PUD-103 & P14-0086
PUD & Development Agreement
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EXHIBIT B

PHASE I ENVIRONMENTAL SITE ASSESSMENT

CANNAE PROPERTY
5850 W. LAS POSITAS BOULEVARD
PLEASANTON, CALIFORNIA

Submitted to:
Mr. Kevin Ebrahimi
SummerHill Apartments
777 S. California Avenue
Palo Alto, CA 94304

Prepared by:
ENGEO Incorporated

May 17, 2013

Project No:
10269.000.000

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GEOTECHNICAL
ENVIRONMENTAL
WATER RESOURCES
CONSTRUCTION SERVICES

Project No.
10269.000.000

May 17, 2013

Mr. Kevin Ebrahimi
SummerHill Apartments
777 S. California Avenue
Palo Alto, CA 94304

Subject: Cannae Property
5850 W. Las Positas Boulevard
Pleasanton, California

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Dear Mr. Ebrahimi:

ENGEO is pleased to present our phase I environmental site assessment of the subject property (Property) located in Pleasanton, California. The attached report includes a description of the site assessment activities, along with ENGEO's findings, opinions, and conclusions regarding the Property.

ENGEO has the specific qualifications based on education, training, and experience to assess the nature, history, and setting of the Property, and has developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312. We declare that, to the best of our professional knowledge and belief, the responsible charge for this study meets the definition of Environmental Professional as defined in Section 312.10 of 40 CFR 312 and ASTM 1527-05.

We are pleased to be of service to you on this project. If you have any questions concerning the contents of our report, please contact us.

Sincerely,

ENGEO Incorporated

REGISTERED PROFESSIONAL ENGINEER
JEFFREY A. ADAMS
No. 69633
Exp. 6/30/2014
CIVIL
STATE OF CALIFORNIA

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TABLE OF CONTENTS

Letter of Transmittal

Page

EXECUTIVE SUMMARY 1

1.0 INTRODUCTION 2

1.1 PURPOSE OF PHASE I ENVIRONMENTAL SITE ASSESSMENT 2
1.2 DETAILED SCOPE OF SERVICES 2
1.3 LIMITATIONS AND EXCEPTIONS OF ASSESSMENT 2
1.4 SPECIAL TERMS AND CONDITIONS 3

2.0 PROPERTY INFORMATION 4

2.1 SITE LOCATION 4
2.2 SITE AND VICINITY CHARACTERISTICS 4
2.3 CURRENT USE OF PROPERTY/DESCRIPTION OF SITE IMPROVEMENTS 4
2.4 CURRENT USE OF ADJOINING PROPERTIES 4

3.0 RECORDS REVIEW 5

3.1 PREVIOUS ENVIRONMENTAL REPORTS 5
3.2 PROPERTY RECORDS 5
3.2.1 Title Report/Ownership 5
3.3 HISTORICAL RECORD SOURCES 5
3.3.1 Historical Topographic Maps 5
3.3.2 Aerial Photographs 6
3.3.3 Fire Insurance Maps 7
3.3.4 City Directory 8
3.3.5 Government Agencies 8
3.4 ENVIRONMENTAL RECORD SOURCES 9
3.4.1 Federal ASTM Standard/Supplemental Sources 9
3.4.1.1 Subject Property 9
3.4.1.2 Other Properties 9
3.4.2 State ASTM Standard/Supplemental Sources 9
3.4.2.1 Subject Property 9
3.4.2.2 Other Properties 10
3.4.3 Local and/or Other ASTM Supplemental Sources 10
3.4.3.1 Subject Property 10
3.4.3.2 Other Properties 11

4.0 SITE RECONNAISSANCE 11

4.1 METHODOLOGY 11
4.2 GENERAL SITE SETTING 11

TABLE OF CONTENTS (Continued)

4.3 INTERIOR OBSERVATIONS 12
4.4 EXTERIOR OBSERVATIONS 12
4.5 ASBESTOS-CONTAINING MATERIALS AND LEAD-BASED PAINT 13
4.6 INDOOR AIR QUALITY 13

5.0 INTERVIEWS 14

6.0 FINDINGS 14

7.0 OPINIONS AND DATA GAPS 14

8.0 CONCLUSIONS 14

REFERENCES

FIGURES

APPENDIX A – Environmental Data Resources, Inc., Radius Map Report
APPENDIX B – Environmental Data Resources, Inc., Sanborn Map Report
APPENDIX C – Environmental Data Resources, Inc., Historical Topographic Map Report
APPENDIX D – First American Title Insurance Company, Preliminary Title Report
APPENDIX E – Environmental Data Resources, Inc., Aerial Photo Decade Package
APPENDIX F – Environmental Data Resources, Inc., City Directory
APPENDIX G – Qualification of Environmental Professional

EXECUTIVE SUMMARY

ENGEO conducted a phase I environmental site assessment for the property (Property) located at 5850 West Las Positas Boulevard in Pleasanton, California (Figures 1 and 2). The approximately 5.91-acre Property is identified by APN 941-2762-6 (Figure 3). The Property is currently occupied by an approximately 88,500-square-foot single-story commercial office building and associated exterior improvements.

The study included a review of local, state and federal environmental record sources, standard historical sources, aerial photographs, fire insurance maps and physical setting sources, and a reconnaissance of the Property to review site use and current conditions to check for the storage, use, production or disposal of hazardous or potentially hazardous materials.

The site reconnaissance and records review did not find documentation or physical evidence of significant soil and/or groundwater impairments associated with the use of the Property. A review of regulatory databases maintained by county, state, and federal agencies found no documentation of hazardous materials violations or discharge on the Property. A review of regulatory agency records and available databases did not identify contaminated facilities within the appropriate ASTM search distances that could impact the Property. Based on the findings of this assessment, no Recognized Environmental Conditions (RECs) or historical RECs were identified for the Property.

