GEOCON
CONSULTANTS, INC.
GEOTECHNICAL ■ ENVIRONMENTAL ■ MATERIALS

Project No. S9843-03-03
December 6, 2013

John C. Griffin
Del Paso Homes
4120 Douglas Blvd. #306-375
Granite Bay, California 95746

Subject: LIMITED SOIL INVESTIGATION
6-ACRE SILVER EAGLE PROPERTY – WESTERN AVENUE AT FORD ROAD
SACRAMENTO, SACRAMENTO COUNTY CALIFORNIA

Dear Mr. Griffin:

In accordance with our scope of services and cost estimate dated November 25, 2013, and your authorization, we have performed a limited soil investigation of a portion of the approximate 6-acre Silver Eagle property located northeast of the intersection of Western Avenue and Ford Road (the Site) in the Del Paso Heights area of Sacramento, California. Figure 1 shows the location of the Site.

We recently completed a Phase I Environmental Site Assessment (ESA) for the Site and as part of that work we observed materials (possible construction debris) in the 1964 and 1971 aerial photographs on the northwestern portion of the Site around a former commercial building. Given the proposed development of the Site for residential use, we recommended that a limited soil investigation be performed to assess the potential presence of contaminants in soil and/or fill in this portion of the Site.

SCOPE OF SERVICES

The limited soil investigation consisted of excavating with a backhoe three exploratory trenches (GT-1 through GT-3) to a maximum depth of 5 feet in the area of the materials observed on the aerial photos in the northwestern portion of the Site. Figure 2 shows the locations of the exploratory trenches. Soil samples were to be collected for possible laboratory analysis if we observed debris or evidence of contaminant impacts in the trenches. The following describes the methodology and findings of the limited soil investigation.

Utility Clearance

Prior to excavating the exploratory trenches we had the location of each trench cleared for underground utilities. We contacted Underground Service Alert (USA) prior to excavating to delineate subsurface public utilities and conduits in proximity to the proposed trench locations. The proposed trench locations were marked with white paint as required by law prior to contacting USA.

Trench Excavation

On December 2, 2013, we excavated three exploratory trenches with a backhoe in the northwestern portion of the Site. The trenches were excavated north to south approximately 80 to 100 feet apart in the area where we observed materials/debris in aerial photos of the Site. Our field geologist, working under the supervision of a California Professional Geologist, logged the soils encountered in the trenches in accordance with the Unified Soil Classification System. Trench logs are attached.

GT-1 was approximately 20 feet long and excavated to a maximum depth of 5 feet. The top 2 feet of soil encountered in GT-1 consisted of silty clay which appeared to have been disturbed. We encountered a cemented soil layer (hardpan) between 2 and 2.5 feet in the northern and southern portions of GT-1 and loose clayey sand between 2 and 5 feet deep in the central portion of GT-1. An inactive concrete septic pipe was observed at a depth of approximately one foot in the central portion of GT-1 and was surrounded by aggregate. No evidence or indications of contaminant impacts (staining, odors or PID readings) was observed in GT-1.

GT-2 was approximately 11 feet long and excavated to a maximum depth of 2.5 feet. The top 2 feet of soil consisted of silty clay which appeared to have been disturbed. We encountered hardpan between 2 and 2.5 feet in GT-2. No evidence or indications of contaminant impacts was observed in GT-2.

GT-3 was approximately 16 feet long and excavated to a maximum depth of 5 feet. The top 2 feet of soil consisted of silty clay which appeared to have been disturbed. We encountered clayey sand between 2 and 5 feet in GT-3. No evidence or indications of contaminant impacts was observed in soil in GT-3.

Soil samples were not collected due to the lack of evidence or indications of contaminant impacts in the trenches. The trenches were backfilled with their respective excavated soils and wheel-rolled using the backhoe.

CONCLUSION AND RECOMMENDATIONS

The lack of debris, buried materials, or other possible sources of contaminants in the soil exposed in the three trenches we excavated on the Site suggests that materials/debris observed on the aerial photos was removed. Further, the lack of indications of contaminant impacts in the soil suggests that the former materials/debris likely was not a source of contaminants. No further environmental investigation of the Site appears to be warranted at this time.

