

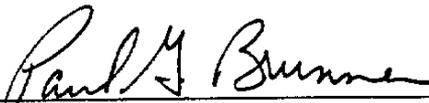
**Environmental Condition Reports**

**SUPPLEMENTAL AGREEMENT NO. 7  
TO  
DEPARTMENT OF THE AIR FORCE LEASE NO. BCA-MCC-12-98-0801  
EXHIBIT E  
ENVIRONMENTAL CONDITION REPORT**

The undersigned Parties agree that they have read and understand the Site-Specific Supplemental Environmental Baseline Survey (SSSEBS) for Buildings 786 & 788 dated July 1998, the Basewide Environmental Baseline Survey (BEBS) for McClellan Air Force Base (AFB) dated November 1996, the Supplemental Environmental Baseline Survey (SEBS) dated July 1997 and the Visual Site Inspection (VSI) conducted in August 1999 (attached), which have been provided and have been received under a separate cover. Each Party affirmatively states that it has had the opportunity to (a) perform any inspections it deems appropriate to adequately document the condition of the Premises and the property that are subject to this Supplement to the Lease; (b) contribute to the development of the SSSEBS, BEBS, SEBS and VSI; and (c) perform inspections it deems appropriate for this transaction. The Parties further agree that, subject to the limits of the methodologies employed in preparing the SSSEBS, BEBS, SEBS, and inspections, the condition of the Premises and property that are the subject of this Supplement to the Lease are, to the best of each Parties' knowledge, as described in the SSSEBS, BEBS, SEBS, and VSI at the time of the signing of the Supplement to the Lease with the following exceptions:

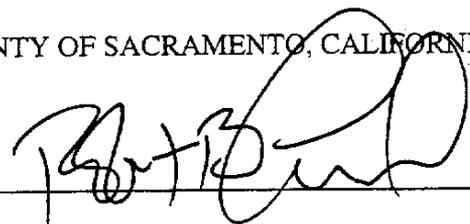
- 1) The radiological issues in Building 788 (Bays B & C) have been cleared and the building is released for unrestricted use as it relates to radiological restrictions.
- 2) The cleanup actions at the battery charging stations in Building 786F and 788A are complete.

DEPARTMENT OF THE AIR FORCE:

BY:   
PAUL G. BRUNNER  
BRAC Environmental Coordinator

7 Dec 99  
DATE

COUNTY OF SACRAMENTO, CALIFORNIA:

BY: 

6 Jan 00  
DATE

**SUPPLEMENTAL AGREEMENT NO. 7  
TO  
DEPARTMENT OF THE AIR FORCE LEASE NO. BCA-MCC-12-98-0801  
EXHIBIT A  
DESCRIPTION OF LEASED PREMISES**

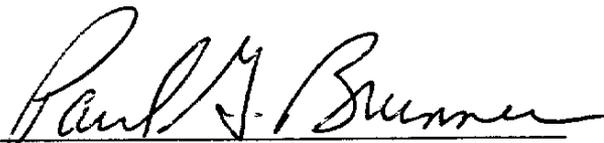
The following buildings and adjacent pavements (see Exhibit B) are being transferred.  
Addresses for each building is as follows:

<u>BUILDING #</u>	<u>ADDRESS</u>	<u>ZIP CODE</u>
786 (BAY G)	4788 Lang Ave	95652
788	4841 Urbani Ave	95652-1628

**SUPPLEMENTAL AGREEMENT NO. 11  
TO  
DEPARTMENT OF THE AIR FORCE LEASE NO. BCA-MCC-12-98-0801  
EXHIBIT E  
ENVIRONMENTAL CONDITION REPORT**

The undersigned Parties agree that they have read and understand the Site-Specific Supplemental Environmental Baseline Surveys (SSSEBS) for buildings 250I, 357, 359, and 786I, the Base-wide Environmental Baseline Survey (BEBS) for McClellan Air Force Base (AFB) dated November 1996, and the Supplemental Environmental Baseline Survey (SEBS) dated July 1997, which have been provided and have been received under a separate cover. The SSSEBS for building 250 dated January 2000 contains SSSEBS information for building 250I. The SSSEBS for Group 1 Facilities dated December 1999 contains SSSEBS information for buildings 357 and 359. The SSSEBS for building 786 dated July 1998 and the Visual Site inspection dated August 1999 contain SSSEBS information for building 786I. Each Party affirmatively states that it has had the opportunity to (a) perform any inspections it deems appropriate to adequately document the condition of the Premises and the property that are subject to this Supplement to the Lease; (b) contribute to the development of the SSSEBSs, BEBS, and SEBS; and (c) perform inspections it deems appropriate for this transaction. The Parties further agree that, subject to the limits of the methodologies employed in preparing the SSSEBSs, BEBS, SEBS, and inspections, the condition of the Premises and property that are the subject of this Supplement to the Lease are, to the best of each Parties' knowledge, as described in the SSSEBSs, BEBS, and SEBS at the time of the signing of the Supplement to the Lease with the following exception: Peeling paint in building 250I tested negative for lead-based paint, no removal required.

DEPARTMENT OF THE AIR FORCE:

BY:   
PAUL G. BRUNNER  
BRAC Environmental Coordinator

4 April 00  
DATE

COUNTY OF SACRAMENTO, CALIFORNIA:

BY: 

\_\_\_\_\_  
DATE

**SUPPLEMENTAL AGREEMENT NO. 11  
TO  
DEPARTMENT OF THE AIR FORCE LEASE NO. BCA-MCC-12-98-0801  
EXHIBIT A  
DESCRIPTION OF LEASED PREMISES**

The following buildings and pavements (see Exhibit B) are being transferred. Building address is as follows:

<u>BUILDING #</u>	<u>SF</u>	<u>ADDRESS</u>	<u>ZIP CODE</u>
250I	24,800	5116 N. Bailey Loop	95652
357	4,500	5044 Bailey Loop	95652
359	3,600		
786I	80,000	4836 Lang Ave	95652

ACRES: 2.6

**AMENDMENT NO. 7  
TO  
SUPPLEMENTAL AGREEMENT NO. 14  
TO  
DEPARTMENT OF THE AIR FORCE LEASE NO. BCA-MCC-12-98-0801  
EXHIBIT E  
ENVIRONMENTAL CONDITION REPORT**

This Environmental Condition Report (ECR) refers to the Buildings shown in Exhibit A. The undersigned Parties agree that they have read and understand the following environmental documents, which have been provided and received under a separate cover:

The Base-wide Environmental Baseline Survey (BEBS) for McClellan Air Force Base (AFB) dated November 1996,

The Base-wide SEBS dated July 1997 and the Building Survey Addendum dated December 1997,

The Site-Specific Supplemental Environmental Baseline Survey (SSSEBS) for Buildings 783, 786, and 788 dated July 1998,

The SSSEBS for Group 1 Facilities and Associated Properties dated December 1999,

The SSSEBS for Group 2 Facilities and Associated Properties dated March 2000.

Each Party affirmatively states that it has had the opportunity to (a) perform any inspections it deems appropriate to adequately document the condition of the Premises and the property that is subject to this Supplement to the Lease; (b) contribute to the development of the SSSEBSs, BEBS, SEBS; and (c) perform inspections it deems appropriate for this transaction. The Parties further agree that, subject to the limits of the methodologies employed in preparing the SSSEBSs, BEBS, SEBS, and inspections, the condition of the Premises and property that is the subject of this Amendment to the Supplement to the Lease are, to the best of each Parties' knowledge, as described in the SSSEBSs, BEBS, and SEBS at the time of the signing of the Amendment to the Supplement to the Lease except as follows:

1) Building 646 has been released for unrestricted use as it relates to radiological concerns. The radiological permit has been terminated.

2) Hazardous materials have been removed from building 369.

3) Damaged asbestos was repaired at building 524.

4) The infrastructure air permit at building 524 is in the process of being transferred to the County of Sacramento.

5) A vernal pool exists along the rail line northeast of building 646 as indicated on Exhibit E.1 attached hereto. The vernal pool is approximately 200 feet in length.

**AMENDMENT NO. 7  
TO  
SUPPLEMENTAL AGREEMENT NO. 14  
TO  
DEPARTMENT OF THE AIR FORCE LEASE NO. BCA-MCC-12-98-0801  
EXHIBIT E  
ENVIRONMENTAL CONDITION REPORT**

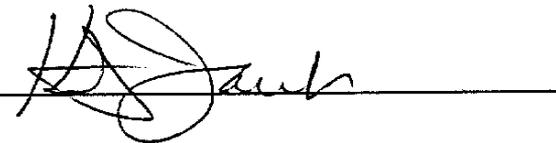
Possession of land (gravel) south of the rail line along the length of the vernal pool is restricted to 1 foot south of the rail line (basically the ends of the railroad ties). No digging, construction, or any other soil disturbing activities is authorized in the gravel bed on either side of the tracks and between the tracks along the length of the vernal pool without obtaining approval from the AFBCA Senior Representative.