ENGEO has performed a phase I environmental site assessment of the Property in general conformance with the scope and limitations of ASTM E 1527-05 "Standard Practice for Environmental Site Assessments" and USEPA "Standards and Practices for All Appropriate Inquires", 40 CFR Part 312. Based on the findings of this assessment, ENGEO recommends no further environmental studies at this time.

1.0 INTRODUCTION

ENGEO conducted a phase I environmental site assessment for the Property located at 5850 West Las Positas Boulevard in Pleasanton, California (Figures 1 and 2). The approximately 5.91-acre Property is identified by APN 941-2762-6 (Figure 3). The Property is currently occupied by an approximately 88,500-square-foot single-story commercial office building and associated exterior improvements.

1.1 PURPOSE OF PHASE I ENVIRONMENTAL SITE ASSESSMENT

This assessment was performed at the request of SummerHill Homes for the purpose of environmental due diligence during Property acquisition. The objective of this phase I environmental site assessment is to identify recognized environmental conditions associated with the Property. As defined in the ASTM Standard Practice E 1527-05, a REC is "the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property".

1.2 DETAILED SCOPE OF SERVICES

The scope of services performed included the following:

- A review of a previous environmental report prepared for the Property.
- A review of publicly available and practically reviewable standard local, state, tribal, and federal environmental record sources.
- A review of publicly available and practically reviewable standard historical sources, aerial photographs, fire insurance maps and physical setting sources.
- A reconnaissance of the Property to review site use and current conditions. The reconnaissance was conducted to check for the storage, use, production or disposal of hazardous or potentially hazardous materials.
- Interviews with owners/occupants and/or public sector officials.
- Preparation of this report with our findings, opinions, and conclusions.

1.3 LIMITATIONS AND EXCEPTIONS OF ASSESSMENT

The professional staff at ENGEO strives to perform its services in a proper and professional manner with reasonable care and competence but is not infallible. The recommendations and conclusions presented in this report were based on the findings of our study, which were developed solely from the contracted services. The findings of the report are based in part on

contracted database research, out-of-house reports and personal communications. The opinions formed by ENGEO are based on the assumed accuracy of the relied upon data in conjunction with our relevant professional experience related to such data interpretation. ENGEO assumes no liability for the validity of the materials relied upon in the preparation of this report.

This document must not be subject to unauthorized reuse; that is, reuse without written authorization of ENGEO. Such authorization is essential because it requires ENGEO to evaluate the document's applicability given new circumstances, not the least of which is passage of time. The findings from a phase I environmental site assessment are valid for one year after completion of the report. Updates of portions of the assessment may be necessary after a period of 180 days after completion.

This phase I environmental site assessment is not intended to represent a complete soil or groundwater characterization, nor define the depth or extent of soil or groundwater contamination. It is intended to provide an evaluation of potential environmental concerns associated with the use of the Property. A more extensive assessment that would include a subsurface exploration with laboratory testing of soil and groundwater samples could provide more definitive information concerning site-specific conditions. If additional assessment activities are considered for the Property and if other entities are retained to provide such services, ENGEO cannot be held responsible for any and all claims arising from or resulting from the performance of such services by other persons or entities. ENGEO can also not be held responsible from any and all claims arising or resulting from clarifications, adjustments, modifications, discrepancies or other changes necessary to reflect changed field or other conditions.

1.4 SPECIAL TERMS AND CONDITIONS

ENGEO has prepared this report for the exclusive use of our client, SummerHill Apartments. It is recognized and agreed that ENGEO has assumed responsibility only for undertaking the study for the client. The responsibility for disclosures or reports to a third party and for remedial or mitigative action shall be solely that of the Client.

Laboratory testing of soil or groundwater samples was not within the scope of the contracted services. The assessment did not include an asbestos survey, an evaluation of lead-based paint, an inspection of light ballasts for polychlorinated biphenyls (PCBs), a radon evaluation, or a mold survey.

This report is based upon field and other conditions discovered at the time of preparation of ENGEO's assessment. Visual observations referenced in this report are intended only to represent conditions at the time of the reconnaissance. ENGEO would not be aware of site contamination, such as dumping and/or accidental spillage that occurred subsequent to the reconnaissance conducted by ENGEO personnel.

2.0 PROPERTY INFORMATION

2.1 SITE LOCATION

The Property is located at 5850 West Las Positas Boulevard in Pleasanton, California (Figures 1 and 2). The approximately 5.91-acre Property is identified by APN 941-2762-6 (Figure 3).

2.2 SITE AND VICINITY CHARACTERISTICS

Review of published topographic maps found that the Property is relatively level at an approximate elevation of 325 feet above mean sea level (msl). Review of a United States Geological Survey preliminary geologic map (Dibblee Jr., 1980) found that the Property is underlain by Quaternary-age alluvium, which typically consists of undifferentiated deposits of gravel, sand, silt, and clay.

Geocheck – the Physical Setting Source Summary of the Environmental Resources Data report (Appendix A) includes 15 Federal United States Geological Survey (USGS) wells located within one mile of the Property. Groundwater depths measured in these have varied, although the shallowest measurements seem to indicate that groundwater is at least 30 feet below the ground surface near the Property.

The site-specific depth to groundwater and direction of groundwater flow was not determined as part of this assessment. Fluctuations in groundwater levels may occur seasonally and over a period of years due to variations in precipitation, temperature, irrigation and other factors.

We reviewed the Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR) web site and map database to determine if any historic oil and/or gas wells were located within the Property. No wells were mapped within 1 mile of the Property.

2.3 CURRENT USE OF PROPERTY/DESCRIPTION OF SITE IMPROVEMENTS

The Property is currently occupied by an approximately 88,500-square-foot, single-story commercial office building and associated exterior improvements. The structure consists primarily of masonry and window exterior finishes. Exterior areas are primarily devoted to parking areas, landscaped areas, and driveways. Two loading dock areas are present; one is located at the southwest portion of the structure, and one is located at the southwest portion of the structure.

