

Exhibit J

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Central Coast Regional Water Quality Control Board

March 24, 2020

Mr. Eric Phelps
Corral de Tierra Realty
19045 Portola Drive, Suite F2
Salinas, CA 93908
Email: eric@cdtrealty.com

via Electronic Mail

Dear Mr. Phelps:

UST PROGRAM: FORMER EXXON, 1 CORRAL DE TIERRA ROAD (7 CORRAL DEL TIERRA ROAD), SALINAS, MONTEREY COUNTY - CASE CLOSURE TRANSMITTAL (CASE NO. 3695)

Central Coast Regional Water Quality Control Board (Central Coast Water Board) staff reviewed CapRock Geology, Inc.'s [January 5, 2020 Monitoring Well Closure Report](#)¹ submitted on behalf of Corral de Tierra Realty for the subject site. Thank you for the submittal. You have met the requirements for case closure. This concludes the Central Coast Water Board's regulatory oversight for the investigation and cleanup of the underground storage tank (UST) system release. This letter does not relieve you of the requirements of other agencies, which may continue to have jurisdiction or require further work. As with any real property, the discovery of additional or previously unidentified pollution at the site may require additional investigation and cleanup. This case is now closed as certified by the enclosed case closure letter and case summary form.

Residual soil and groundwater pollution may still exist onsite that could pose an unacceptable risk under certain site development activities such as site grading, excavation, or dewatering. The Central Coast Water Board, the local health agency, and the appropriate local planning and building departments must be notified prior to any changes in land use, grading activities, excavation, or dewatering. This notification must include a statement that residual soil and groundwater pollution underlie the property and nearby properties. The levels of residual pollution and any associated risks are expected to reduce with time.

¹ https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4568701624/T10000003114.PDF

Thank you for your diligence in addressing water quality issues and your continued commitment to the protection of water quality in the central coast region. If you have questions regarding this matter, please contact Tom Sayles at (805) 542-4640 or Tom.Sayles@waterboards.ca.gov or Greg Bishop at (805) 549-3132.

Sincerely,

for John M. Robertson
Executive Officer

Attachments: Case Closure Letter
Case Summary Form

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Geotracker Global ID: T10000003114

See GeoTracker: https://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T10000003114

Mr. Randy McMurray
Monterey County Environmental Health
McMurrayRM@co.monterey.ca.us

Mr. Brian Finegan
brian@bfinegan.com

Mr. Robert Barminski
CapRock Geology, Inc.
caprockgeology@gmail.com

Mr. William R. Phelps
Omni Resources, LLC
c/o Mr. Eric Phelps
eric@corraldetierra.com

Mr. Mike Weaver
52 Corral de Tierra Road
Salinas, CA 93908
michaelrweaver@mac.com

Mr. Thomas A. Sayles
Central Coast Water Board
Tom.Sayles@waterboards.ca.gov

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UST PROGRAM: FORMER EXXON, 1 CORRAL DE TIERRA ROAD (7 CORRAL DEL TIERRA ROAD), SALINAS, MONTEREY COUNTY - CASE CLOSURE (CASE NO. 3695)

This letter confirms the completion of site investigation and corrective action for the underground storage tanks (USTs) formerly located at the above-referenced location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground storage tanks are greatly appreciated.

According to the 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 25296.10 of the Health and Safety Code and with corrective action regulations adopted pursuant to section 25299.3 of the Health and Safety Code and that no further action related to the petroleum release at the site is required.

Claims for reimbursement of corrective action costs submitted to the Underground Storage Tank Cleanup Fund (Fund) more than 365 days after the date of this letter or issuance or activation of the Fund's Letter of Commitment, whichever occurs later, will not be reimbursed unless one of the following exceptions applies:

- Claims are submitted pursuant to section 25299.57, subdivision (k) (reopened UST case); or
- Submission within the timeframe was beyond the claimant's reasonable control, ongoing work is required for closure that will result in the submission of claims

DR. JEAN-PIERRE WOLFF, CHAIR | JOHN M. ROBERTSON, EXECUTIVE OFFICER

beyond that time period, or that under the circumstances of the case, it would be unreasonable or inequitable to impose the 365-day time period.

This notice is issued pursuant to Health and Safety Code, section 25296.10, subdivision (g). If you have questions regarding this matter, please contact Tom Sayles at **(805) 542-4640** or Tom.Sayles@waterboards.ca.gov or Greg Bishop at **(805) 549-3132**.

Sincerely,

for John M. Robertson
Executive Officer

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GeoTracker Global ID: T10000003114

CENTRAL COAST WATER BOARD CASE SUMMARY FORM

Leaking Underground Fuel Storage Tank Program

I. Agency Information

Agency Name: Central Coast Water Board	Address: 895 Aerovista Place, Suite 101
City/State/Zip: San Luis Obispo, CA 93401-7906	Phone: (805) 542-4640
Responsible Staff person: Mr. Tom Sayles	Title: Engineering Geologist

II. Case Information

Site Facility Name: Former Exxon	USTCF Claim No. NA	Water Board Case No. 3695
Site Facility Address: 1 Corral De Tierra Road	Assessor Parcel No: 161-571-002-000	
Responsible Parties	Address	Phone Number
Corral De Tierra Realty	1 Corral De Tierra Road, Salinas CA	
Property Owner		831-214-5362
Mr. Eric Phelps	eric@cdtrealty.com	831-484-5306