DEPARTMENT OF THE AIR FORCE:

BY:   
PAUL G. BRUNNER  
BRAC Environmental Coordinator

5 Feb 01  
DATE

COUNTY OF SACRAMENTO, CALIFORNIA:

BY: 

Feb, 7, 2001

**AMENDMENT NO. 7  
TO  
SUPPLEMENTAL AGREEMENT NO. 14  
TO  
DEPARTMENT OF THE AIR FORCE LEASE NO. BCA-MCC-12-98-0801  
EXHIBIT A  
DESCRIPTION OF LEASED PREMISES**

1. The following buildings and land at McClellan AFB are available for transfer for **immediate** possession. Addresses for each building (if available) are as follows:

<u>Building</u>	<u>Street Address</u>	<u>Zip Code</u>	<u>Other</u>
247	5310 Price Ave	95652	
343	5112 Bailey Loop	95652-1360	+ land
354	3200 Howard Street	95652-1332	
369			
524	5621 Dudley Blvd	95652-1215	+land
525	5627 Dudley Blvd	95652-1216	+land
627	4016 Kilzer	95652	Foundation/land only
646	4316 Forcum Ave	95652	
682	3679 Dudley Bldg	95652	
1029			+land
1030			+land

Railroad tracks near 621/642/600 & 783/786

**AMENDMENT NO. 9  
TO  
SUPPLEMENTAL AGREEMENT NO. 14  
TO  
DEPARTMENT OF THE AIR FORCE LEASE NO. BCA-MCC-12-98-0801  
EXHIBIT E  
ENVIRONMENTAL CONDITION REPORT**

This Environmental Condition Report (ECR) refers to the Buildings shown in Exhibit A. The undersigned Parties agree that they have read and understand the following environmental documents, which have been provided and received under a separate cover:

The Base-wide Environmental Baseline Survey (BEBS) for McClellan Air Force Base (AFB) dated November 1996,

The Base-wide SEBS dated July 1997 and the Building Survey Addendum dated December 1997,

The Site-Specific Supplemental Environmental Baseline Survey (SSSEBS) for Group 1 Facilities and Associated Properties dated December 1999.

The SSSEBS for Buildings 250 and 475 dated January 2000.

Each Party affirmatively states that it has had the opportunity to (a) perform any inspections it deems appropriate to adequately document the condition of the Premises and the property that is subject to this Supplement to the Lease; (b) contribute to the development of the SSSEBSs, BEBS, SEBS; and (c) perform inspections it deems appropriate for this transaction. The Parties further agree that, subject to the limits of the methodologies employed in preparing the SSSEBSs, BEBS, SEBS, and inspections, the condition of the Premises and property that is the subject of this Amendment to the Supplement to the Lease are, to the best of each Parties' knowledge, as described in the SSSEBSs, BEBS, and SEBS at the time of the signing of the Amendment to the Supplement to the Lease except as follows: the lead-based paint chips were removed from the exterior ground surfaces around building 250A.

AMENDMENT NO. 9  
TO  
SUPPLEMENTAL AGREEMENT NO. 14  
TO  
DEPARTMENT OF THE AIR FORCE LEASE NO. BCA-MCC-12-98-0801  
EXHIBIT E  
ENVIRONMENTAL CONDITION REPORT

DEPARTMENT OF THE AIR FORCE:

BY: Paul G. Brunner  
PAUL G. BRUNNER  
BRAC Environmental Coordinator

27 Feb 01  
DATE

COUNTY OF SACRAMENTO, CALIFORNIA:

BY: [Signature]

February 28, 2001

**AMENDMENT NO. 9  
TO  
SUPPLEMENTAL AGREEMENT NO. 14  
TO  
DEPARTMENT OF THE AIR FORCE LEASE NO. BCA-MCC-12-98-0801  
EXHIBIT A  
DESCRIPTION OF LEASED PREMISES**

1. The following buildings and land at McClellan AFB are available for transfer for **immediate** possession. See Exhibits B.3 & B.8. Addresses for each building (if available) are as follows:

<u>Building</u>	<u>Street Address</u>	<u>Zip Code</u>	<u>Other</u>
250A	5116 N. Bailey Loop	95652	
250B	5116 N. Bailey Loop	95652	
250C	5116 N. Bailey Loop	95652	
250D	5116 N. Bailey Loop	95652	
250E	5116 N. Bailey Loop	95652	
250F	5116 N. Bailey Loop	95652	
250G	5116 N. Bailey Loop	95652	
562	5645 Dudley Blvd	95652-1219	Land

**AMENDMENT NO. 11  
TO  
SUPPLEMENTAL AGREEMENT NO. 14  
TO  
DEPARTMENT OF THE AIR FORCE LEASE NO. BCA-MCC-12-98-0801  
EXHIBIT E  
ENVIRONMENTAL CONDITION REPORT**

This Environmental Condition Report (ECR) refers to the Buildings as shown in Exhibit A. The undersigned Parties agree that they have read and understand the following environmental documents, which have been provided and received under a separate cover:

The Base-wide Environmental Baseline Survey (BEBS) for McClellan Air Force Base (AFB) dated November 1996,

The Base-wide Supplemental EBS dated July 1997 and the Building Survey Addendum dated December 1997,

The Site-Specific Supplemental EBS (SSSEBS) for Buildings 783, 786, and 788 dated July 1998,

The SSSEBS for Group 1 Facilities and Associated Property dated December 1999, and

The SSSEBS for Group 2 Facilities and Associated Property date March 2000.

Each Party affirmatively states that it has had the opportunity to (a) perform any inspections it deems appropriate to adequately document the condition of the Premises and the property that is subject to this Supplement to the Lease; (b) contribute to the development of the SSSEBSs, BEBS, SEBS; and (c) perform inspections it deems appropriate for this transaction. The Parties further agree that, subject to the limits of the methodologies employed in preparing the SSSEBSs, BEBS, SEBS, and inspections, the condition of the Premises and property that is the subject of this Amendment to the Supplement to the Lease are, to the best of each Parties' knowledge, as described in the SSSEBSs, BEBS, and SEBS at the time of the signing of the Amendment to the Supplement to the Lease except as follows:

- 1) Hazardous materials have been removed from building 256.
- 2) The infrastructure air permits for the building 367 boilers are in the process of being transferred to the new owner.
- 3) The new owner is not authorized to utilize the Underground Storage Tanks at building 367 until the Air Force grants a waiver for their reuse.

AMENDMENT NO. 11  
TO  
SUPPLEMENTAL AGREEMENT NO. 14  
TO  
DEPARTMENT OF THE AIR FORCE LEASE NO. BCA-MCC-12-98-0801  
EXHIBIT E  
ENVIRONMENTAL CONDITION REPORT

4) Building 642 was inspected for damaged asbestos containing material. No damaged asbestos containing material was identified.

5) The soil gas and groundwater contamination status maps have been updated. The latest versions can be viewed on McFacil version 3.8.

DEPARTMENT OF THE AIR FORCE:

BY: Paul G. Brunner  
PAUL G. BRUNNER  
BRAC Environmental Coordinator

29 Mar 01  
DATE

COUNTY OF SACRAMENTO, CALIFORNIA:

BY: [Signature]

May 2, 2001  
DATE

**AMENDMENT NO. 11  
TO  
SUPPLEMENTAL AGREEMENT NO. 14  
TO  
DEPARTMENT OF THE AIR FORCE LEASE NO. BCA-MCC-12-98-0801  
EXHIBIT A  
DESCRIPTION OF LEASED PREMISES**

The following buildings and land at McClellan AFB are available for transfer for **immediate** possession. See Exhibits B. Addresses are as follows:

<u>Building</u>	<u>Street Address</u>	<u>Zip Code</u>	<u>Other</u>
256 *367	5348 Price Ave	95652	
642	4325 Forcum	95652	Land
1016	5854 Price Ave	95652-1251	
786J	4836 Lang Ave	95652	
4300			Land
6072			Land

The following building at McClellan AFB is withdrawn from **immediate** and placed in **delayed** possession.

<u>Building</u>	<u>Street Address</u>	<u>Zip Code</u>	<u>Other</u>
353	3136 Howard Ave	95652	

**AMENDMENT NO. 12  
TO  
SUPPLEMENTAL AGREEMENT NO. 14  
TO  
DEPARTMENT OF THE AIR FORCE LEASE NO. BCA-MCC-12-98-0801  
EXHIBIT E  
ENVIRONMENTAL CONDITION REPORT**

This Environmental Condition Report (ECR) refers to the Buildings and associated land as shown in Exhibit A. The undersigned Parties agree that they have read and understand the following environmental documents, which have been provided and received under a separate cover:

The Base-wide Environmental Baseline Survey (BEBS) for McClellan Air Force Base (AFB) dated November 1996,

The Base-wide SEBS dated July 1997 and the Building Survey Addendum dated December 1997,

The Site-Specific Supplemental Environmental Baseline Survey (SSSEBS) for Buildings 783, 786, and 788 dated July 1998,

The SSSEBS for Group 1 Facilities and Associated Property dated December 1999,

The SSSEBS for Group 2 Facilities and Associated Property dated March 2000.

Each Party affirmatively states that it has had the opportunity to (a) perform any inspections it deems appropriate to adequately document the condition of the Premises and the property that is subject to this Supplement to the Lease; (b) contribute to the development of the SSSEBSs, BEBS, SEBS; and (c) perform inspections it deems appropriate for this transaction. The Parties further agree that, subject to the limits of the methodologies employed in preparing the SSSEBSs, BEBS, SEBS, and inspections, the condition of the Premises and property that is the subject of this Amendment to the Supplement to the Lease are, to the best of each Parties' knowledge, as described in the SSSEBSs, BEBS, and SEBS at the time of the signing of the Amendment to the Supplement to the Lease with the following exceptions:

1) Radiological surveys were conducted at buildings 783J, 783R, and 375, and these buildings were released for unrestricted use as it relates to radiation. There are no radiological concerns associated with buildings 783J, 783R, and 375.