We appreciate the opportunity to assist you with this project. Please contact the undersigned if you have any questions concerning this letter report or if we may be of further service.

Sincerely,

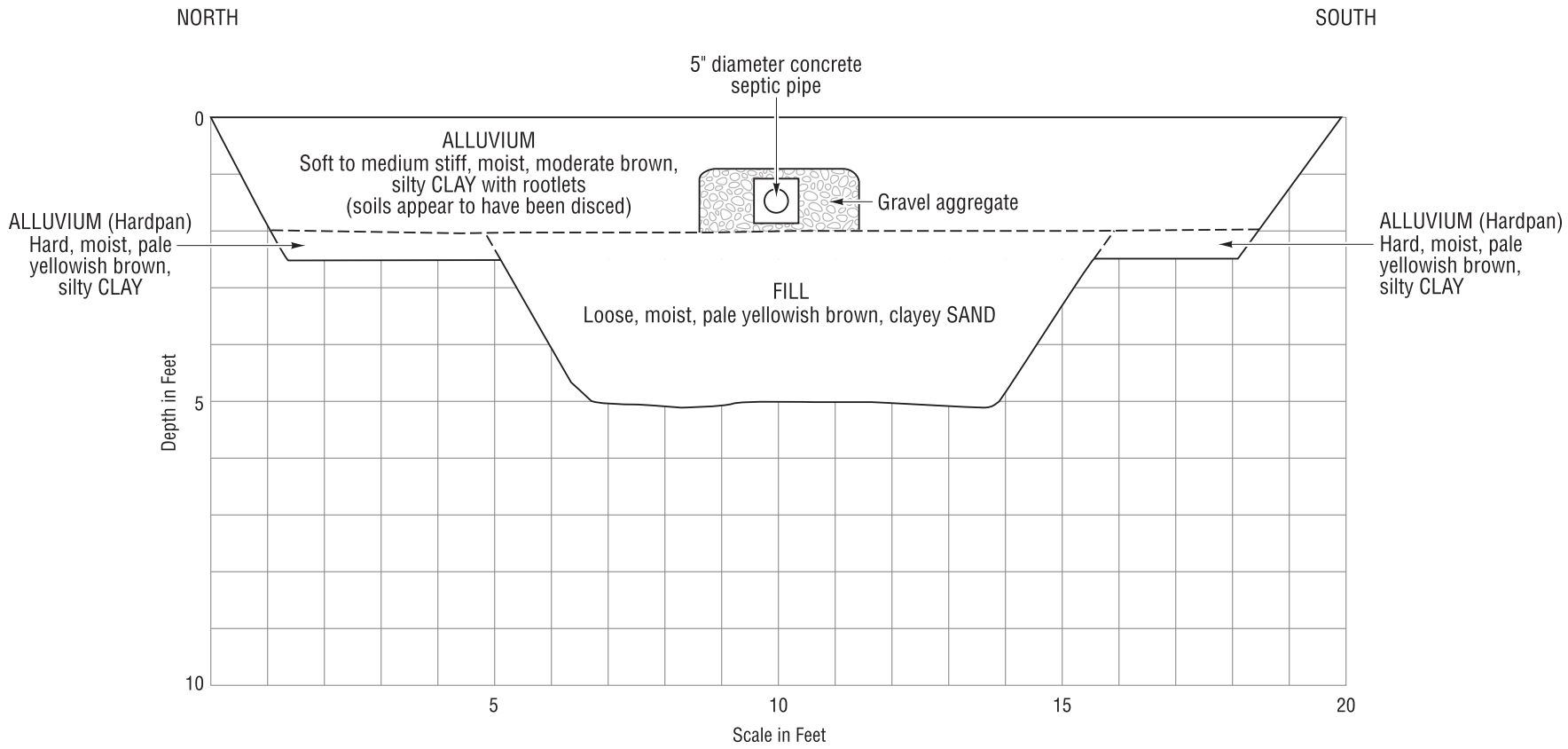
GEOCON CONSULTANTS, INC.

