPH-D up to 770 mg/kg. Approximately 50 cubic yards of impacted soils were removed during tank removal. Four groundwater monitoring wells were installed (4" PVC, screened from 6 to 18 feet bgs).</p> <p>September 1994 - September 1996: Well MW-3, installed in 1988, could not be located. The three other wells were sampled and groundwater results were non-detected in October 1994, February 1995, and May 1995, except for TPH-D detected at 350 µg/L in MW-4 in May 1995. Following the first quarter 1996 monitoring event, closure was requested.</p>	Tanks removed in January 1988. Remedial Action Completion Certification (NFA) September 9, 1996.
T-4	5,000	diesel		Unknown - 1988	<p>January 1988: One soil sample was collected from beneath the tank after removal. Analytical results indicated Oil & Grease up to 7,500 mg/kg and TPH-D at 200 mg/kg. VOCs were also detected in the soil sample: carbon tetrachloride (0.098 mg/kg); 1,2-dichloroethane (0.086 mg/kg); trans-1,2-dichloroethane (33 mg/kg); ethylbenzene (0.2 mg/kg); mthylene chloride (2 mg/kg); 1,1,2,2-tetrachloroethane (3.6 mg/kg); tetrachloroethene (64 mg/kg); toluene (0.37 mg/kg); 1,1,1-trichloroethane (0.78 mg/kg); and trichloroethene (42 mg/kg). No groundwater was encountered during excavation.</p> <p>September 1994 - September 1996: Advancement of 4 soil borings and installation of one monitoring well. Soil results for one boring (T5-1) indicated a Total residual petroleum hydrocarbons up to 940 mg/kg in the vadose zone and up to 80 mg/kg in the saturated zone. Metals, chromium, lead, zinc, and nickel were detected at acceptable levels above their reported limit, except for a</p> <p>2006 - Subsequent investigation indicated up to 3,600 ppm TPHd and 7,500 ppm TPHmo. Area around the former tank T5 was overexcavated between October 2006 - November 2006. Approximately 400 cubic yards of soil was excavated, treated and reused on the Commercial portion of the property. Approximately 30,000 gallons of water was removed during remedial activities and discharged into the sanitary sewer. Confirmation samples collected from the excavation indicated up to 94 ppm TPHd and 280 ppb TPHmo. Semivolatile and volatile compounds were reported below detection limits in borings and confirmation samples. Grab water sample collected after water extraction indicated up to 630 ppb TPHd and 330 ppb TPHmo.</p>	
T-5	250	waste oil	Single wall, steel	Unknown - 1988	<p>November 1988: Two soil samples and one groundwater sample were collected from beneath the tank after removal. Groundwater was reported up to 43,000 µg/L TPH-D. Soil analytical results were not found in the Solano County files.</p> <p>September 1994 - September 1996: No analytes were detected above the reporting limit in the two soil borings advanced in the vicinity of the tank. Following the first quarter 1996 monitoring event, closure was requested. 2006 - Subsequent investigation indicated up to 7.2 ppm TPHd and 12 ppm TPHmo. Semivolatile and volatile compounds were reported below detection limits in borings.</p>	Tank removed in January 1988. Remedial Action Completion Certification (NFA) September 9, 1996.
T-6	1,000	diesel or gasoline	Single wall, steel	1930s	<p>April 1993: Four soil borings and one Hydropunch groundwater sample were drilled in the vicinity of the tank in April 1993. Soil sample analytical results indicated up to 13 ppm TPH-G. Product was reportedly encountered in one soil boring located on the south side of the tank. The groundwater sample collected contained 2,200 µg/L TPH-G, 100,000 µg/L TPH-D, and 120,000 µg/L TPH-MO. No VOCs were detected in the groundwater sample. Detectable concentrations of chromium, lead, nickel, and zinc were reported in the groundwater sample. Lead was reported at 120 µg/L in the grab groundwater sample.</p> <p>May 1993: Ten Hydropunch borings were drilled in the vicinity of T-7 and nine soil and ten groundwater samples were collected. No TPH were detected in the soil samples. Groundwater samples contained TPH-D up to 130,000 µg/L and TPH-MO up to 150,000 µg/L.</p> <p>May 1994: Installation of MW-5 immediately west of T-7 (2" PVC, screen from 3 to 13 feet bgs)</p> <p>September 1994 - September 1996: TPH-MO in MW-5 up to 220 µg/L in October 1994. No analytes were detected in MW-5 in February 1995, May 1995, and September 1995, except for TPH-MO up to 300 µg/L in September 1995 but TPH-MO was also detected.</p>	Tank removed in January 1988. Remedial Action Completion Certification (NFA) September 9, 1996.
T-7	32,000	heating oil	Concrete	1930s	<p>April 2003: Tank located near plant residence, east of the main plant. Concentrations collected from the soil indicated 3,900 ppm TPHd. Soil samples collected from borings and after overexcavation reported 260 ppb TPHd. Grab water samples collected from the borings indicated below detectable concentrations of TPHd and BTEX.</p>	Tank removed 4/29/2003. NFA closure submitted 8/23/2004
T-8	250	heating oil	Single wall, steel	Unknown - 2002		