2.4 CURRENT USE OF ADJOINING PROPERTIES

Properties to the east and west are devoted to commercial office uses. A school campus is located to the north of the Property. Arroyo Mocho is located to the south of the Property, and a residential neighborhood is located further to the south.

3.0 RECORDS REVIEW

3.1 PREVIOUS ENVIRONMENTAL REPORTS

Bureau Veritas, Phase I Environmental Site Assessment Report, 5758, 5794, and 5850 West Las Positas Boulevard, Pleasanton, Alameda County, California; February 22, 2012.

Bureau Veritas performed a phase I ESA, which included the Property among other properties in 2012. The report included a reconnaissance, interviews, records review, and evaluation. At the time of their report, the Property included a vacant, 88,512-square-foot, one-story office building. Previous use interior areas reportedly consisted of various raised floor office space, restrooms, and kitchenettes. Bureau Veritas indicated that the building was vacated in 2007 and had been previously occupied by AT&T, SBC Long Distance, and Pacific Bell for office use only. It was also reported that the above-ground diesel storage tank and associated emergency generator were removed in 2007. The ESA did not identify evidence of recognized environmental conditions (RECs) in connection with the Property.

3.2 PROPERTY RECORDS

3.2.1 Title Report/Ownership

The Title Report lists recorded land title detail, ownership fees, leases, land contracts, easements, liens, deficiencies, and other encumbrances attached to or recorded against a subject property. Laws and regulations pertaining to land trusts vary from state to state and the detail of information presented in a Title Report can vary greatly by jurisdiction. As a result, ENGEO utilizes a Title Report, when provided to us, as a supplement to other historical record sources.

A Preliminary Title Report for the Property, prepared by First American Title Insurance Company and dated March 22, 2013, was provided for our review. The Property title is vested in Las Positas Property, LLC, A Delaware Limited Liability Company. No references to environmental liens, deed restrictions or other potential environmental issues were noted. This report is included in Appendix D.

3.3 HISTORICAL RECORD SOURCES

The purpose of the historical record review is to develop a history of the previous uses or occupancies of the Property and surrounding area in order to identify those uses or occupancies that are likely to have led to recognized environmental conditions on the Property.

3.3.1 Historical Topographic Maps

Historical USGS topographic maps were reviewed to determine if discernible changes in topography or improvements pertaining to the Property had been recorded. The following maps were provided to us through an EDR Historical Topographic Map Report, presented in Appendix C.

TABLE 3.3.1-1
Historical Topographic Maps

Quad	Year	Series	Scale
Pleasanton	1906	15	1:62,500
Pleasanton	1947	15	1:50,000
Dublin	1953	7.5	1:24,000
Livermore	1953	15	1:62,500
Dublin	1961	7.5	1:24,000
Livermore	1961	15	1:62,500
Dublin	1968	7.5	1:24,000
Dublin	1973	7.5	1:24,000
Dublin	1980	7.5	1:24,000

1906 Map – There are no structures depicted within the Property boundaries. Water courses are depicted to the north and the south of the Property. The surrounding area is mapped predominantly as open space.

1947 and 1953 Maps – The Property conditions appear similar to the 1906 Map, although the water course to the north of the Property is no longer depicted. The Arroyo Mocho canal is in place to the south of the Property. Hewlett Canal and a channelized Tassajara Creek are depicted to the west and the east of the Property, respectively.

1961 Maps – Property conditions appear similar to the 1953 Maps. A Military Reservation is depicted to the south of Arroyo Mocho.

1968 - 1980 Maps – Property conditions are similar to those depicted on the 1961 maps. Residential developments are depicted in the vicinity of the Property to the west and the south.

3.3.2 Aerial Photographs

The following aerial photographs, provided by EDR, were reviewed for information regarding past conditions and land use at the Property and in the immediate vicinity. These photographs are presented in Appendix E.

TABLE 3.3.2-1
Aerial Photographs

Flyer	Year	Scale
Fairchild	1939	1"=500'
Jack Ammann	1946	1"=500'

Flyer	Year	Scale
Cartwright	1958	1"=500'
Cartwright	1966	1"=500'
WAC	1979	1"=500'
WAC	1984	1"=500'
EDR	1993	1"=500'
WAC	1999	1"=500'
EDR	2005	1"=500'
EDR	2006	1"=500'
EDR	2009	1"=500'
EDR	2010	1"=500'
EDR	2012	1"=500'

1939, 1946, 1958, and 1966 Photographs – The Property appears to be undeveloped, vacant open space; dry farming activities (likely the cultivation of hay) are visible. Arroyo Mocho is visible to the south, and Hewlett Canal and a channelized Tassajara Creek are visible to the west and the east of the Property, respectively. Nearby properties are visible as undeveloped open space and are primarily devoted to agricultural activities.

1979 Photograph – Property conditions are similar to those depicted on earlier photographs. Recreational and residential land uses are visible near the Property to the south and the west.

1984 Photograph – The commercial office building and related site improvements are visible at the Property. Las Positas Boulevard, Hacienda Drive, and other nearby streets are visible. Commercial development is visible to the north, east, and west, and residential construction is visible to the south of the Property across Arroyo Mocho.

1993 and 1999 Photographs – Property conditions appear similar to the 1984 Photograph. Additional commercial, institutional, and residential development has occurred on adjacent properties and/or in the vicinity of the Property.

2005 through 2012 Photographs – Property conditions are similar to those depicted on the 1999 photograph, although the Building appears vacant in 2009, 2010, and 2012, due to an empty parking lot. The existing school campus to the north of the Property is visible in its current configuration.

3.3.3 Fire Insurance Maps

EDR prepared a Sanborn Fire insurance map search for the Property and surrounding properties. EDR reported that no maps were available for the Property and surrounding properties. A summary of the search report is presented in Appendix B.

3.3.4 City Directory

City Directories, published since the 18th century for major towns and cities, lists the name of the resident or business associated with each address. No listings dating to 1989 were identified for 5850 West Las Positas Boulevard. Listings in the vicinity of the Property are associated with commercial businesses. The results of the city directory search conducted by EDR are presented in Appendix F.