Matthew Tidwell
Staff Geologist

Jim Brake, PG
Senior Geologist/Associate

Attachments: Figure 1, Site Plan
Trench Logs (GT-1 through GT-3)


Vacant Land
Single-Family Residence
Vacant Land
SILVER EAGLE ROAD
Former Building
Former Fence
GT-3
GT-2
GT-1
WESTERN AVENUE
UNION PACIFIC RAILROAD
Natomas East Main Drainage Canal
FORD ROAD



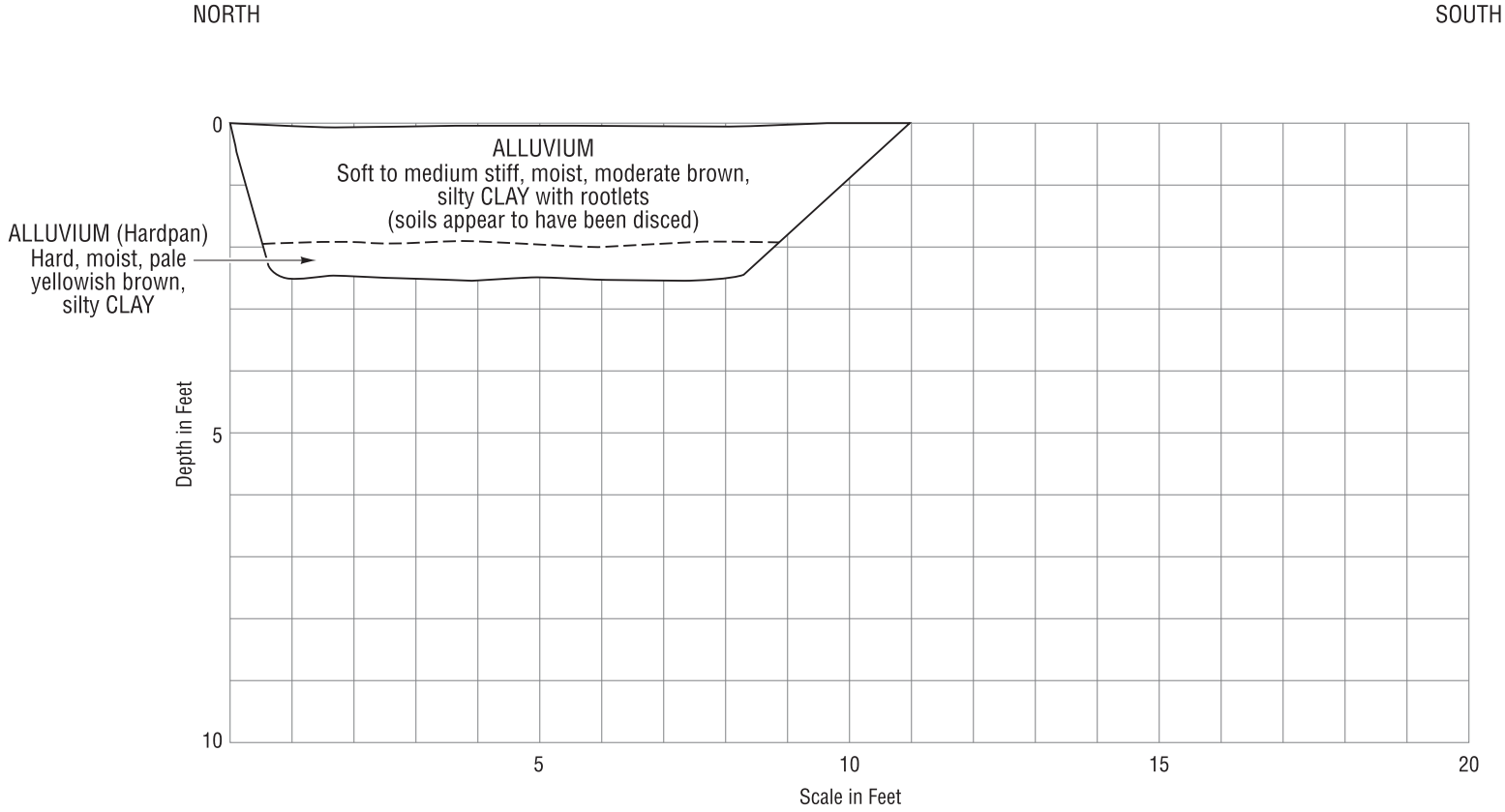
GEOCON
CONSULTANTS, INC.
3160 GOLD VALLEY DR – SUITE 800 – RANCHO CORDOVA, CA 95742
PHONE 916.852.9118 – FAX 916.852.9132