III. Tank Information

Tank #	Size in Gallons	Contents	Closed in Place/Removed	Date
1	6,000	Gasoline	Removed	11/1/2002
2	8,000	Gasoline	Removed	11/1/2002
3	10,000	Gasoline	Removed	10/31/2002

IV. Release and Site Characterization Information

Cause and type of release: Leaking USTs	Was source removed to extent practical: Yes	
Site characterization complete? Yes	Local agency comments? None	
Monitoring wells installed? Yes	Number: 7	Proper screen interval? Yes
Highest groundwater depth below ground surface: 10.16 ft. bgs	Lowest: 75.83 ft. bgs	Flow direction: SE
Most sensitive current groundwater use: Drinking Water		
Are water wells affected? No	Hydrologic Unit: Salinas Valley - Corral De Tierra Area	
Is the site on municipal water? No, Onsite private water well is non-detect for Petroleum Hydrocarbons including MTBE		
Distance to nearest water well(s): < 50'	Well type/status Private/Active	
Distance to nearest surface water(s): ~150'	Has surface water(s) been affected? No	
Offsite beneficial use impacts (addresses/locations): None		
Is site an active fueling facility: No, Soil data meets LTCP for vapor intrusion.		
Conceptual site model (CSM) complete? Yes	Date of CSM: Various Reports	

CASE SUMMARY FORM

V. Treatment/Disposal Methods (Attach any additional information)

Material	Amount (Include Units)	Action (Treatment or Disposal Method)	Date
Tanks	6,000 gallons 8,000 gallons 10,000 gallons	Removed	10/31/2002- 11/1/2002
Piping	6 lines - Two per tank depicted in drawings.	Removed	10/31/2002- 11/1/2002
Free Product	None	NA	NA
Soil	No manifest to verify amount removed	UST excavation soil – No records or manifest produced during field activities – Confirmation soil and soil gas sampling was completed in December 2018 and January 2019 to confirm cleanup of source area.	10/31/2002- 11/1/2002
Groundwater	None	NA	NA

Maximum Documented Contaminant Concentrations--Before and After Cleanup									
Contaminant	Soil (mg/kg)		Water (µg/L)		Contaminant	Soil (mg/kg)		Water (µg/L)	
	Before	After	Before	After		Before	After	Before	After
TPH (Gas)	160	ND<500	5,510	193	1,2-DCA	NA	NA	NA	NA
TPH (Diesel)	ND	ND<10	ND<50	ND<50	Oil & Grease	380	NA	NA	NA
Benzene	0.72	ND<2.0	12.7	ND<1.0	Lead	NA	NA	NA	NA
Toluene	0.42	ND<2.0	<10	ND<1.0	MTBE	ND<50.	ND<5.0	2,550	59.2
Ethylbenzene	2.5	ND<2.0	8.3	ND<1.0	TBA	NA	<20	NA	NA
Xylenes	21	ND<2.0	219	ND<1.0	Other				
Naphthalene	NA	ND<2.0	NA	NA					

Comments: NA=Not analyzed (Not a constituent of concern), ND = Not detected
Before: Murphy Equipment Co. UST Removal Report 2002, After: Soil from CapRock 2016 Soil and Groundwater Monitoring Report, After Water from CapRock August 18, 2017 Groundwater Monitoring Report

VI. Closure

Amount of contaminant(s) mass removed: None	Contaminant and media type: TPH g & MTBE, groundwater	
Location/depth of residual contaminant mass left-in-place: 20 fbg		
Is the plume stable and/or shrinking? Shrinking	Does remaining plume extend offsite? Yes	
Approximate length of hydrocarbon plume (ft.): < 325 feet		
Does completed corrective action protect existing and potential beneficial uses per the Basin Plan? Yes		
Does corrective action protect public health for current land use? Yes		
Should corrective action be reviewed if land uses change? Yes (if Yes – see Additional Comments section below)		
Monitoring wells destroyed? Yes	Number destroyed: 7	Number retained: None

CASE SUMMARY FORM

VII. Local Agency Representative

Agency: County of Monterey Environmental Health	Address: 1270 Natividad Road, Rm. 301-B
City/State/Zip Salinas, CA 93906	Phone/Email: (831) 796-1269 McMurrayRM@co.monterey.ca.us
Responsible Staff Person: Mr. Randy McMurray	Title: Hazardous Materials Management Services Supervisor

VIII. Additional Comments

Site Management Requirements: Residual soil and groundwater pollution may still exist onsite that could pose an unacceptable risk under certain site development activities such as site grading, excavation, or dewatering. The Central Coast Water Board, the local health agency, and the appropriate local planning and building departments must be notified prior to any changes in land use, grading activities, excavation, or dewatering. This notification must include a statement that residual soil and groundwater pollution underlie the property and nearby properties. The levels of residual pollution and any associated risks are expected to reduce with time.

IX. Central Coast Water Board Certification

<i>for John M. Robertson, Executive Officer</i>	March 24, 2020 Date:
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X. Additional Information (See GeoTracker)

Geotracker Global ID: T10000003114

See GeoTracker: https://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T10000003114

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