3.3.5 Government Agencies

The following agencies were contacted pertaining to possible past development and/or activity at the Property.

- City of Pleasanton Building and Safety Services Department
- Livermore-Pleasanton Fire Department
- Alameda Department of Environmental Health
- Alameda County Assessor's Office
- California Regional Water Quality Control Board
- Department of Toxic Substances Control
- California Environmental Protection Agency

City of Pleasanton Building and Safety Services Department – The City of Pleasanton Building and Safety Services Department was contacted regarding files for the Property. A file review was conducted on May 14, 2013. Several documents pertaining to building permits, calculations, and plans were reviewed. Most of the documents pertained to construction of the building in 1982. Numerous permits were reviewed regarding tenant improvements in 1996 and 1997, including those associated with the generator and above-ground storage tank enclosure. Additional permits were dated 2001 for lunchroom-related tenant improvements. Additionally, zoning information dating to 1993 was reviewed regarding the proposed occupancy of the Property by Smith Kline Beecham (SKB). The documentation discussed potential conflicts of zoning ordinances with respect to SKB's use and storage of iodine 125 (a reported approximate half-life of 60 days) and cobalt 57 (a reported approximate half-life of 272 days), two radioactive materials commonly used for medical purposes. No additional documentation pertaining to these materials or SKB was available.

Livermore-Pleasanton Fire Department – The Dublin Livermore Fire Department was contacted regarding files for the Property. A file review was conducted on May 10, 2013. Several files pertaining to the Property were reviewed. Several files pertained to minor fire inspection violations. Waste streams identified at the Property included used oil and filters, used lead-acid batteries, and used fluorescent bulbs. Documents were reviewed pertaining to a former diesel-powered emergency generator and 2,500-gallon above-ground diesel storage tank. This equipment was installed near the southwest loading dock in approximately 1997. No violations were noted.

Alameda County Department of Environmental Health – The Alameda County Department of Environmental Health website was reviewed for files pertaining to the Property. The Department did not have files associated with the Property.

Alameda County Assessor's Office – The Contra Costa County Assessor's Office website was viewed for information regarding the Property. Information on the website confirmed that the Property is an approximately 5.91-acre parcel identified by Assessor's Parcel Number (APN) 941-2762-6.

California Regional Water Quality Control Board – We reviewed the GeoTracker Database maintained by the State Water Resource Control Board to identify ongoing environmental site assessment and remedial activities within the immediate vicinity of the Property. The GeoTracker database did not identify any sites within the immediate vicinity of the Property that would be considered an environmental concern.

Department of Toxic Substances Control – We reviewed the EnviroStor Database maintained by the Department of Toxic Substances Control (DTSC) to identify ongoing environmental site assessment and remedial activities within the immediate vicinity of the Property. The EnviroStor database did not identify any sites within the immediate vicinity of the Property that would be considered an environmental concern.

3.4 ENVIRONMENTAL RECORD SOURCES

EDR performed a search of federal, tribal, state, and local databases regarding the Property and nearby properties. Details regarding the databases searched by EDR are provided in Appendix A. A list of the facilities documented by EDR within the approximate minimum search distance of the Property is provided below:

3.4.1 Federal ASTM Standard/Supplemental Sources

3.4.1.1 Subject Property

The Property is not listed on the Federal ASTM Standard sources.

3.4.1.2 Other Properties

No facilities were identified within the appropriate ASTM search distances of the Property on Federal ASTM Standard or supplemental sources.

3.4.2 State ASTM Standard/Supplemental Sources

3.4.2.1 Subject Property

The Property is listed on the following State ASTM Standard sources:

- AST – Aboveground Petroleum Storage Tank Facilities – Registered aboveground storage tanks. The listing is for the former 2,500-gallon aboveground tank associated with a former emergency generator.

3.4.2.2 Other Properties

The following database(s) include(s) facilities listed within the appropriate ASTM search distances of the Property on State ASTM Standard or supplemental sources. The number of cases is listed in parentheses.

- LUST – The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data comes from the State Water Resource Control Board Leaking Underground Storage Tank Information System.

Pacific Bell	*4568 Willow Road*
GTE Mobilnet	*4440 Willow Road*

- SLIC – The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Britannia Business Center II	*4280 Hacienda Drive*

3.4.3 Local and/or Other ASTM Supplemental Sources

3.4.3.1 Subject Property

The Property is listed on the following Local and/or Other ASTM supplemental databases:

- FINDS – Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

- HAZNET - Facility and Manifest Data – Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method. This listing is a result of various off-haul manifests for unspecified oil-containing waste, waste oil, and mixed oil.

- EMI – Toxics and criteria pollutant emissions data collected by the ARB and local air pollution agencies. The first listing is recorded in 2003 with the last in 2006. This listing appears to be associated with emissions related to the use of an on-site emergency generator.

3.4.3.2 Other Properties

The following database(s) include(s) facilities listed within the appropriate ASTM search distances of the Property on Local and/or Other ASTM Standard or supplemental sources. The number of cases is listed in parentheses.

- HIST CORTESE – The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substance Control (CALSITES). This listing is no longer updated by the state agency.

Pacific Bell	*4568 Willow Road*
GTE Mobilnet	*4440 Willow Road*

- Alameda County CS – A listing of contaminated sites overseen by the Toxic Release Program (oil and groundwater contamination from chemical releases and spills) and the Leaking Underground Storage Tank Program (soil and ground water contamination from leaking petroleum USTs).

Britannia Business Center II	*4280 Hacienda Drive*

Based on the distances to the identified database sites, regional topographic gradient, and the EDR findings, it is unlikely that the above-stated database sites pose an environmental risk to the Property. Properties that are on the "Orphan Summary" list appear to be located beyond the ASTM recommended radius search criteria.