2) The Industrial Wastewater Treatment Plants at buildings 244/246 and 375 have been cleaned, and the tiered permits associated with the Plants have been closed. The Lessee is not authorized to use the treatment plants at these buildings until an Air Force waiver is granted for their use.

3) The hazardous materials and waste have been removed from building 246. The Air Force will continue to process hazardous waste generated in conjunction with the floor coating project at building 375 until that project is closed out.

AMENDMENT NO. 12  
TO  
SUPPLEMENTAL AGREEMENT NO. 14  
TO  
DEPARTMENT OF THE AIR FORCE LEASE NO. BCA-MCC-12-98-0801  
EXHIBIT E  
ENVIRONMENTAL CONDITION REPORT

4) The air permits associated with building 375 have been canceled.

5) Updated information on the condition of property (soil, soil gas, and groundwater) is reflected in the latest version of the McFacil Database (version 3.8), which has been provided to the Lessee.

DEPARTMENT OF THE AIR FORCE:

BY: Paul G. Brunner  
PAUL G. BRUNNER  
BRAC Environmental Coordinator

2 July 01  
DATE

COUNTY OF SACRAMENTO, CALIFORNIA:

BY: [Signature]

August 1, 2001  
DATE

**AMENDMENT NO. 12  
TO  
SUPPLEMENTAL AGREEMENT NO. 14  
TO  
DEPARTMENT OF THE AIR FORCE LEASE NO. BCA-MCC-12-98-0801  
EXHIBIT A  
DESCRIPTION OF LEASED PREMISES**

1. The following buildings and land at McClellan AFB are available for transfer for **immediate** possession. Addresses for each building (if available) are as follows:

<u>Building</u>	<u>Street Address</u>	<u>Zip Code</u>	<u>Other</u>
244			
246	5342 Price Ave.	95652	
375	MAT O	95652-1362	
560	5637 Dudley Blvd.	95652-1217	
653	3679 Dudley Blvd	95652	
783J	4845 Parker Ave.	95652	
783M	2056 Parker Ave.	95652	
783N	2064 Parker Ave.	95652	
783P	4795 Urbani Ave.	95652	
783R	4861 Parker Ave.	95652	
785			

**AMENDMENT NO. 14-3  
TO  
SUPPLEMENTAL AGREEMENT NO. 14  
TO  
DEPARTMENT OF THE AIR FORCE LEASE NO. BCA-MCC-12-98-0801**

**EXHIBIT E  
ENVIRONMENTAL CONDITION REPORT**

This Environmental Condition Report (ECR) refers to Buildings listed on Exhibit A. The undersigned Parties agree that they have read and understand the following environmental documents, which have been provided and received under a separate cover:

SSSEBS for Group 2 dated March 2000.

The SSSEBS for building 786 dated July 1998 and the Visual Site inspection dated August 1999 contain SSSEBS information for building 786.

Each Party affirmatively states that it has had the opportunity to (a) perform any inspections it deems appropriate to adequately document the condition of the Premises and the property that are subject to this Supplement to the Lease; (b) contribute to the development of the SSSEBS, and (c) perform inspections it deems appropriate for this transaction. The Parties further agree that, subject to the limits of the methodologies employed in preparing the SSSEBS and inspections, the condition of the Premises and property that are the subject of this Supplement to the Lease are, to the best of each Parties' knowledge, as described in the SSSEBS at the time of the signing of the Supplement to the Lease, except as follows:

- (1) The Permit by Rule for Industrial Treatment Plant #5 (building 245) has been closed,
- (2) Air Permit for Building 241A degreaser was converted from an Authority to Construct to a Permit to Operate so that it can be canceled. Letter to Air District submitted to cancel Permit. County cannot operate degreaser until it obtains its own permit to operate,
- (3) Radiological clearance for Building 786 Bays C, D, F, and H was received from the California Department of Health Service. There are no radiological issues in Building 786,
- (4) Damaged asbestos was identified in the men's and women's restrooms on the west side of building 786A. The damaged asbestos has been repaired. In the men's room, a portion of the plasterboard was removed since it was water damaged. Loose asbestos containing putty was also vacuumed from various window frames in building 786, and
- (5) The peeling paint on the south side exterior of building 786A tested less than 5,000 ppm lead and does not trigger the need to repair.

AMENDMENT NO. 14-3  
TO  
SUPPLEMENTAL AGREEMENT NO. 14  
TO  
DEPARTMENT OF THE AIR FORCE LEASE NO. BCA-MCC-12-98-0801

EXHIBIT E  
ENVIRONMENTAL CONDITION REPORT

DEPARTMENT OF THE AIR FORCE:

BY: Paul G. Brunner  
PAUL G. BRUNNER  
BRAC Environmental Coordinator

13 Sep 00  
DATE

COUNTY OF SACRAMENTO, CALIFORNIA:

BY: Robert Leonard

9/15/00

**AMENDMENT #14-3  
TO  
SUPPLEMENTAL AGREEMENT NO. 14  
TO  
DEPARTMENT OF THE AIR FORCE LEASE NO. BCA-MCC-12-98-0801  
EXHIBIT A  
DESCRIPTION OF LEASED PREMISES**

The following buildings and land at McClellan AFB are available for transfer for immediate possession. Addresses for each building are as follows:

<b><u>Building</u></b>	<b><u>Street Address</u></b>	<b><u>Zip Code</u></b>	<b><u>Other</u></b>	<b><u>Acres</u></b>
241	5441 N. Bailey Loop	95652-1133		
241A	5441 N. Bailey Loop	95652-1133		
245 (242WT)				
366				
786A,B,C,D E,F & H	4836 Lang Ave	95652-95652-0		

**SUPPLEMENTAL AGREEMENT NO. 18  
TO  
DEPARTMENT OF THE AIR FORCE LEASE NO. BCA-MCC-12-98-0801  
EXHIBIT E  
ENVIRONMENTAL CONDITION REPORT**

This Environmental Condition Report (ECR) refers to the list of buildings contained in Exhibit A of this Supplement. The undersigned Parties agree that they have read and understand the following environmental documents, which have been provided and received under a separate cover:

The Base-wide Environmental Baseline Survey (BEBS) for McClellan Air Force Base (AFB) dated November 1996,

The Base-wide SEBS dated July 1997 and the Building Survey Addendum dated December 1997, and

The SSSEBS for Group 6 Facilities and Associated Property dated December 2000.

Each Party affirmatively states that it has had the opportunity to (a) perform any inspections it deems appropriate to adequately document the condition of the Premises and the property that are subject to this Supplement to the Lease; (b) contribute to the development of the SSSEBS, BEBS, SEBS; and (c) perform inspections it deems appropriate for this transaction. The Parties further agree that, subject to the limits of the methodologies employed in preparing the SSSEBS, BEBS, SEBS, and inspections, the condition of the Premises and property that are the subject of this Supplement to the Lease are, to the best of each Parties' knowledge, as described in the SSSEBSs, BEBS, and SEBS at the time of the signing of the Supplement to the Lease with the following exceptions:

1) Air Force owned hazardous materials have been removed from buildings 1, 4, 14, 30, 152, 922, 929, 941, 946, 947, 951, 1019, 1401, 1403, 1406, 1425, 1439, 1441, 1442, and 1457.

2) The hazardous waste was removed from building 1439 and the Initial Accumulation Point was closed.

3) The infrastructure air permits for buildings 1401 and 1403 are in the process of being transferred to the County of Sacramento.

4) Civil Engineering is in the process of removing rodent droppings at buildings 1, 35, 923, 924, 1403 and 1457. Work will be completed before County of Sacramento takes possession of the facilities.

This ECR will be updated as the listed facilities are taken out of their delayed status via Lease Amendment.

