CORNERSTONE EARTH GROUP

Type of Services	**Phase I Environmental Site Assessment**
Location	**43510 Osgood Road** **Fremont, California**
Client	**Seefried Industrial Properties, Inc.**
Client Address	**2201 East Camelback Road** **Phoenix, Arizona**
Project Number	**791-3-1**
Date	**September 10, 2015**

DRAFT

Prepared by

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SECTION 1: INTRODUCTION

This report presents the results of the Phase I Environmental Site Assessment (ESA) performed at 43510 in Fremont, California (Site) as shown on Figures 1 and 2. This work was performed for Seefried Industrial Properties, Inc. (Seefried) in accordance with our August 18, 2015 Agreement (Agreement).

1.1 PURPOSE

The scope of work presented in the Agreement was prepared in general accordance with ASTM E 1527-13 titled, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process" (ASTM Standard). The ASTM Standard is in general compliance with the Environmental Protection Agency (EPA) rule titled, "Standards and Practices for All Appropriate Inquiries; Final Rule" (AAI Rule). The purpose of this Phase I ESA is to strive to identify, to the extent feasible pursuant to the scope of work presented in the Agreement, Recognized Environmental Conditions at the property.

As defined by ASTM E 1527-13, the term Recognized Environmental Condition means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not Recognized Environmental Conditions.

Cornerstone Earth Group, Inc. (Cornerstone) understands that Seefried intends to purchase the property for a commercial development. We performed this Phase I ESA to support Seefried in evaluation of Recognized Environmental Conditions at the Site. This Phase I ESA is intended to reduce, but not eliminate, uncertainty regarding the potential for Recognized Environmental Conditions at the Site.

1.2 SCOPE OF WORK

As presented in our Agreement, the scope of work performed for this Phase I ESA included the following:

- A reconnaissance of the Site to note readily observable indications of significant hazardous materials releases to structures, soil or ground water.
- Drive-by observation of adjoining properties to note readily apparent hazardous materials activities that have or could significantly impact the Site.

- Acquisition and review of a regulatory agency database report of public records for the general area of the Site to evaluate potential impacts to the Site from reported contamination incidents at nearby facilities.
- Review of readily available information on file at selected governmental agencies to help evaluate past and current Site use and hazardous materials management practices.
- Review of readily available maps and aerial photographs to help evaluate past and current Site uses.
- Interviews with persons reportedly knowledgeable of existing and prior Site uses, including the current and past Site owners, and the current and past Site operator(s).
- Preparation of a written report summarizing our findings and recommendations.

The limitations for the Phase I ESA are presented in Section 10; the terms and conditions of our Agreement are presented in Appendix A.

1.3 ASSUMPTIONS

In preparing this Phase I ESA, Cornerstone assumed that all information received from interviewed parties is true and accurate. In addition, we assumed that all records obtained by other parties, such as regulatory agency databases, maps, related documents and environmental reports prepared by others are accurate and complete. We also assumed that the boundaries of the Site, based on information provided by Seefried, are as shown on Figure 2. We have not independently verified the accuracy or completeness of any data received.

1.4 ENVIRONMENTAL PROFESSIONAL

This Phase I ESA was performed by Mr. Christopher J. Heiny, P.G., and Mr. Peter M. Langtry, P.G., C.E.G., Environmental Professionals who meet the qualification requirements described in ASTM E 1527-13 and 40 CFR 312 § 312.10 based on professional licensing, education, training and experience to assess a property of the nature, history and setting of the Site.

SECTION 2: SITE DESCRIPTION

This section describes the Site as of the date of this Phase I ESA. The location of the Site is shown on Figures 1 and 2. Tables 1 through 3 summarize general characteristics of the Site and adjoining properties. The Site is described in more detail in Section 7, based on our on-Site observations.

2.1 LOCATION AND OWNERSHIP

Table 1 describes the physical location, and ownership of the property, based on information provided by Seefried and obtained from the Alameda County Property Assessor's Office.

Table 1. Location and Ownership

Assessor's Parcel No. (APN)	513-701-7-10
Reported Address/Location	73510 Osgood Road, Fremont
Owner	Not Provided
Approximate Lot Size	7.81 Acres
Approximate Bldg. Size	n/a
Construction Date	n/a

2.2 CURRENT/PROPOSED USE OF THE PROPERTY

The current and proposed uses of the property are summarized in Table 2.

Table 2. Current and Proposed Uses

Current Use	Vacant land
Proposed Use	Commercial

2.3 SITE SETTING AND ADJOINING SITE USE

Land use in the general Site vicinity appears to be primarily commercial. Based on our Site vicinity reconnaissance, adjoining Site uses are summarized below in Table 3.