4.0 SITE RECONNAISSANCE

4.1 METHODOLOGY

ENGEO conducted a reconnaissance of the Property on May 14, 2013. The Property was viewed for hazardous materials storage, superficial staining or discoloration, debris, stressed vegetation, or other conditions that may be indicative of potential sources of soil or groundwater contamination. The site was also checked for evidence of fill/ventilation pipes, ground subsidence, or other evidence of existing or preexisting underground storage tanks. Photographs taken during the site reconnaissance are presented in Figure 4.

4.2 GENERAL SITE SETTING

The Property consists primarily of a one-story commercial office building. The structure, consisting primarily of masonry and window exterior finishes, occupies a reported floor plate of approximately 88,500 square feet. Exterior areas are primarily devoted to parking areas,

landscaped areas, and driveways. Two loading dock areas are present; one is located at the southwest portion of the structure, and one is located at the southwest portion of the structure. Properties to the east and west are devoted to commercial office uses. A school campus is located to the north of the Property. Arroyo Mocho is located to the south of the Property, and a residential neighborhood is located further to the south.

4.3 INTERIOR OBSERVATIONS

Structure. The structure consists of commercial office building. At the time of our reconnaissance, all floor coverings and baseboard materials had been removed, including mastic materials. With the exception of regular slender interior columns and core functional areas (electrical facilities, restrooms), the interior consists of a large open space with very few partitioned areas. A fiberglass-panel drop ceiling remains intact in several areas, although many panels have been removed. Additionally, the HVAC system appears to be in the process of being removed and/or salvaged. Virtually all office fixtures have been removed. The building's water and electrical service were operational at the time of the reconnaissance.

4.4 EXTERIOR OBSERVATIONS

Hazardous Substances and Petroleum Products in Connection with Identified Uses. No hazardous substances or petroleum products were observed within the Property during the reconnaissance, although two five-gallon buckets of paint were observed within the southwest portion of the interior of the structure.

Storage Tanks. No above-ground storage tanks or evidence of existing underground storage tanks was observed during the reconnaissance. As discussed in previous sections, a 2,500-gallon aboveground diesel tank was previously located within an enclosure to the immediate southwest of the structure, next to a loading dock. The tank was used in conjunction with an emergency generator previously located in the same enclosure area. A competent concrete slab remains within the enclosure area. No staining or other evidence of spillage from the tank or generator was observed.

Odors. No odors indicative of hazardous materials or petroleum material impacts were noted at the time of the reconnaissance.

Pools of Potentially Hazardous Liquid. No pools of potentially hazardous liquid were observed within the Property at the time of our reconnaissance.

Drums. No drums were observed on the Property at the time of the reconnaissance.

Hazardous Substance and Petroleum Product Containers. With the exception of the aforementioned paint buckets, no hazardous substance or petroleum product containers were observed on the Property at the time of our reconnaissance.

Polychlorinated Biphenyls (PCBs). Two pad-mounted transformers were observed at the Property; one near the southwest loading dock, and one adjacent to a public sidewalk on the north border of the Property. No staining was observed in either location. Given the age of the structure and the inferred age of the transformers, it is unlikely that PCB-containing materials are present within the transformers.

Pits, Ponds and Lagoons. No pits or lagoons were observed within the Property at the time of our reconnaissance.

Stained Soil/Pavement. No significant stained soil or pavement was observed within the Property at the time of our reconnaissance.

Stressed Vegetation. No signs of stressed vegetation were observed on the Property at the time of our reconnaissance.

Solid Waste/Debris. No solid waste or debris was observed within the Property at the time of our reconnaissance.

Wastewater. Aside from on-site municipal sewer and stormwater service facilities, no wastewater conveyance systems were observed at the Property during the reconnaissance.

Wells. No evidence of on-site wells was observed at the time of our reconnaissance.

Septic Systems. No evidence of on-site septic systems was observed at the time of our reconnaissance.

4.5 ASBESTOS-CONTAINING MATERIALS AND LEAD-BASED PAINT

The structure at the Property was reportedly constructed in 1982. It is unlikely that lead-based paint materials are present. However, it is possible that asbestos-containing materials are present. If one has not already been completed, a lead-based paint and asbestos survey should be performed for the structure prior to significant renovation or demolition.

4.6 INDOOR AIR QUALITY

An evaluation of indoor air quality, mold, or radon was not included as part of the contracted scope of services. The California Department of Health Services has conducted studies of radon risks throughout the state, sorted by zip code. Results of the studies indicate that 25 tests were conducted within the Property zip code, with none of the tests exceeding the current EPA action level of 4 picocuries per liter [pCi/L][1]).

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[1] California Department of Health Services – Division of Drinking Water and Environmental Management – Radon (http://www.cdph.ca.gov/HealthInfo/environhealth/Documents/Radon/CaliforniaRadonDatabase.pdf).

In accordance with ASTM E2600-10 (Tier 1) (*Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions*); there are no likely potential petroleum hydrocarbon sources for vapor intrusion within 1/10 mile of the Property or volatile organic compound (VOCs) sources within 1/3 mile of the Property.

5.0 INTERVIEWS

Neither a client nor a Key Site Manager environmental questionnaire had been completed by the time of preparation of this report.

6.0 FINDINGS

The reconnaissance and records research did not find documentation or physical evidence of soil or groundwater impairments associated with the current or past use of the Property. A review of regulatory databases maintained by county, state and federal agencies found no documentation of hazardous materials violations or discharge on the Property.

Based on the findings of this assessment, no Recognized Environmental Conditions (RECs) and no historical RECs were identified for the Property.

7.0 OPINIONS AND DATA GAPS

It is our opinion that the findings of this study are based on a sufficient level of information obtained during our contracted scope of services to render a conclusion as to whether additional appropriate investigation is required to identify the presence or likely presence of a REC. The following data gap was identified:

- We were not provided with completed interview questionnaires from the client or a Key Site manager at the time of report publication.

The data gaps identified during this process do not affect the conclusions as to the presence or lack of presence of RECs at the Property.