**Table 1
Summary of Information on History, Contents, and Closure of Tanks T1- through T-8, T-11, T-12
Site Investigation Report
Former Flour Mill Facility, 800 Derr Street, Vallejo, California**

UST Number	Size (gallons)	Content	Characteristics	Estimated Date of Use	Summary of Environmental Investigations	Status
T-11	280	gasoline	Single-wall steel Coated with tar like material Corrosion holes observed at the bottom where tar coat worn out		2005: Soil samples collected from borings adjacent to the USTs were non-detect for TPH-g, TPH-MO, VOCs, and PNAs. TPH-D concentration of 61 µg/L in well MP-5 immediately adjacent to and downgradient of tanks. Non-detectable concentrations reported for TPH-MO, PNAs, lead, TPH-G, BTEX, and fuel oxygenates.	Removed on 1/20/2005.
T-12	280	gasoline	Single-wall steel Coated with tar like material Corrosion holes observed at the bottom where tar coat worn out		January 20, 2006: Removal of tanks T-11 and T-12 occurred. Groundwater was not encountered during excavation activities. Concentrations were reported up to 42 ppm TPHd and 580 ppm TPHmo. Semivolatile and volatile compounds including TPHg were reported below detection limits in samples collected from the tank excavation.	Removed on 1/20/2005

Notes:

UST - Underground Storage Tank	mg/kg - milligrams per kilogram	TPH-G - Total Petroleum Hydrocarbons as Gasoline
bgs - below ground surface	BTEX - Benzene, Toluene, Ethylbenzene, Xylenes	TPH-D - Total Petroleum Hydrocarbons as Diesel Fuel
µg/L - micrograms per liter	VOCs - Volatile Organic Compounds	TPH-MO - Total Petroleum Hydrocarbons as Motor Oil

Sources:

- Solano County Department of Resource Management. File 10316 Summary.
- McLaren/Hart Environmental Engineering. 1995. Soil and Groundwater Investigation, Supplemental Underground Storage Tank Closure Plan Including Quarterly Groundwater Monitoring at the General Mills Facility. May 11.
- McLaren/Hart Environmental Engineering. 1996. First Quarter 1996 Quarterly Groundwater Monitoring at the General Mills Facility. March 6.
- Kleinfielder, 2003. Soil Investigation and Sampling Report. General Mills Vallejo Mill. September 2003
- Kleinfielder, 2004. Final Closure Report. General Mills Vallejo Mill. July 2004

From: "Brown, Anita @ Newport Beach" <Anita.Brown@cbre.com>
To: "Sheila Mossey" <smossey@dfckc.com>, <JKuhlman@dfckc.com>, "Scott Gaudi..."
Date: 4/20/2007 1:53 PM
Subject: Vallejo Phase One and Two

CC: "Mueller, Craig @ Newport Beach" <Craig.Mueller@cbre.com>

Following is the link to download the Phase One Environmental Site Assessment and the Phase Two Soil and Groundwater Quality Investigation for General Mills Vallejo.