Table 3. Adjoining Site Uses

North	Church
South	Commercial – The Chrisp Company – offices and storage yard
East	Highway 680 and vacant land
West	Osgood Road and commercial office buildings

SECTION 3: USER PROVIDED INFORMATION

The ASTM standard defines the User as the party seeking to use a Phase I ESA to evaluate the presence of Recognized Environmental Conditions associated with a property. For the purpose of this Phase I ESA, the User is Seefried. The "All Appropriate Inquiries" Final Rule (40 CFR Part 312) requires specific tasks be performed by or on behalf of the party seeking to qualify for Landowner Liability Protection under CERCLA (*i.e*, the User).

Per the ASTM standard, if the User has information that is material to Recognized Environmental Conditions, such information should be provided to the Environmental Professional. This information includes: 1) specialized knowledge or experience of the User, 2) commonly known or reasonably ascertainable information within the local community, and 3) knowledge that the purchase price of the Site is lower than the fair market value due to contamination. A search of title records for environmental liens and activity and use limitations also is required.

3.1 CHAIN OF TITLE

A chain-of-title was not provided for our review.

3.2 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS

An environmental lien is a financial instrument that may be used to recover past environmental cleanup costs. Activity and use limitations (AULs) include other environmental encumbrances, such as institutional and engineering controls. Institutional controls (ICs) are legal or regulatory restrictions on a property's use, while engineering controls (ECs) are physical mechanisms that restrict property access or use.

The regulatory agency database report described in Section 4.1 did not identify the Site as being in 1) US EPA databases that list properties subject to land use restrictions (*i.e.*, engineering and institutional controls) or Federal Superfund Liens or 2) lists maintained by the California Department of Toxic Substances Control (DTSC) of properties that are subject to AULs or environmental liens where the DTSC is a lien holder.

ASTM E 1527-13 categorizes the requirement to conduct a search for Environmental Liens and AULs as a User responsibility. A search of land title records for environmental liens and AULs was not within the scope of the current Phase I ESA.

3.3 SPECIALIZED KNOWLEDGE AND/OR COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION

Based on information provided by or discussions with Seefried, we understand that Seefried does not have specialized knowledge or experience, commonly known or reasonably ascertainable information regarding the Site, or other information that is material to Recognized Environmental Conditions.

SECTION 4: RECORDS REVIEW

4.1 STANDARD ENVIRONMENTAL RECORD SOURCES

Cornerstone conducted a review of federal, state and local regulatory agency databases provided by Environmental Data Resources (EDR) to evaluate the likelihood of contamination incidents at and near the Site. The database sources and the search distances are in general accordance with the requirements of ASTM E 1527-13. A list of the database sources reviewed, a description of the sources, and a radius map showing the location of reported facilities relative to the project Site are attached in Appendix B.

The purpose of the records review was to obtain reasonably available information to help identify Recognized Environmental Conditions. Accuracy and completeness of record information varies among information sources, including government sources. Record information is often inaccurate or incomplete. The Environmental Professional is not obligated to identify mistakes or insufficiencies or review every possible record that might exist with the Site. The customary practice is to review information from standard sources that is reasonably available within reasonable time and cost constraints.

4.1.1 On-Site Database Listings

The Site was not identified in the researched regulatory agency databases.

4.1.2 Adjoining Property Database Listings and Nearby Spill Incidents

The adjacent facility to the south, The Chrisp Company (43650 Osgood Road), is listed in the aboveground storage tank (AST); national pollutant discharge elimination system (NPDES); spills, leaks, investigation, and cleanup (SLIC); and the waste discharge system (WDS) databases. To further evaluate this facility, Cornerstone performed a cursory file review of readily available documents on the state Geotracker (http://geotracker.waterboards.ca.gov) and Envirostor (http://www.envirostor.dtsc.ca.gov) databases.

According to the documents reviewed, the adjacent property is occupied by The Chrisp Company, and property uses have historically consisted of auto maintenance, repair, and painting. In 2008, P&D Environmental (P&D) conducted a series of site investigations to determine if the past and/or current operations at this facility impacted the underlying soil or ground water. At the time of their investigation, P&D described the facility as consisting of a two-story office building, an unpaved parking and storage yard area, three buildings used for truck maintenance, storage, and welding, and ASTs used for fuel storage and undefined "hazardous materials". The 2008 investigation reportedly consisted of the collection of soil samples from the upper approximately 5 feet of soil from 17 borings, and the collection of ground water grab samples from each of the 17 borings. Total petroleum hydrocarbons as diesel (TPH-diesel) and TPH as oil (TPH-oil) reportedly were detected at concentrations up to 230 milligrams per kilogram (mg/kg) and 720 mg/kg, respectively, both reportedly occurring in an approximately 2 foot sample collected within the reported drum storage area. Ground water grab samples reportedly detected TPH-diesel and TPH-oil at concentrations up to 2,500 micrograms per liter (µg/L) and 1,800 µg/L, respectively. Methyl tert-butyl ether (MTBE) was also detected in ground water grab samples collected at concentrations up to 78 µg/L, with the highest concentrations detected near the truck wash area and down-gradient of the former fueling location.