8.0 CONCLUSIONS

The study included a review of local, state and federal environmental record sources, standard historical sources, aerial photographs, fire insurance maps and physical setting sources, and a reconnaissance of the Property to review site use and current conditions to check for the storage, use, production or disposal of hazardous or potentially hazardous materials.

The site reconnaissance and records review did not find documentation or physical evidence of significant soil and/or groundwater impairments associated with the use of the Property. A review of regulatory databases maintained by county, state, and federal agencies found no documentation of hazardous materials violations or discharge on the Property. A review of regulatory agency records and available databases did not identify contaminated facilities within

the appropriate ASTM search distances that could impact the Property. Based on the findings of this assessment, no Recognized Environmental Conditions (RECs) or historical RECs were identified for the Property.

ENGEO has performed a phase I environmental site assessment of the Property in general conformance with the scope and limitations of ASTM E 1527-05 "Standard Practice for Environmental Site Assessments" and USEPA "Standards and Practices for All Appropriate Inquires", 40 CFR Part 312. Based on the findings of this assessment, ENGEO recommends no further environmental studies at this time.

SELECTED REFERENCES

Bureau Veritas, Phase I Environmental Site Assessment Report, 5758, 5794, and 5850 West Las Positas Boulevard, Pleasanton, Alameda County, California; February 22, 2012; Project No. 33112-012009.00.

California Department of Water Resources (http://wdl.water.ca.gov)

California Department of Conservation, Division of Oil, Gas and Geothermal, DOMS 2.0 Mapping System (http://maps.conservation.ca.gov/doms/index.html).

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Dibblee Jr., T. W., Preliminary Geologic Map of the Dublin Quadrangle, Alameda and Contra Costa Counties, California, United States Geologic Survey, 1980.

Google Maps (http://maps.google.com)

USGS 7.5' Dublin Quadrangle-Alameda County Maps dated 1953, 1961, 1968, 1973, and 1980.

USGS 15' Pleasanton Quadrangle-Alameda County Maps dated 1906 and 1947.

USGS 15' Livermore Quadrangle-Alameda County Maps dated 1953 and 1961.

LIST OF FIGURES

Figure 1 – Vicinity Map
Figure 2 – Aerial Photograph
Figure 3 – Assessor's Parcel Map
Figure 4 – Site Photographs

FIGURES

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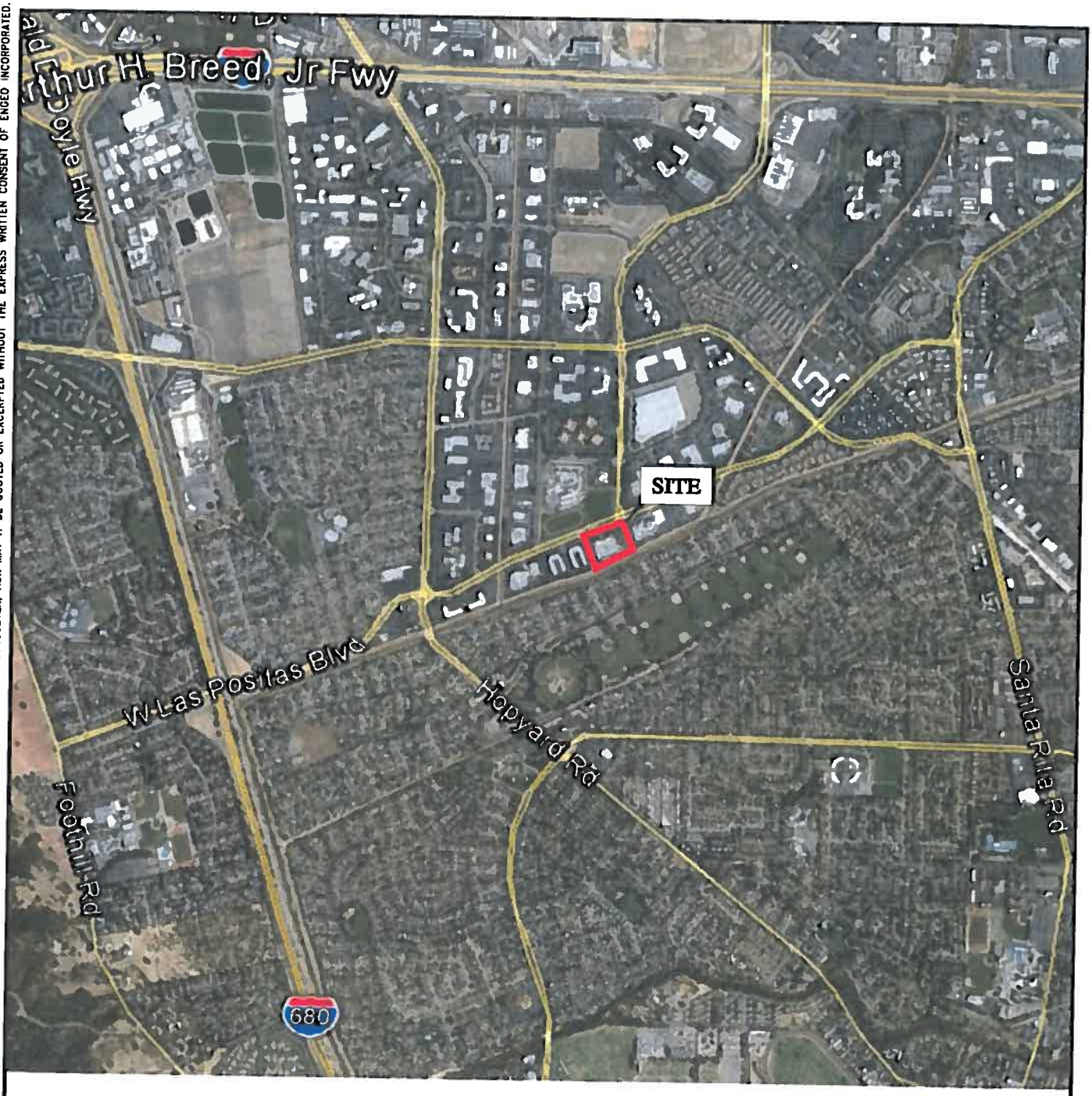