If you have any trouble opening this, please let me know.

Thanks.

Anita Brown
CBRE | Melody
CB Richard Ellis | Capital Markets
3501 Jamboree Road, Suite 500 | Newport Beach, CA 92660
T 949 509 2133 | F 949 509 2109 | C 949 232 4632
anita.brown@cbremelody.com | www.cbre.com

1164.02 Draft Phase I and Phase II ESA 12-22-06.pdf

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Sheila Mossey - general mills

From: Jeffrey Kuhlman
To: Sheila Mossey
Date: 4/19/2007 11:09 AM
Subject: general mills

Sheila,

Do you have some time to help me with the General Mills loan? I am working with Jim Kousoulas at Brian Cave. He is our outside counsel on this loan. There are a lot of environmental issues on this loan and we have received a lot of information. If I email you the information, would you make a hard copy and send a package to Jim so they can begin reviewing it? I would rather you handled this than someone else because there is a lot of information and at some point I may need someone (like you) who can look at a document and understand what it is and identify if we have it....so I apologize if it just sounds like making copies but it may turn into something more in-depth. If you can help me out, please let me know.

thanks,

Jeff W. Kuhlman
VP - National Real Estate Lending Group
Market Manager, Aspen

visitor download

Bank Midwest
457 E. Hopkins Avenue
Aspen, CO 81611
jkuhlman@dfckc.com
Phone : (970) 920-0137
Fax: (970) 920-6759
Cell #: (970) 948-5926

Sheila Mossey - Re: 30 -day Libor

From: Dana Cummins
To: Mossey, Sheila
Date: 4/10/2007 2:58 PM
Subject: Re: 30 -day Libor

Today it is 5.32

Dana Cummins
Loan Operations
Bank Midwest
(816) 412-1658

>>> Sheila Mossey 4/10/2007 1:11 PM >>>
Dana,

What is the current 30-day Libor?
Thanks,
Sheila

From: "Kousoulas, James" <jpkousoulas@BryanCave.com>
To: "Rosenberg, David" <david.rosenberg@kattenlaw.com>, "Small, Andrew D." <...>
Date: 4/9/2007 4:38 PM
Subject: Attached Files- NEPP
Attachments: Assumption AgreementBMWNEPP_v1.DOC; Payoff LetterBMWNEPP(Balance)_v1.DOC; Payoff LetterBMWNEPP(Air Rights)_v1.DOC

CC: "Bill Miles" <wmiles@dfckc.com>, "Sheila Mossey" <smossey@dfckc.com>
<<Assumption AgreementBMWNEPP_v1.DOC>> At <<Payoff LetterBMWNEPP(Balance)_v1.DOC>> ta <<Payoff LetterBMWNEPP(Air Rights)_v1.DOC>> ched are revisions of the Payoff Letters and the Assumption Document. Jim

James P. Kousoulas
Partner
Bryan Cave LLP
1900 Main Street, Suite 700
Irvine, California 92614
949/223-7177 - Telephone
949/223-7100 - Facsimile
jpkousoulas@bryancave.com

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20-2113408

200207518

Sheila Mossey - Vallejo

From: "Mueller, Craig @ Newport Beach"
To: "Jeffrey Kuhlman"
Date: 3/28/2007 12:45 PM
Subject: Vallejo

Jeff:

Please use this link for the Phase 1&2.

www.brooks-street-internal.com/public
login: visitor
password: download

Let me know if you have any problems printing this out.

