



January 12, 2018

Biale Family
c/o Randy Gularte
Heritage Sothebys
780 Lincoln Avenue
Napa, CA 94558

**SUBJECT: Soil Trench Observations
1583 & 1657 El Centro Avenue. Napa, California.**

Dear Mr. Gularte:

CKG Environmental, Inc. (CKG) is pleased to present this letter documenting our soil trenching observations made on January 11, 2018. CKG prepared a Phase I Environmental Site Assessment for the Property dated January 9, 2018. In the report CKG identified the potential for releases of petroleum hydrocarbons to surface soil from aboveground fuel storage tanks (ASTs) located at the Property. To address that concern the Biale Family agreed to meet CKG at the site while they excavated a series of trenches in the soil adjacent to the present fuel storage tanks and in an area where tanks had been located historically.

On January 11 CKG met Bob Biale and one of his employees at the site. Bob Biale identified the location of historical ASTs and confirmed that the present ASTs had been at their location for approximately 30 years and the historic ASTs had been located approximately 40-50 feet southeast of the present location. As directed by CKG, the employee used a small backhoe to excavate a series of potholes and trenches adjacent to the ASTs at the dispensing end and in the former AST area. Trenches and potholes were excavated to depth of one to two feet below grade. CKG observed the soil for odor and petroleum hydrocarbon staining. None were observed.

Based on CKGs observations we conclude that there was no indication of a significant release of petroleum hydrocarbons at the known locations of the present or historical ASTs. No further investigative work is warranted.

We appreciate the opportunity to work with you. Please call Chris Kennedy, at (707) 967-8080 if you have any questions or need additional information.

Sincerely,

CKG ENVIRONMENTAL, INC.

A handwritten signature in blue ink, appearing to read "Chris Kennedy", with a long horizontal flourish extending to the right.

Christina J. Kennedy, R.G.
Principal