N

0 FEET 2000

0 METERS 1000

BASE MAP SOURCE: GOOGLE EARTH PRO

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VICINITY MAP

5850 WEST LAS POSITAS BOULEVARD

PLEASANTON, CALIFORNIA

PROJECT NO.:	10269.000.000
SCALE:	AS SHOWN
DRAWN BY: LL	CHECKED BY: JA
FIGURE NO.	1

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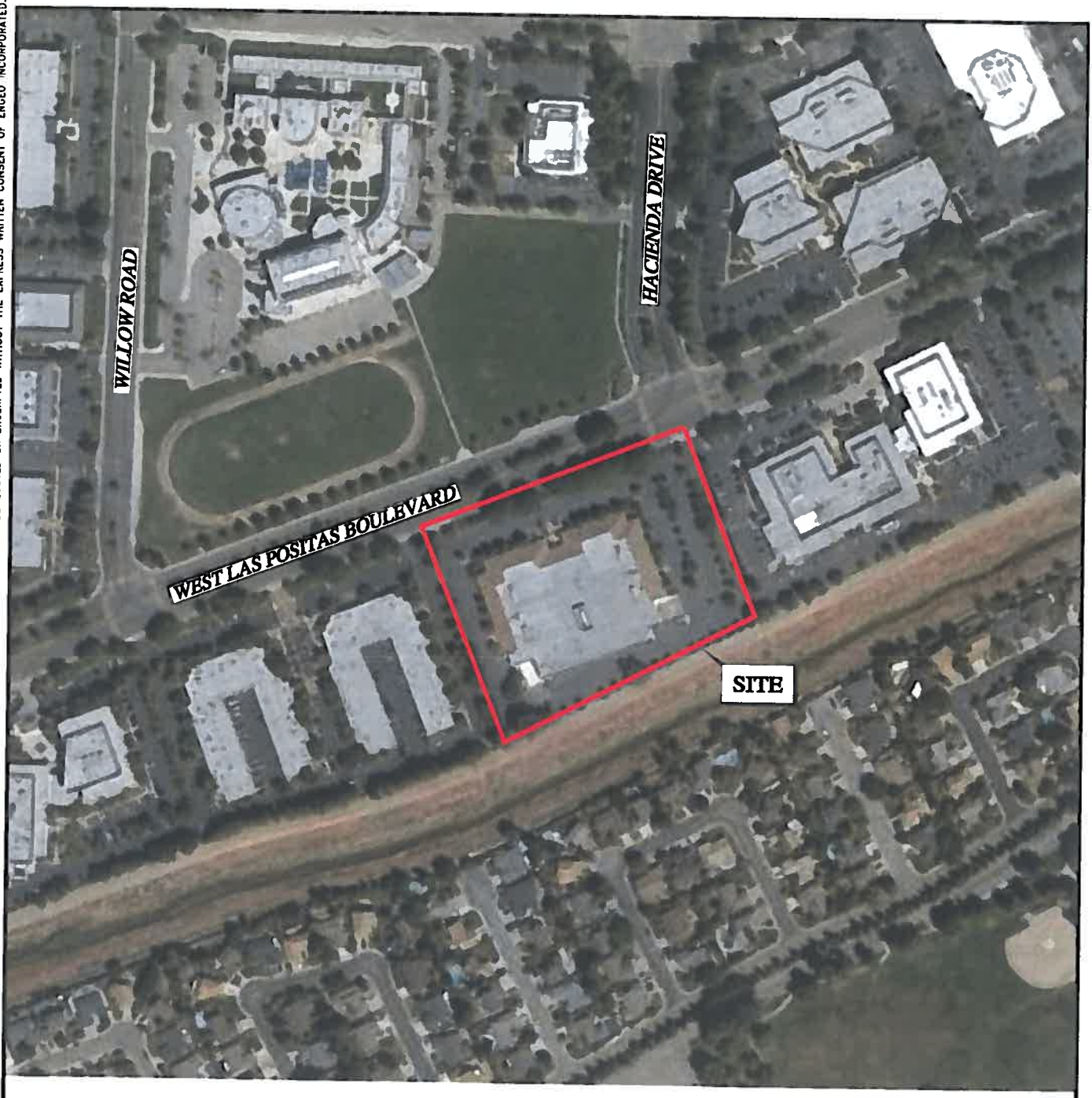

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0 FEET 300
0 METERS 150

BASE MAP SOURCE: GOOGLE EARTH PRO

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AERIAL PHOTOGRAPH

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PLEASANTON, CALIFORNIA

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SCALE: AS SHOWN		2
DRAWN BY: LL	CHECKED BY: JA	