Craig M. Mueller | Director
CBRE | Melody
CB Richard Ellis | Capital Markets
3501 Jamboree Rd., Suite 500 | Newport Beach, CA 92660 T 949 509 2116 | F 949 509 2109 | C 949 230 8417
craig.mueller@cbremelody.com | www.cbremelody.com

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FedEx Tracking Number

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1 From Please print and press hard.
 Date 4/20/07 Sender's FedEx Account Number 1007-1119-2
 Sender's Name Shiela Marny Phone (816) 471-9800
 Company D F C CORP/BANK MIDWEST, N. A.
 Address 1100 MAIN ST
 City KANSAS CITY State MO ZIP 64105-2120

2 Your Internal Billing Reference First 24 characters will appear on invoice. OPTIONAL

3 To
 Recipient's Name James Kousoulas Phone 919, 223-7177
 Company Bryan Cove LLP
 Recipient's Address 1900 Main Street, Suite 700
 Address Irvine State CA ZIP 92614
 0356850920

Find drop-off locations at fedex.com
 Simplify your shipping. Manage your account. Access all the tools you need.

4a Express Package Service Packages up to 150 lbs.

FedEx Priority Overnight Next business morning.* Friday shipments will be delivered on Monday unless SATURDAY Delivery is selected. FedEx Standard Overnight Next business morning.* Saturday Delivery NOT available. FedEx First Overnight Earliest next business morning delivery to select locations.* Saturday Delivery NOT available.

FedEx 2Day Second business day.* Thursday shipments will be delivered on Monday unless SATURDAY Delivery is selected. FedEx Envelope rate not available. Minimum charge: One-pound rate. FedEx Express Saver Third business day.* Saturday Delivery NOT available.

4b Express Freight Service Packages over 150 lbs.

FedEx 1Day Freight* Next business day.** Friday shipments will be delivered on Monday unless SATURDAY Delivery is selected. FedEx 2Day Freight Second business day.** Thursday shipments will be delivered on Monday unless SATURDAY Delivery is selected. FedEx 3Day Freight Third business day.** Saturday Delivery NOT available.

5 Packaging

FedEx Envelope* FedEx Pak* Includes FedEx Smart Pak, FedEx Large Pak, and FedEx Sturdy Pak. FedEx Box FedEx Tube Other

6 Special Handling Include FedEx address in Section 3.

SATURDAY Delivery NOT Available for FedEx Standard Overnight, FedEx First Overnight, FedEx Express Saver, or FedEx 3Day Freight. HOLD Weekday at FedEx Location NOT Available for FedEx First Overnight. HOLD Saturday at FedEx Location Available ONLY for FedEx Priority Overnight and FedEx 2Day in select locations.

Does this shipment contain dangerous goods?
 No Yes As per attached Shipper's Declaration. Yes Shipper's Declaration not required. Dry Ice Devices, 5, UN 1845 Cargo Aircraft Only

Payment Bill to: Enter FedEx Acct. No. or Credit Card No. below.

Sender Acct. No. in Section 1 will be billed. Recipient Third Party Credit Card Cash/Check

FedEx Acct. No. Exp. Date

Total Packages Total Weight Total Declared Value*

\$.00

*Our liability is limited to \$100 unless you declare a higher value. See back for details. By using this Airbill you agree to the service conditions on the back of this Airbill and in the current FedEx Service Guide, including terms that limit our liability.

8 Residential Delivery Signature Options If you require a signature, check Direct or Indirect.

No Signature Required Package may be left without obtaining a signature for delivery. Direct Signature Someone at recipient's address may sign for delivery. Fee applies. Indirect Signature If no one is available at recipient's address, someone at a neighboring address may sign for delivery. Fee applies.

PULL AND RETAIN THIS COPY BEFORE AFFIXING TO THE PACKAGE. NO POUCH REQUIRED.

519

FedEx. US Airbill

Express

FedEx Tracking Number

8614 0139 9830

1 FROM *Please print and press hard*

Date: 4/20/07 Sender's FedEx Account Number: 1007-1119-2

Sender's Name: Sheila Murray Phone: (816) 471-9800

Company: D F C CORP/BANK MIDWEST, N.A.