Based on these results, three ground water monitoring wells (MW-1 through MW-3) were installed at the adjacent site, with MW-1 installed near the eastern border of the Site and in the up-gradient direction; MW-2 installed near the former fueling location and where elevated TPHo and TPHd were detected in a previous ground water grab sample; and MW-3 installed near the truck wash area and former maintenance shed where elevated TPHo, TPHd, and MTBE were detected in previous ground water grab samples. These wells were monitored from 2008 to 2010. Depth to ground water measurements recorded during sampling events ranged between approximately 6 and 10 feet below ground surface, and ground water flow directions were reportedly to the west over these years of monitoring. TPH compounds were consistently not detected above their laboratory reporting limits in samples collected from these wells. However, MTBE was consistently detected in samples collected from monitoring well MW-3, with the MTBE detected at a concentration of 23 µg/L during the last sampling event conducted (September 26, 2008). MTBE was not detected in samples collected from MW-1 or MW-2, which were upgradient of MW-3. On December 8, 2011, the Alameda County Water District (ACWD) issued a No Further Action letter, and the monitoring wells were reportedly destroyed. Based on the reported ground water flow direction with respect to the Site, this facility is not expected to impact the Site.

4.2 ADDITIONAL ENVIRONMENTAL RECORD SOURCES

The following additional sources of readily ascertainable public information for the Site also were reviewed during this Phase I ESA.

4.2.1 City and County Agency File Review

Cornerstone requested available files pertaining to 43510 at the following public agencies: the City of Fremont Building Department (BD), City of Fremont Fire Department (FD), and the Alameda County Department of Environmental Health (DEH). Representative from the FD and DEH indicated that they have no files pertaining to the Site. A summary of the files reviewed at the BD are provided in Table 6, and relevant files are included in Appendix C.

Table 6. File Review Information

Agency Name	Date	Occupant	Remarks
BD	1972	Delbert Sullivan	Electrical permit for stable
BD	1973	Otto Birk	Permit for commercial stable and mobile home
BD	1990	Larry Alexander	Fire inspection at Arrowhead Stable
BD	1994	Unknown	Letter from the ACWD stating that a ground water well (Well No. 5S/1W-11C07) is within the property boundary of the proposed demolition permit application. The letter includes a hand-drawn map showing the approximate location of the well. A copy of this letter is included in Appendix C.

4.2.2 Radon

Elevated levels of radon in indoor air are a result of radon moving into buildings from the soil, either by diffusion or flow due to air pressure differences. The ultimate source of radon is the uranium that is naturally present in rock, soil, and water. Some types of rocks are known to have uranium concentrations greater than others and, consequently, there is an increased chance of elevated radon concentrations in soils and weathered bedrock where they are located. Areas down-slope which received sediments and/or surface and ground water from rock units with above average uranium content also have an increased likelihood of elevated radon concentrations in soil gas. In California, bedrock that can contain above average uranium concentrations includes the Monterey formation, asphaltic rocks, marine phosphatic rocks, granitic rocks, felsic volcanic rocks, and certain metamorphic rocks.

The federal EPA has established an action level of 4 pCi/L, above which the EPA recommends taking action to reduce radon levels in structures. To help local, state, and federal agencies prioritize resources and implement radon-control building codes, the EPA published maps of radon hazards for each county in California (www.epa.gov/radon/zonemap/california.htm).

The Site is located in Alameda County, which is designated by the EPA as Zone 2 with a moderate potential (from 2 to 4 pCi/L). It is important to note that EPA has identified structures with elevated levels of radon in all three zones, and the EPA recommends Site-specific testing in order to determine radon testing at a specific location.

Based on information present in the regulatory agency database report, radon screening results in the Site vicinity (zip code 94539) indicate that 32 radon screening tests have been conducted with no results exceeding 4 pCi/L.

4.2.3 Division of Oil, Gas and Geothermal Resources Maps

To evaluate the presence of oil or gas wells on-Site and in the immediate Site vicinity, maps available on-line at the California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (http://www.consrv.ca.gov/dog) were reviewed. Review of the available map for the Site area did not show oil or gas wells on-Site or on the adjacent properties.

SECTION 5: PHYSICAL SETTING

We reviewed readily available geologic and hydrogeologic information to evaluate the likelihood that chemicals of concern released on a nearby property could pose a significant threat to the Site and/or its intended use.

5.1 RECENT USGS TOPOGRAPHIC MAP

A 1980 USGS 7.5 minute topographic map was reviewed to evaluate the physical setting of the Site. The Site's elevation is approximately 40 feet above mean sea level. The Site topography is generally flat. The topography to the west of the Site slopes gently to the west while the topography to the east of the Site is steep and generally slopes to the west.