TRENCH LOG GT-1

6-Acre Silver Eagle Property

Sacramento,
California

S9843-03-03	December 2013	Figure A1



GEOCON
CONSULTANTS, INC.
3160 GOLD VALLEY DR – SUITE 800 – RANCHO CORDOVA, CA 95742
PHONE 916.852.9118 – FAX 916.852.9132

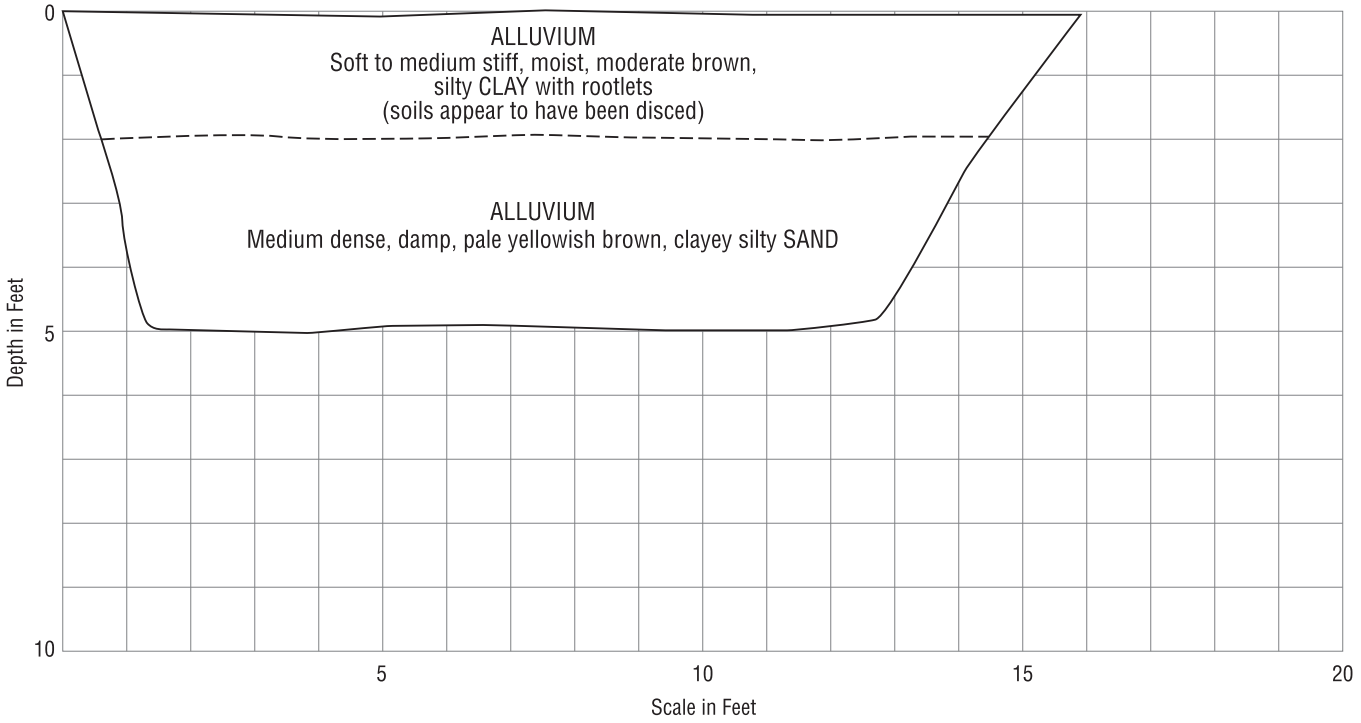
TRENCH LOG GT-2

6-Acre Silver Eagle Property

Sacramento,
California

S9843-03-03	December 2013	Figure A2

NORTH SOUTH



GEOCON
CONSULTANTS, INC.
3160 GOLD VALLEY DR – SUITE 800 – RANCHO CORDOVA, CA 95742
PHONE 916.852.9118 – FAX 916.852.9132

TRENCH LOG GT-3

6-Acre Silver Eagle Property

Sacramento, California

S9843-03-03	December 2013	Figure A3