SUPPLEMENTAL AGREEMENT NO. 18  
TO  
DEPARTMENT OF THE AIR FORCE LEASE NO. BCA-MCC-12-98-0801  
EXHIBIT E  
ENVIRONMENTAL CONDITION REPORT

DEPARTMENT OF THE AIR FORCE:

BY: Paul G. Brunner  
PAUL G. BRUNNER  
BRAC Environmental Coordinator

31 Jan 01  
DATE

COUNTY OF SACRAMENTO, CALIFORNIA:

BY: [Signature]

2/6/01

**SUPPLEMENTAL AGREEMENT NO. 18  
TO  
DEPARTMENT OF THE AIR FORCE LEASE NO. BCA-MCC-12-98-0801  
EXHIBIT A  
DESCRIPTION OF LEASED PREMISES**

1. The following buildings and land at McClellan AFB are available for transfer for **immediate** possession. Addresses for each building (if available) are as follows:

<u>Building</u>	<u>Street Address</u>	<u>Zip Code</u>	<u>Other</u>
1	5241 Arnold Ave.	95652	
2	5231 Arnold Avenue	95652-1085	Demolished
4	3331 Peacekeeper Way	95652-1066	
9	5146 O'Malley Ave	95652-1001	
14	5129 Arnold Ave	95652-1317	
28			
30			Pool Treatment
34			Pool
35			
91			Demo'd - Water Well
93			Water Well
96			CE Storage
97			CE Storage
99			Bus Shelter
118			Water Well
134			Pool Treatment
150	3410 Westover St	95652-1005	
152			Pool Treatment
262A	3304 Peacekeeper Way	95652-1064	
267			Restaurant
334			Demolished
339	4926 43 <sup>rd</sup> St	95652-1342	
563	5707 Dudley Blvd	95652-1221	
565			CE Storage
920	3356 James Way	95652	
922	3427 Laurel St	95652-1122	
923HC	3419 Arnold Ave	95652	
924	3401 Laurel St	95652-1121	
929	5431 Arnold Ave	95652-1124	
941			
944	3426 Hickory St	95652-1114	
946	3401 Hickory St	95652-1111	
947	3400 Hickory St	95652-1112	
951			
1012	5621 Perrin Ave	95652	Demolished
1019	5934 Price Ave	95652-1257	
1040	5622 Price Ave	95652-1244	
1041	5634 Price Ave	95652	

**SUPPLEMENTAL AGREEMENT NO. 18  
TO  
DEPARTMENT OF THE AIR FORCE LEASE NO. BCA-MCC-12-98-0801  
EXHIBIT A  
DESCRIPTION OF LEASED PREMISES**

<u>Building</u>	<u>Street Address</u>	<u>Zip Code</u>	<u>Other</u>
1043	5803 Perrin Ave	95652-1279	
1045	5884 Price Ave	95652-1272	
1047	5930 Price Ave	95652-1256	
1401	3337 James Way	95652-1146	
1403	4637 Skvarla Ave	95652-1202	
1405			Pool
1406			Pool House
1425	5640 Dudley Blvd	95652-1218	
1427			
1430	5800 Dudley Blvd	95652-1224	
1434	5820 Dudley Blvd	95652	
1439	5806 Perrin Ave	95652-1234	
1440	5931 Dudley Blvd	95652-1226	
1441			
1442			
1455	5826 Perrin Ave	95652	
1457	5814 Perrin Ave	95652	

2. The following buildings and land at McClellan AFB (See Exhibit B) are available for transfer for **delayed** possession. Addresses for each building (if available) are as follows:

<u>Building</u>	<u>Street Address</u>	<u>Zip Code</u>	<u>Other</u>
3	5219 Arnold Ave	95652-1082	
7	5201 Arnold Ave	95652-1080	
8	5146 Arnold Ave	95652-1078	
8LS			
10	3411 Olson St	95652-1071	
15			
17	5100 L St	95652	
18	5100 L St	95652-1312	
19	5115 Arnold Ave	95652	
20	5115 Arnold Ave	95652-1315	
21	5112 Arnold Ave	95652-1314	
22	5124 34 <sup>th</sup> St	95652-1316	
23	3384 L St	95652-1309	
24	5025 Arnold Ave	95652-1308	
25	3390 L St	95652-1310	
26			
27	5010 Arnold Ave	95652	
36			
49			

**SUPPLEMENTAL AGREEMENT NO. 18  
TO  
DEPARTMENT OF THE AIR FORCE LEASE NO. BCA-MCC-12-98-0801  
EXHIBIT A  
DESCRIPTION OF LEASED PREMISES**

<u>Building</u>	<u>Street Address</u>	<u>Zip Code</u>	<u>Other</u>
50	3400 L St	95652	
53	3400 L St	95652-1311	
54	5106 34 <sup>th</sup> St	95652-1313	
55			
56			
58			
60			Sewer Pump Station
70			Quarters
71			Quarters
72			Quarters
73			Quarters
74			Quarters
75			Quarters
76			Quarters
77			Quarters
78			Quarters
79			Quarters
80			Quarters
87	5343 O'Malley Ave	95652-1002	
89	5405 O'Malley Ave	95652-1003	
90	5342 Arnold Ave	95652-1091	
95			Quarters
100			Quarters
101			Quarters
102			Quarters
103			Quarters
104			Quarters
105			Quarters
106			Quarters
107			Quarters
108			Quarters
109			Quarters
110			Quarters
111			Quarters
112			Quarters
113			Quarters
262B	3304 Peacekeeper Way	95652-1064	
263B	5064 43 <sup>rd</sup> St	95652	
263C	5050 43 <sup>rd</sup> St	95652	
263D	5040 43 <sup>rd</sup> St	95652	
263E	5034 43 <sup>rd</sup> St	95652	

**SUPPLEMENTAL AGREEMENT NO. 18  
TO  
DEPARTMENT OF THE AIR FORCE LEASE NO. BCA-MCC-12-98-0801  
EXHIBIT A  
DESCRIPTION OF LEASED PREMISES**

<u>Building</u>	<u>Street Address</u>	<u>Zip Code</u>	<u>Other</u>
263F	5078 43 <sup>rd</sup> St	95652	
263MR			Mech Room
264	5019 Roberts	95652-1320	
269B	5116 Dudley Blvd	95652-1357	
269C	5108 Dudley Blvd	95652	
269D	5050 Dudley Blvd	95652	
269E	5040 Dudley Blvd	95652	
269F	5030 Dudley Blvd	95652	
269G	5020 Dudley Blvd	95652	
269H	5012 Dudley Blvd	95652	
310	3300 Howard St	95652-1336	
335	4931 Arnold Ave	95652-1306	
336	4907 Arnold Ave	95652-1305	
338	3318 Howard St	95652-1337	
347A-C	3224 Howard St	95652-1335	
347D	4937 43 <sup>rd</sup> St	95652	
558			
564	5703 Dudley Blvd	95652-1220	
900	5520 Dudley Blvd	95652-1555	
903	5504 Dudley Blvd	95652-1129	
905	5440 Dudley Blvd	95652-1127	SAFE Credit Union
942	3427 Beech St	95652-1105	
945	3427 Hickory St	95652-1113	
952			
960	3327 Laurel St	95652-1119	
1010	5631 Perrin Ave	95652-1229	
1017	5864 Price Ave	95652-1270	
1024			
1037			
1042	5727 Perrin Ave	95652-1232	
1044	5822 Price Ave	95652-1245	
1050	5741 Perrin Ave	95652-1280	
1056			
1058			
1059			
1060			
1061			
1407	5703 Skvarla Ave	95652-1203	
1410	5715 Skvarla Ave	95652-1209	
1412	5800 Skvarla Ave	95652-1210	
1417	3305 James Way	95652-1145	

**SUPPLEMENTAL AGREEMENT NO. 18  
TO  
DEPARTMENT OF THE AIR FORCE LEASE NO. BCA-MCC-12-98-0801  
EXHIBIT A  
DESCRIPTION OF LEASED PREMISES**

<u>Building</u>	<u>Street Address</u>	<u>Zip Code</u>	<u>Other</u>
1417LS			
1420	5726 Dudley Blvd	95652-1223	
1423	5712 Dudley Blvd	95652-1222	
1435	5831 Dudley Blvd	95652	
1436	5823 Dudley Blvd	95652	
1438	5839 Dudley Blvd	95652-1225	
1445			
1446			
1458			
1470	3194 Recreation Way	95652	
1472			
1802			
9075			
9085			
9088			

**AMENDMENT NO. 1  
TO  
SUPPLEMENTAL AGREEMENT NO. 18  
TO  
DEPARTMENT OF THE AIR FORCE LEASE NO. BCA-MCC-12-98-0801  
EXHIBIT E  
ENVIRONMENTAL CONDITION REPORT**

This Environmental Condition Report (ECR) refers to the list of buildings contained in Exhibit A of this Supplement. The undersigned Parties agree that they have read and understand the following environmental documents, which have been provided and received under a separate cover:

The Base-wide Environmental Baseline Survey (BEBS) for McClellan Air Force Base (AFB) dated November 1996,

The Base-wide SEBS dated July 1997 and the Building Survey Addendum dated December 1997, and

The Site-Specific Supplemental Environmental Baseline Survey (SSSEBS) for Group 6 Facilities and Associated Property dated December 2000.

Each Party affirmatively states that it has had the opportunity to (a) perform any inspections it deems appropriate to adequately document the condition of the Premises and the property that are subject to this Supplement to the Lease; (b) contribute to the development of the SSSEBS, BEBS, SEBS; and (c) perform inspections it deems appropriate for this transaction. The Parties further agree that, subject to the limits of the methodologies employed in preparing the SSSEBS, BEBS, SEBS, and inspections, the condition of the Premises and property that are the subject of this Supplement to the Lease are, to the best of each Parties' knowledge, as described in the SSSEBS, BEBS, and SEBS at the time of the signing of the Supplement to the Lease with the following exceptions:

1) Air Force owned hazardous materials have been removed from facilities 78, 79, 80, and 1438.

2) The infrastructure air permits (2) for Building 1438 are in the process of being transferred to the Lessee.