Address: 1100 MAIN ST Dept./Floor/Suite/Room

City: KANSAS CITY State: MO ZIP: 64105-2120

2 Your Internal Billing Reference OPTIONAL

3 TO

Recipient's Name: James Kousoulas Phone: (949) 223-7171

Company: Bryan Cave LLP

Recipient's Address: 1900 Main Street, Suite 700 Dept./Floor/Suite/Room

Address: Irvine State: CA ZIP: 92614

0356850920



4a Express Package Service

FedEx Priority Overnight *Next business morning. * Friday shipments will be delivered on Monday unless SATURDAY Delivery is selected.*

FedEx Standard Overnight *Next business afternoon. * Saturday Delivery NOT available.*

FedEx 2Day *Second business day. * Thursday shipments will be delivered on Monday unless SATURDAY Delivery is selected. FedEx Envelope rate not available. Minimum charge: One pound rate.*

FedEx Express Saver *Third business day. * Saturday Delivery NOT available.*

4b Express Freight Service

FedEx 1Day Freight* *Next business day. * Friday shipments will be delivered on Monday unless SATURDAY Delivery is selected.*

FedEx 2Day Freight *Second business day. * Thursday shipments will be delivered on Monday unless SATURDAY Delivery is selected.*

5 Packaging

FedEx Envelope* FedEx Pak* *Includes FedEx Small Pak, FedEx Large Pak, and FedEx Sturdy Pak.* FedEx Box FedEx Tube Other

6 Special Handling *Include FedEx address in Section 3.*

SATURDAY Delivery *NOT Available for FedEx Standard Overnight, FedEx First Overnight, FedEx Express Saver, or FedEx 3Day Freight.*

HOLD Weekday at FedEx Location *NOT Available for FedEx First Overnight.*

HOLD Saturday at FedEx Location *Available ONLY for FedEx Priority Overnight and FedEx 2Day to select locations.*

Does this shipment contain dangerous goods? *One box must be checked.*

No Yes *As per attached Shipper's Declaration.* Yes *Shipper's Declaration not required.* Dry Ice *Dry Ice, 5 UN 1845* Cargo Aircraft Only

Payment *BILL TO:* Enter FedEx Acct. No. or Credit Card No. below.

Sender *Acct. No. in Section 1 will be billed.* Recipient Third Party Credit Card Cash/Check

FedEx Acct. No. _____ Exp. Date _____

Credit Card No. _____

Total Packages _____ Total Weight _____ Total Declared Value? \$ _____ .00

Our liability is limited to \$100 unless you declare a higher value. See back for details. By using this Airbill you agree to the service conditions on the back of this Airbill and in the current FedEx Service Guide, including terms that limit our liability.

8 Residential Delivery Signature Options *If you require a signature, check Direct or Indirect.*

No Signature Required *Package may be left without obtaining a signature for delivery.*

Direct Signature *Someone at recipient's address may sign for delivery. Fee applies.*

Indirect Signature *If no one is available at recipient's address, someone at a neighboring address may sign for delivery. Fee applies.*

519

PULL AND RETAIN THIS COPY BEFORE AFFIXING TO THE PACKAGE. NO POUCH FEED.

April 20, 2007

VIA 2 separate FedEx Boxes

Mr. James P. Kousoulas, Partner
Bryan Cave LLP
1900 Main Street, Suite 700
Irvine, California 92614

Re: Bank Midwest loan to an entity to be determined (General Mills Vallejo
property in Vallejo, CA)

Mr. Kousoulas,

Jeff Kuhlman requested to have the enclosed documents sent to you in regards to the
above transaction.

Documents enclosed:

Fed Ex Box 1

- Bank Midwest commitment letter
- Land Loan Request from CBRE
- Purchase Agreement
- First Amendment to Purchase Agreement
- Second Amendment to Purchase Agreement
- Lease Agreement
- Geotechnical report

Fed Ex Box 2

- Remedial Action Completion Certification
- Phase I & II (draft)

Should you need any additional information, please let us know.

Thank you,

BANK MIDWEST

Sheila Mossey
Assistant Vice President