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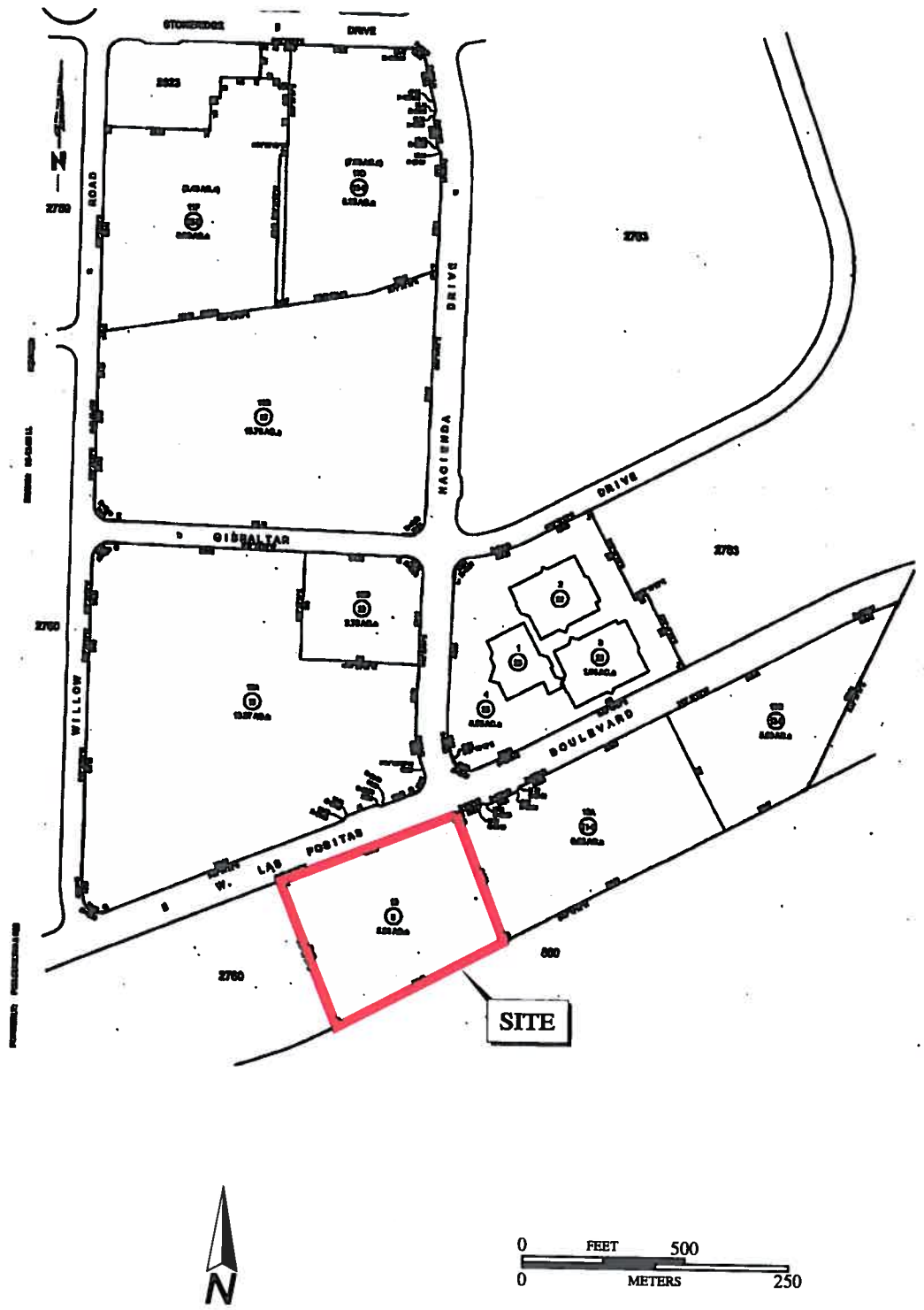

BASE MAP SOURCE: COUNTY ASSESSOR'S OFFICE

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ASSESSOR'S PARCEL MAP

5850 WEST LAS POSITAS BOULEVARD

PLEASANTON, CALIFORNIA

PROJECT NO.: 10269.000.000		FIGURE NO.
SCALE: AS SHOWN		3
DRAWN BY: LL	CHECKED BY: JA	

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ORIGINAL FIGURE PRINTED IN COLOR

CONCRETE FLOORING FOLLOWING TILE REMOVAL

ELECTRICAL EQUIPMENT ROOM

FORMER AGT ENCLOSURE

JANITORIAL CLOSET

LOADING DOCK AREA

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SITE PHOTOGRAPHS
5850 WEST LAS POSITAS BOULEVARD
PLEASANTON, CALIFORNIA

PROJECT NO.: 10269.000.000	FIGURE NO. 4A
SCALE: NO SCALE	
DRAWN BY: LL	CHECKED BY: JA

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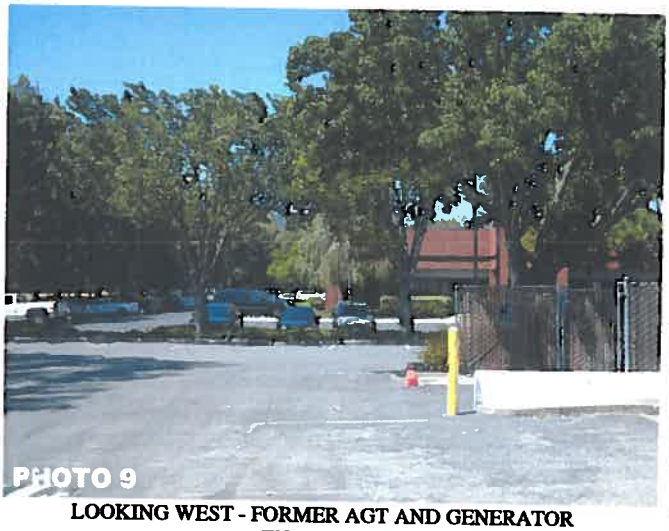
ORIGINAL FIGURE PRINTED IN COLOR

LOOKING EAST FROM PROPERTY

LOOKING NORTH FROM PROPERTY.JPG

LOOKING SOUTH FROM PROPERTY



LOOKING WEST - FORMER AGT AND GENERATOR ENCLOSURE

PAD MOUNTED TRANSFORMER

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SITE PHOTOGRAPHS
5850 WEST LAS POSITAS BOULEVARD
PLEASANTON, CALIFORNIA

PROJECT NO.: 10269.000.000	FIGURE NO. 4B
SCALE: NO SCALE	
DRAWN BY: LL	CHECKED BY: JA

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ORIGINAL FIGURE PRINTED IN COLOR

PAINT AND MATERIAL STORAGE

SINK WASH AREA

VIEW OF INTERIOR OFFICE SPACE

VIEW THROUGH WINDOW AT LOADING DOCK AREA

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SITE PHOTOGRAPHS
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PLEASANTON, CALIFORNIA

PROJECT NO.: 10269.000.000	FIGURE NO.
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DRAWN BY: LL / CHECKED BY: JA	

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