AMENDMENT NO. 1  
TO  
SUPPLEMENTAL AGREEMENT NO. 18  
TO  
DEPARTMENT OF THE AIR FORCE LEASE NO. BCA-MCC-12-98-0801  
EXHIBIT E  
ENVIRONMENTAL CONDITION REPORT

DEPARTMENT OF THE AIR FORCE:

BY: Paul G. Brunner  
PAUL G. BRUNNER  
BRAC Environmental Coordinator

27 Feb 01  
DATE

COUNTY OF SACRAMENTO, CALIFORNIA:

BY: [Signature]

20 Feb 2001  
DATE

**AMENDMENT NO. 1  
TO  
SUPPLEMENTAL AGREEMENT NO. 18  
TO  
DEPARTMENT OF THE AIR FORCE LEASE NO. BCA-MCC-12-98-0801  
EXHIBIT A  
DESCRIPTION OF LEASED PREMISES**

The following buildings and land at McClellan AFB are available for transfer for **immediate** possession. Addresses for each building (if available) are as follows:

<u>Building</u>	<u>Street Address</u>	<u>Zip Code</u>	<u>Other</u>
70A	3400 McClellan Mall	95660-4652	
70B	3402 McClellan Mall	95660-4652	
71A	3406 McClellan Mall	95660-4652	
71B	3408 McClellan Mall	95660-4652	
72A	3414 McClellan Mall	95660-4652	
72B	3416 McClellan Mall	95660-4652	
73A	3422 McClellan Mall	95660-4652	
73B	3424 McClellan Mall	95660-4652	
74A	3423 Mitchell Street	95660-4652	
74B	3421 Mitchell Street	95660-4652	
75A	3417 Mitchell Street	95660-4652	
75B	3415 Mitchell Street	95660-4652	
76A	3409 Mitchell Street	95660-4652	
76B	3407 Mitchell Street	95660-4652	
77A	3403 Mitchell Street	95660-4652	
77B	3401 Mitchell Street	95660-4652	
78			Garage, 5 Vehicle
79			Garage, 6 Vehicle
80			Garage, 5 Vehicle
95			CE Storage Shed
100	5309 Arnold Avenue	95660-4660	
101	5321 Arnold Avenue	95660-4660	
102	3401 Westover Street	95660-4656	
103	3423 Westover Street	95660-4656	
104	5818 O'Malley Avenue	95660-4657	
105	5308 O'Malley Avenue	95660-4657	
106	3423 McClellan Mall	95660-4654	
107	5305 O'Malley Avenue	95660-4658	
108	5315 O'Malley Avenue	95660-4658	
109	3422 Westover Street	95660-4655	
110	3400 Westover Street	95660-4655	
111	5312 Arnold Avenue	95660-4659	
112	5304 Arnold Avenue	95660-4659	
113	3401 McClellan Mall	95660-4656	

**AMENDMENT NO. 1  
TO  
SUPPLEMENTAL AGREEMENT NO. 18  
TO  
DEPARTMENT OF THE AIR FORCE LEASE NO. BCA-MCC-12-98-0801  
EXHIBIT A  
DESCRIPTION OF LEASED PREMISES**

<u>Building</u>	<u>Street Address</u>	<u>Zip Code</u>	<u>Other</u>
1434	5820 Dudley Blvd	95652	Court, Recreation
1436	5823 Dudley Blvd	95652	Tennis Court
1438	5839 Dudley Blvd	95652-1225	Gym w/adjacent land and parking, incl across Dudley Blvd

**AMENDMENT NO. 3  
TO  
SUPPLEMENTAL AGREEMENT NO. 18  
TO  
DEPARTMENT OF THE AIR FORCE LEASE NO. BCA-MCC-12-98-0801  
EXHIBIT E  
ENVIRONMENTAL CONDITION REPORT**

This Environmental Condition Report (ECR) refers to the list of buildings contained in Exhibit A of this Supplement. The undersigned Parties agree that they have read and understand the following environmental documents, which have been provided and received under a separate cover:

The Base-wide Environmental Baseline Survey (BEBS) for McClellan Air Force Base (AFB) dated November 1996,

The Base-wide SEBS dated July 1997 and the Building Survey Addendum dated December 1997, and

The SSSEBS for Group 6 Facilities and Associated Property dated December 2000.

Each Party affirmatively states that it has had the opportunity to (a) perform any inspections it deems appropriate to adequately document the condition of the Premises and the property that are subject to this Supplement to the Lease; (b) contribute to the development of the SSSEBS, BEBS, SEBS; and (c) perform inspections it deems appropriate for this transaction. The Parties further agree that, subject to the limits of the methodologies employed in preparing the SSSEBS, BEBS, SEBS, and inspections, the condition of the Premises and property that are the subject of this Supplement to the Lease are, to the best of each Parties' knowledge, as described in the SSSEBSs, BEBS, and SEBS at the time of the signing of the Supplement to the Lease with the following exceptions:

- 1) Air Force hazardous materials have been removed from buildings 3, 20, 338, 1010, 1050, and 1410.
- 2) Air Force hazardous waste was removed from buildings 3 and 1410, and the waste accumulation points at building 1410 were cleaned and closed.
- 3) Damaged asbestos tiles at building 20 were removed. The exposed mastic was sealed to prevent release of airborne asbestos fibers.
- 4) No cutting, drilling, digging, or other activities that may disturb the building 334 slab area and associated drains and piping is authorized without Air Force approval.

AMENDMENT NO. 3  
TO  
SUPPLEMENTAL AGREEMENT NO. 18  
TO  
DEPARTMENT OF THE AIR FORCE LEASE NO. BCA-MCC-12-98-0801  
EXHIBIT E  
ENVIRONMENTAL CONDITION REPORT

DEPARTMENT OF THE AIR FORCE:

BY: Paul G. Brunner  
PAUL G. BRUNNER  
BRAC Environmental Coordinator

14 March 01  
DATE

COUNTY OF SACRAMENTO, CALIFORNIA:

BY: [Signature]

March 21, 2001  
DATE

**AMENDMENT NO. 3  
TO  
SUPPLEMENTAL AGREEMENT NO. 18  
TO  
DEPARTMENT OF THE AIR FORCE LEASE NO. BCA-MCC-12-98-0801  
EXHIBIT A  
DESCRIPTION OF LEASED PREMISES**

The following buildings and land at McClellan AFB are available for transfer for **immediate** possession. Addresses for each building (if available) are as follows:

<u>Building</u>	<u>Street Address</u>	<u>Zip Code</u>	<u>Other</u>
3	5219 Arnold Ave	95652	Land
20	5115 Arnold Ave	95652-1315	Land
338	3318 Howard St	95652-1337	Land
564	4300 Dudley Blvd	95652-1220	
1010	5631 Perrin Ave	95652-129	Land
1050	5741 Perrin Ave	95652-1280	
1410	5715 Skvarla Ave	95652-1209	Land

The following building at McClellan AFB is withdrawn from **immediate** and placed in **delayed** possession.

<u>Building</u>	<u>Street Address</u>	<u>Zip Code</u>	<u>Other</u>
947	3400 Hickory St	95652-1112	

**AMENDMENT NO. 4  
TO  
SUPPLEMENTAL AGREEMENT NO. 18  
TO  
DEPARTMENT OF THE AIR FORCE LEASE NO. BCA-MCC-12-98-0801  
EXHIBIT E  
ENVIRONMENTAL CONDITION REPORT**

This Environmental Condition Report (ECR) refers to the list of buildings contained in Exhibit A of this Supplement. The undersigned Parties agree that they have read and understand the following environmental documents, which have been provided and received under a separate cover:

The Base-wide Environmental Baseline Survey (BEBS) for McClellan Air Force Base (AFB) dated November 1996,

The Base-wide SEBS dated July 1997 and the Building Survey Addendum dated December 1997, and

The SSSEBS for Group 6 Facilities and Associated Property dated December 2000.

Each Party affirmatively states that it has had the opportunity to (a) perform any inspections it deems appropriate to adequately document the condition of the Premises and the property that are subject to this Supplement to the Lease; (b) contribute to the development of the SSSEBS, BEBS, SEBS; and (c) perform inspections it deems appropriate for this transaction. The Parties further agree that, subject to the limits of the methodologies employed in preparing the SSSEBS, BEBS, SEBS, and inspections, the condition of the Premises and property that are the subject of this Supplement to the Lease are, to the best of each Parties' knowledge, as described in the SSSEBSs, BEBS, and SEBS at the time of the signing of the Supplement to the Lease with the following exceptions:

1) The air permits associated with building 262B were canceled. The infrastructure air permits for buildings 21 and 22 and the process permit associated with building 54 will be canceled when the Air Force is no longer utilizing the facility (summer 01).

2) Air Force hazardous materials and waste have been removed from buildings 262B, 335, 336 and 1417. Hazardous materials and waste associated with buildings 17, 21, 22, 23, 24, 25, and 27 will be removed when the Air Force is no longer utilizing the facilities (summer 01). Initial Accumulation Points will be closed out when the waste is removed.

3) The aboveground storage tank at building 262 is in the process of being cleaned (scheduled for completion by end of April 01).

AMENDMENT NO. 4  
TO  
SUPPLEMENTAL AGREEMENT NO. 18  
TO  
DEPARTMENT OF THE AIR FORCE LEASE NO. BCA-MCC-12-98-0801  
EXHIBIT E  
ENVIRONMENTAL CONDITION REPORT

4) The 10,000-gallon underground storage tank (contains diesel fuel) located north of building 262B is not authorized for use until the lessee obtains written approval from the Air Force for its use. The lease of building 262B does not constitute approval for use of the underground storage tank.

DEPARTMENT OF THE AIR FORCE:

BY: Paul G. Brunner  
PAUL G. BRUNNER  
BRAC Environmental Coordinator

16 April 01  
DATE

COUNTY OF SACRAMENTO, CALIFORNIA:

BY: [Signature]

May 2, 2001  
DATE

**AMENDMENT NO. 4**  
**TO**  
**SUPPLEMENTAL AGREEMENT NO. 18**  
**TO**  
**DEPARTMENT OF THE AIR FORCE LEASE NO. BCA-MCC-12-98-0801**  
**EXHIBIT A**  
**DESCRIPTION OF LEASED PREMISES**

The following buildings and land (as shown on Exhibits B) at McClellan AFB are available for transfer for **immediate** possession. Addresses for each building (if available) are as follows:

<u>Building</u>	<u>Street Address</u>	<u>Zip Code</u>	<u>Other</u>
*17	5100 L Street	95652	
*18	5100 L Street	95652	
*21	5112 Arnold Ave	95652-1314	
*22	5124 34 <sup>th</sup> Street	95652-1316	
*23	3384 L Street	95652-1309	
24	5025 Arnold Ave	95652-1308	
*25	3390 L Street	95652-1310	
26			
*27	5010 Arnold Ave	95652	
36			
*49			
*50	3400 L Street	95652	
*53	3400 L Street	95652	
*54	5106 34 <sup>th</sup> Street	95652-1313	
*55			
*58			
94			
262B	3304 Peacekeeper Way	95652-1064	
*264	5019 Roberts Avenue	95652-1320	
*335	4931 Arnold Avenue	95652-1306	
336	4907 Arnold Avenue	95652-1305	
558			
903	5504 Dudley Ave	95652-1129	
*960	3327 Laurel Street	95652-1119	
1417	3305 James Way	95652-1145	
1420	5726 Dudley Ave	95652-1223	
1423	5712 Dudley Ave	95652-1222	

\*Loan-back facilities

The following building at McClellan AFB is withdrawn from **immediate** and placed in **delayed** possession.

<u>Building</u>	<u>Street Address</u>	<u>Zip Code</u>	<u>Other</u>
947	3400 Hickory St	95652-1112	

**AMENDMENT NO. 5  
TO  
SUPPLEMENTAL AGREEMENT NO. 18  
TO  
DEPARTMENT OF THE AIR FORCE LEASE NO. BCA-MCC-12-98-0801  
EXHIBIT E  
ENVIRONMENTAL CONDITION REPORT**

This Environmental Condition Report (ECR) refers to the list of buildings contained in Exhibit A of this Supplement. The undersigned Parties agree that they have read and understand the following environmental documents, which have been provided and received under a separate cover:

The Base-wide Environmental Baseline Survey (BEBS) for McClellan Air Force Base (AFB) dated November 1996,

The Base-wide SEBS dated July 1997 and the Building Survey Addendum dated December 1997, and

The SSSEBS for Group 6 Facilities and Associated Property dated December 2000.

Each Party affirmatively states that it has had the opportunity to (a) perform any inspections it deems appropriate to adequately document the condition of the Premises and the property that are subject to this Supplement to the Lease; (b) contribute to the development of the SSSEBS, BEBS, SEBS; and (c) perform inspections it deems appropriate for this transaction. The Parties further agree that, subject to the limits of the methodologies employed in preparing the SSSEBS, BEBS, SEBS, and inspections, the condition of the Premises and property that are the subject of this Supplement to the Lease are, to the best of each Parties' knowledge, as described in the SSSEBS, BEBS, and SEBS at the time of the signing of the Supplement to the Lease with the following exceptions:

1) A scanning survey for volatile organics was conducted at building 310 to determine if any soil gas vapors were migrating through the floor surface of the building. No volatile organic vapors were detected.

2) An Air Force waiver was granted to the County of Sacramento to allow reuse of the gasoline underground storage tanks at building 900. The County must obtain a permit to operate these tanks within 30 days of delivery of possession.

3) The air permit for the boiler at building 347D was transferred to the new user.

4) The Air Force owned hazardous materials will be removed from buildings 347A and 945 when the Air Force completes its mission in these buildings (summer 2001). The Air Force hazardous materials and waste have been removed from buildings 310, 900, 1017, 1042, 1445, and 1446.

5) Petroleum spill material was cleaned at building 310.

**AMENDMENT NO. 5  
TO  
SUPPLEMENTAL AGREEMENT NO. 18  
TO  
DEPARTMENT OF THE AIR FORCE LEASE NO. BCA-MCC-12-98-0801  
EXHIBIT E  
ENVIRONMENTAL CONDITION REPORT**

6) McFacil version 3.80 contains updated versions of the contamination status maps for soil, soil gas, and groundwater.

7) Radioactive materials were previously stored at building 336 and must be surveyed for radioactive contaminants. Therefore, this building must be placed in delayed possession status until the survey is completed and the building released for unrestricted use.

DEPARTMENT OF THE AIR FORCE:

BY:   
PAUL G. BRUNNER  
BRAC Environmental Coordinator

2 May 01  
DATE

COUNTY OF SACRAMENTO, CALIFORNIA:

BY: 

May 7 2001  
DATE

**AMENDMENT NO. 5  
TO  
SUPPLEMENTAL AGREEMENT NO. 18  
TO  
DEPARTMENT OF THE AIR FORCE LEASE NO. BCA-MCC-12-98-0801  
EXHIBIT A  
DESCRIPTION OF LEASED PREMISES**

1. The following buildings and land at McClellan AFB are available for transfer for **immediate** possession. Addresses for each building (if available) are as follows:

<u>Building</u>	<u>Street Address</u>	<u>Zip Code</u>	<u>Other</u>
310	3300 Howard Street	95652-1336	
*347A	3224 Howard Street	95652-1335	w/Land
*347B	4937 43 <sup>rd</sup> Street	95652	w/Land
*347C	4937 43 <sup>rd</sup> Street	95652	w/Land
347D	4937 43 <sup>rd</sup> Street	95652	w/Land
900	5520 Dudley Blvd	95652-1555	w/Land
*942	3427 Beech Street	95652-1105	w/Land
*945	3427 Hickory Street	95652-1113	w/Land
1017	5864 Price Avenue	95652-1270	w/Land
1042	5727 Perrin Avenue	95652-1232	
1044	5822 Price Avenue	95652-1245	w/Land
1445			w/Land
1446			w/Land

\* Facilities considered "loan-back" facilities; conveyed to County of Sacramento, but loaned back to the Air Force for continued use until mission completion.

2. The following building at McClellan AFB (See Exhibit B) is withdrawn from **immediate** possession to **delayed** possession. Address is as follows:

<u>Building</u>	<u>Street Address</u>	<u>Zip Code</u>	<u>Other</u>
336	4907 Arnold Ave	95652-1305	

**AMENDMENT NO. 6  
TO  
SUPPLEMENTAL AGREEMENT NO. 18  
TO  
DEPARTMENT OF THE AIR FORCE LEASE NO. BCA-MCC-12-98-0801  
EXHIBIT E  
ENVIRONMENTAL CONDITION REPORT**

This Environmental Condition Report (ECR) refers to the list of buildings contained in Exhibit A of this Supplement. The undersigned Parties agree that they have read and understand the following environmental documents, which have been provided and received under a separate cover:

The Base-wide Environmental Baseline Survey (BEBS) for McClellan Air Force Base (AFB) dated November 1996,

The Base-wide SEBS dated July 1997 and the Building Survey Addendum dated December 1997, and

The SSSEBS for Group 6 Facilities and Associated Property dated December 2000.

Each Party affirmatively states that it has had the opportunity to (a) perform any inspections it deems appropriate to adequately document the condition of the Premises and the property that are subject to this Supplement to the Lease; (b) contribute to the development of the SSSEBS, BEBS, SEBS; and (c) perform inspections it deems appropriate for this transaction. The Parties further agree that, subject to the limits of the methodologies employed in preparing the SSSEBS, BEBS, SEBS, and inspections, the condition of the Premises and property that are the subject of this Supplement to the Lease are, to the best of each Parties' knowledge, as described in the SSSEBS, BEBS, and SEBS at the time of the signing of the Supplement to the Lease with the following exceptions:

- 1) The Air Force hazardous materials have been removed from buildings 87, 89, 90, 263B, 263C, 263D, 263E, 263F, 269 B-G, and 905.
- 2) The hazardous waste has been removed from building 263B.
- 3) The damaged asbestos containing material in buildings 263B and 269D has been repaired.
- 4) The air permits associated with buildings 263 B and C and 269B have been transferred to the new user. The air permit for building 263F was canceled.

AMENDMENT NO. 6  
TO  
SUPPLEMENTAL AGREEMENT NO. 18  
TO  
DEPARTMENT OF THE AIR FORCE LEASE NO. BCA-MCC-12-98-0801  
EXHIBIT E  
ENVIRONMENTAL CONDITION REPORT

DEPARTMENT OF THE AIR FORCE:

BY: Paul G. Brunner  
PAUL G. BRUNNER  
BRAC Environmental Coordinator

4 June 01  
DATE

COUNTY OF SACRAMENTO, CALIFORNIA:

BY: [Signature]

August 1, 2001  
DATE

**AMENDMENT NO. 6  
TO  
SUPPLEMENTAL AGREEMENT NO. 18  
TO  
DEPARTMENT OF THE AIR FORCE LEASE NO. BCA-MCC-12-98-0801  
EXHIBIT A  
DESCRIPTION OF LEASED PREMISES**

1. The following buildings and land at McClellan AFB are available for transfer for **immediate** possession. Addresses for each building (if available) are as follows:

<u>Building</u>	<u>Street Address</u>	<u>Zip Code</u>	<u>Other</u>
87	5343 O'Malley Ave.	95652-1002	
89	5405 O'Malley Ave.	95652-1003	
90	5342 Arnold Ave.	95652-1091	
263B	5064 43 <sup>rd</sup> St.	95652	
263C	5050 43 <sup>rd</sup> St.	95652	
263D	5040 43 <sup>rd</sup> St.	95652	
263E	5034 43 <sup>rd</sup> St.	95652	
263F	5078 43 <sup>rd</sup> St.	95652	
263			Mechanical Room
269B	5116 Dudley Blvd.	95652-1357	
269C	5108 Dudley Blvd.	95652	
269D	5050 Dudley Blvd.	95652	
269E	5040 Dudley Blvd.	95652	
269F	5030 Dudley Blvd.	95652	
269G	5020 Dudley Blvd.	95652	
269H	5012 Dudley Blvd.	95652	
905	5440 Dudley Blvd.	95652-1127	

**AMENDMENT NO. 7  
TO  
SUPPLEMENTAL AGREEMENT NO. 18  
TO  
DEPARTMENT OF THE AIR FORCE LEASE NO. BCA-MCC-12-98-0801  
EXHIBIT E  
ENVIRONMENTAL CONDITION REPORT**

This Environmental Condition Report (ECR) refers to the list of buildings contained in Exhibit A of this Supplement. The undersigned Parties agree that they have read and understand the following environmental documents, which have been provided and received under a separate cover:

The Base-wide Environmental Baseline Survey (BEBS) for McClellan Air Force Base (AFB) dated November 1996,

The Base-wide SEBS dated July 1997 and the Building Survey Addendum dated December 1997, and

The SSSEBS for Group 6 Facilities and Associated Property dated December 2000.

Each Party affirmatively states that it has had the opportunity to (a) perform any inspections it deems appropriate to adequately document the condition of the Premises and the property that are subject to this Supplement to the Lease; (b) contribute to the development of the SSSEBS, BEBS, SEBS; and (c) perform inspections it deems appropriate for this transaction. The Parties further agree that, subject to the limits of the methodologies employed in preparing the SSSEBS, BEBS, SEBS, and inspections, the condition of the Premises and property that are the subject of this Supplement to the Lease are, to the best of each Parties' knowledge, as described in the SSSEBS, BEBS, and SEBS at the time of the signing of the Supplement to the Lease with the following exceptions:

- 1) The Air Force owned hazardous materials have been removed from building 947.
- 2) Updated information on the condition of property (soil, soil gas, and groundwater) is reflected in the latest version of the McFacil Database (version 3.8), which has been provided to the Lessee.

AMENDMENT NO. 7  
TO  
SUPPLEMENTAL AGREEMENT NO. 18  
TO  
DEPARTMENT OF THE AIR FORCE LEASE NO. BCA-MCC-12-98-0801  
EXHIBIT E  
ENVIRONMENTAL CONDITION REPORT

DEPARTMENT OF THE AIR FORCE:

BY: Paul G. Brunner  
PAUL G. BRUNNER  
BRAC Environmental Coordinator

2 July 01  
DATE

COUNTY OF SACRAMENTO, CALIFORNIA:

BY: Art Javelin

August 1, 2001  
DATE

**AMENDMENT NO. 7  
TO  
SUPPLEMENTAL AGREEMENT NO. 18  
TO  
DEPARTMENT OF THE AIR FORCE LEASE NO. BCA-MCC-12-98-0801  
EXHIBIT A  
DESCRIPTION OF LEASED PREMISES**

1. The following buildings and land at McClellan AFB are available for transfer for **immediate** possession. Addresses for each building (if available) are as follows:

<u>Building</u>	<u>Street Address</u>	<u>Zip Code</u>	<u>Other</u>
15	Peacekeeper Gate Shack		
952	Palm Street Gate Shack		
1802			Covered Overhang Atch to Bldg 655

**AMENDMENT NO. 9  
TO  
SUPPLEMENTAL AGREEMENT NO. 18  
TO  
DEPARTMENT OF THE AIR FORCE LEASE NO. BCA-MCC-12-98-0801  
EXHIBIT E  
ENVIRONMENTAL CONDITION REPORT**

This Environmental Condition Report (ECR) refers to the list of buildings contained in Exhibit A of this Supplement. The undersigned Parties agree that they have read and understand the following environmental documents, which have been provided and received under a separate cover:

The Base-wide Environmental Baseline Survey (BEBS) for McClellan Air Force Base (AFB) dated November 1996,

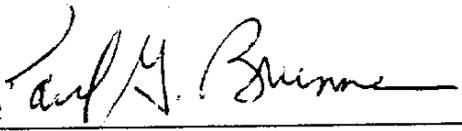
The Base-wide SEBS dated July 1997 and the Building Survey Addendum dated December 1997, and

The SSSEBS for Group 6 Facilities and Associated Property dated December 2000.

Each Party affirmatively states that it has had the opportunity to (a) perform any inspections it deems appropriate to adequately document the condition of the Premises and the property that are subject to this Supplement to the Lease; (b) contribute to the development of the SSSEBS, BEBS, SEBS; and (c) perform inspections it deems appropriate for this transaction. The Parties further agree that, subject to the limits of the methodologies employed in preparing the SSSEBS, BEBS, SEBS, and inspections, the condition of the Premises and property that are the subject of this Supplement to the Lease are, to the best of each Parties' knowledge, as described in the SSSEBS, BEBS, and SEBS at the time of the signing of the Supplement to the Lease with the following exceptions: All Air Force owned hazardous materials were removed from building 1412. Updated information on the condition of property (soil, soil gas, and groundwater) is reflected in the latest version of the McFacil Database (version 3.8), which has been provided to the Lessee.

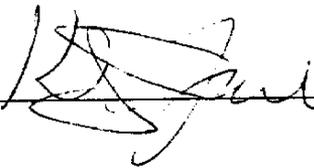
AMENDMENT NO. 9  
TO  
SUPPLEMENTAL AGREEMENT NO. 18  
TO  
DEPARTMENT OF THE AIR FORCE LEASE NO. BCA-MCC-12-98-0801  
EXHIBIT E  
ENVIRONMENTAL CONDITION REPORT

DEPARTMENT OF THE AIR FORCE:

BY:   
PAUL G. BRUNNER  
BRAC Environmental Coordinator

5 Sep 01  
DATE

COUNTY OF SACRAMENTO, CALIFORNIA:

BY: 

October 12 01  
DATE

**AMENDMENT NO. 9  
TO  
SUPPLEMENTAL AGREEMENT NO. 18  
TO  
DEPARTMENT OF THE AIR FORCE LEASE NO. BCA-MCC-12-98-0801  
EXHIBIT A  
DESCRIPTION OF LEASED PREMISES**

1. The following buildings and land at McClellan AFB are available for transfer for **immediate** possession. Addresses for each building (if available) are as follows:

<u>Building</u>	<u>Street Address</u>	<u>Zip Code</u>	<u>Other</u>
1024			Toy storage area
1037			12x10 metal shed
1412	5800 Skvarla Ave.	95652-1210	
1413			Storage Fac
1414			Storage Fac
1415			Storage Fac
1416			Storage Fac

**SUPPLEMENTAL AGREEMENT NO. 20**  
**TO**  
**DEPARTMENT OF THE AIR FORCE LEASE NO. BCA-MCC-12-98-0801**  
**EXHIBIT E**  
**ENVIRONMENTAL CONDITION REPORT**

This Environmental Condition Report (ECR) refers to the list of buildings contained in Exhibit A of this Supplement. The undersigned Parties agree that they have read and understand the following environmental documents, which have been provided and received under a separate cover:

The Base-wide Environmental Baseline Survey (BEBS) for McClellan Air Force Base (AFB) dated November 1996,

The Base-wide SEBS dated July 1997 and the Building Survey Addendum dated December 1997, and

The SSSEBS for Group 8 Facilities and Associated Property dated April 2001.

Each Party affirmatively states that it has had the opportunity to (a) perform any inspections it deems appropriate to adequately document the condition of the Premises and the property that are subject to this Supplement to the Lease; (b) contribute to the development of the SSSEBS, BEBS, SEBS; and (c) perform inspections it deems appropriate for this transaction. The Parties further agree that, subject to the limits of the methodologies employed in preparing the SSSEBS, BEBS, SEBS, and inspections, the condition of the Premises and property that are the subject of this Supplement to the Lease are, to the best of each Parties' knowledge, as described in the SSSEBS, BEBS, and SEBS at the time of the signing of the Supplement to the Lease. This ECR will be updated as the listed facilities are taken out of their delayed status.

DEPARTMENT OF THE AIR FORCE:

BY: Paul G. Brunner  
PAUL G. BRUNNER  
BRAC Environmental Coordinator

23 May 01  
DATE

COUNTY OF SACRAMENTO, CALIFORNIA:

BY: [Signature]

May 29, 2001

**SUPPLEMENTAL AGREEMENT NO. 20  
TO  
DEPARTMENT OF THE AIR FORCE LEASE NO. BCA-MCC-12-98-0801  
EXHIBIT A  
DESCRIPTION OF LEASED PREMISES**

1. The following buildings and land at McClellan AFB are available for transfer for **immediate** possession. Addresses for each building (if available) are as follows:

<u>Building</u>	<u>Street Address</u>	<u>Zip Code</u>	<u>Other</u>
710	5436 Patrol Road	95652	
712	5428 Patrol Road	95652-1707	
769			
770	5208 Shelter Road	95652-1635	
771	5268 Shelter Road	95652	
772A	5231 Taxiway P	95652	
772B	5237 Taxiway P	95652	
772C	5243 Taxiway P	95652	
772D	5249 Taxiway P	95652	
772E	5255 Taxiway P	95652	
772F	5261 Taxiway P	95652	
772G	5267 Taxiway P	95652	
772H	5273 Taxiway P	95652	
773	5312 Shelter Road	95652	
774	5345 Taxiway P	95652-1641	
777			
784			
791			
792	5240 Shelter Road	95652	
796	5254 Shelter Road	95652	
799	5348 Shelter Road	95652	
1205			
1207	5367 Lane Ave	95652	
1208	5392 Lane Ave	95652	
1209	5395 Lane Ave	95652	
1210	5211 Patrol Road	95652	
1211	5399 Lane Ave	95652	
1212	5396 Lane Ave	95652	
1213	5403 Lane Ave	95652	
1214	5400 Lane Ave	95652	
1215	5407 Lane Ave	95652	
1216	5404 Lane Ave	95652	
1300A	3240 Larson Ave	95652	
1300B	3244 Larson Ave	95652	
1301A	5608 Luce Ave	95652	
1301B	5612 Luce Ave	95652	
1302A	5624 Luce Ave	95652	
1302B	5628 Luce Ave	95652	

**SUPPLEMENTAL AGREEMENT NO. 20  
TO  
DEPARTMENT OF THE AIR FORCE LEASE NO. BCA-MCC-12-98-0801  
EXHIBIT A  
DESCRIPTION OF LEASED PREMISES**

<u>Building</u>	<u>Street Address</u>	<u>Zip Code</u>	<u>Other</u>
1303A	5625 Luce Ave	95652	
1303B	5629 Luce Ave	95652	
1304A	5632 Luce Ave	95652	
1304B	5636 Luce Ave	95652	
1305A	5641 Luce Ave	95652	
1305B	5645 Luce Ave	95652	
1306A	5608 Rafferty Ave	95652	
1306B	5612 Rafferty Ave	95652	
1307A	5609 Rafferty Ave	95652	
1307B	5613 Rafferty Ave	95652	
1308A	5625 Rafferty Ave	95652	
1308B	5629 Rafferty Ave	95652	
1309A	5648 Rafferty Ave	95652	
1309B	5652 Rafferty Ave	95652	
1310A	5649 Rafferty Ave	95652	
1310B	5653 Rafferty Ave	95652	
1311A	5657 Rafferty Ave	95652	
1311B	5661 Rafferty Ave	95652	
1312A	5664 Rafferty Ave	95652	
1312B	5668 Rafferty Ave	95652	
1313A	5673 Rafferty Ave	95652	
1313B	5677 Rafferty Ave	95652	
1314A	3241 James Way	95652	
1314B	3245 James Way	95652	
1315A	5600 Luce Ave	95652	
1315B	5604 Luce Ave	95652	
1316A	5601 Luce Ave	95652	
1316B	5605 Luce Ave	95652	
1317A	5609 Luce Ave	95652	
1317B	5613 Luce Ave	95652	
1318A	5616 Luce Ave	95652	
1318B	5620 Luce Ave	95652	
1319A	5617 Luce Ave	95652	
1319B	5621 Luce Ave	95652	
1320A	5633 Luce Ave	95652	
1320B	5637 Luce Ave	95652	
1321A	5640 Luce Ave	95652	
1321B	5644 Luce Ave	95652	
1322A	5648 Luce Ave	95652	
1322B	5652 Luce Ave	95652	
1323A	5649 Luce Ave	95652	

**SUPPLEMENTAL AGREEMENT NO. 20  
TO  
DEPARTMENT OF THE AIR FORCE LEASE NO. BCA-MCC-12-98-0801  
EXHIBIT A  
DESCRIPTION OF LEASED PREMISES**

<u>Building</u>	<u>Street Address</u>	<u>Zip Code</u>	<u>Other</u>
1323B	5653 Luce Ave	95652	
1324A	5632 Rafferty Ave	95652	
1324B	5636 Rafferty Ave	95652	
1325A	5600 Rafferty Ave	95652	
1325B	5604 Rafferty Ave	95652	
1326A	5601 Rafferty Ave	95652	
1326B	5605 Rafferty Ave	95652	
1327A	5616 Rafferty Ave	95652	
1327B	5624 Rafferty Ave	95652	
1328A	5617 Rafferty Ave	95652	
1328B	5621 Rafferty Ave	95652	
1329A	5633 Rafferty Ave	95652	
1329B	5637 Rafferty Ave	95652	
1330A	5640 Rafferty Ave	95652	
1330B	5644 Rafferty Ave	95652	
1331A	5641 Rafferty Ave	95652	
1331B	5645 Rafferty Ave	95652	
1332A	5656 Rafferty Ave	95652	
1332B	5660 Rafferty Ave	95652	
1333A	5665 Rafferty Ave	95652	
1333B	5669 Rafferty Ave	95652	
1334A	5672 Rafferty Ave	95652	
1334B	5676 Rafferty Ave	95652	
1335	3241 Larson	95652	
1336	5717 Luce Ave	95652	
1337	5704 Rafferty Ave	95652	
1338	5709 Rafferty Ave	95652	
1339	5712 Rafferty Ave	95652	
1340	5713 Rafferty Ave	95652	
1341	5716 Rafferty Ave	95652	
1342	5725 Rafferty Ave	95652	
1343	5729 Rafferty Ave	95652	
1344	5730 Rafferty Ave	95652	
1345	5733 Rafferty Ave	95652	
1346	5736 Rafferty Ave	95652	
1347	5737 Rafferty Ave	95652	
1348	5741 Rafferty Ave	95652	
1349	5700 Luce Ave	95652	
1350	5701 Luce Ave	95652	
1351	5704 Luce Ave	95652	
1352	5705 Luce Ave	95652	

**SUPPLEMENTAL AGREEMENT NO. 20  
TO  
DEPARTMENT OF THE AIR FORCE LEASE NO. BCA-MCC-12-98-0801  
EXHIBIT A  
DESCRIPTION OF LEASED PREMISES**

<u>Building</u>	<u>Street Address</u>	<u>Zip Code</u>	<u>Other</u>
1353	5708 Luce Ave	95652	
1354	5709 Luce Ave	95652	
1355	5712 Luce Ave	95652	
1356	5713 Luce Ave	95652	
1357	5718 Luce Ave	95652	
1358	5721 Luce Ave	95652	
1359	5725 Luce Ave	95652	
1360	5729 Luce Ave	95652	
1361	5700 Rafferty Ave	95652	
1362	5701 Rafferty Ave	95652	
1363	5705 Rafferty Ave	95652	
1364	5708 Rafferty Ave	95652	
1365	5717 Rafferty Ave	95652	
1366	5720 Rafferty Ave	95652	
1367	5721 Rafferty Ave	95652	
1368	5724 Rafferty Ave	95652	
1369	5740 Rafferty Ave	95652	
1370	5728 Luce Ave		
1373			Demolished
1374	Bus Shelter corner of Luce Ave and Larson		
1376			Elec Switch Stn
7600			
7601	5393 Taxiway P	95652	
7602	5377 Taxiway P	95652	
7603	5285 Taxiway P	95652	(a.k.a. Bldg 784)
7604	5361 Taxiway P	95652	
7605	5297 Taxiway P	95652	(a.k.a. Bldg 777)
7606			
Safe Haven			

Includes all available land in EBS Group 8 (not restricted by radiological survey requirements, natural resources, or other environmental concerns).

**SUPPLEMENTAL AGREEMENT NO. 20  
TO  
DEPARTMENT OF THE AIR FORCE LEASE NO. BCA-MCC-12-98-0801  
EXHIBIT A  
DESCRIPTION OF LEASED PREMISES**

2. The following buildings and land at McClellan AFB (See Exhibit B) are available for transfer for **delayed** possession. Addresses for each building (if available) are as follows:

<u>Building</u>	<u>Street Address</u>	<u>Zip Code</u>	<u>Other</u>
300			Demolished
301			Demolished
302			Demolished
303			Demolished
304			Demolished
305			Demolished
306			Demolished
307			Demolished
501			Demolished
502			Demolished
503			Demolished
504			Demolished
505			Demolished
506			Demolished
701	5371 N. Shelter Road	95652	
702			
706	4947 Patrol Road	95652	
1088	5364 N. Shelter Road	95652	
1206	5362 Lane Ave	95652	
1206LS			