5.2 HYDROGEOLOGY

Monitoring wells were previously installed at an adjacent property to the south and ground water was measured at depths between 6 and 10 feet below the ground surface. Ground water flow was estimated to flow to the west. Subsurface materials beneath this property reportedly consisted of clays and silty clays. Similar hydrogeologic conditions are expected beneath the Site.

SECTION 6: HISTORICAL USE INFORMATION

The objective of the review of historical use information is to develop a history of the previous uses of the Site and surrounding area in order to help identify the likelihood of past uses having led to Recognized Environmental Conditions at the property. The ASTM standard requires the identification of all obvious uses of the property from the present back to the property's first developed use, or back to 1940, whichever is earlier, using reasonably ascertainable standard historical sources.

6.1 HISTORICAL SUMMARY OF SITE

The historical sources reviewed are summarized below. The results of our review of these sources are summarized in Table 7.

- **Historical Aerial Photographs:** We reviewed aerial photographs dated between 1939 and 2012 obtained from EDR of Milford, Connecticut and Google Earth; copies of aerial photographs reviewed are presented in Appendix D.

- **Historical Topographic Maps:** We reviewed USGS 15-minute and 7.5-minute historic topographic maps dated 1906, 1947, 1953, 1961, 1968, 1973, and 1980; copies of historic topographic maps reviewed are presented in Appendix D.

- **Historical Fire Insurance Maps:** EDR reported that the Site was not within the coverage area of fire insurance maps.

- **Local Street Directories:** We reviewed city directories obtained from EDR that were researched at approximately 5 year intervals between 1920 and 2013 to obtain information pertaining to past Site occupants. The city directory summary is presented in Appendix E.

Table 7. Summary of Historical Source Information for Site

Date	Source	Comment
1906 and 1947	Topographic Maps	No features are depicted on-Site
1939	Aerial Photographs	Structures (possibly 3) are present on the western side of the Site. Patterns consistent with dry farming (hay, oats, etc.) are present on the remainder of the Site.
1946 and 1948	Aerial Photographs	Two structures and possibly one smaller structure are present on the western side of the Site. One of the structures appears to be a house and the other two structures appear to be barns or sheds. Four electrical transmission towers are present near the eastern border of the Site. Cormack Road is present across the southern portion of the Site.
1953, 1961, and 1968	Topographic Maps	Two structures are depicted on-Site and Cormack Road is present across the southern portion of the Site. The electrical transmission lines are depicted across the southern portion of the Site.
1959 and 1966	Aerial Photographs	A new elongated structure is present at the western side of the Site. What appears to be a new structure is east of these structures and along the norther border of the Site. A dirt road is present that leads to this new structure. The remainder of the Site is similar to previous images.
1968	Aerial Photographs	The structure along the northern boundary is no longer present. The remainder of the Site is similar to previous images.
1970	City Directory	Barbee Stables listed on-Site
1973	Topographic Maps	Three new structures likely associated with the riding stables are depicted on Site.
1974	Aerial Photographs	The structures on the western side of the Site are no longer present. A stable is present near the northeastern corner of the Site. What appears to be a riding ring is present south of the Stable. A small structure near the location of the water well is also depicted. Another structure is present immediately west of the stable.
1973	City Directory	Four Seasons Riding Academy listed on-Site.
1976, 1979, and 1982	City Directory	All Seasons Equestrian Center listed on Site
1979, 1982, and 1993	Aerial Photographs	The Site features are similar to the 1974 aerial photograph.
1980	Topographic Maps	One new structure is present at the southeast corner of the riding stable. The remainder of the Site features are similar to the previous map.

Date	Source	Comment
1998, 2005, 2006, 2009, and 2010	Aerial Photograph	The stable and associated structures/features appear to have been demolished. The Site appears to be vacant with a dirt road along the Cormack Road alignment that leads to the electrical transmission towers. Clearing, likely for fire protection purposes, is noted in several aerial photographs around the Site perimeter.
2011	Aerial Photographs	A staging/storage area with three vehicles and several smaller miscellaneous stored items is present near the western border of the Site. Google Street View images from April 2011 (included in Appendix D) show that this area of the Site was used by a construction company as a storage and staging area for the Osgood Road widening project. These Street View images show stockpiled soil and construction equipment (dozers) in this area. A Street View image from 2013 shows the staging area is no longer present and most of the soil stockpiles have been removed.
2012	Aerial Photograph	A clearing is present in the area of the former staging area. The remainder of the Site is similar to previous images.

6.2 HISTORICAL SUMMARY OF SITE VICINITY

Based on our review of the information described in Section 6.1, the general Site vicinity appears to have historically consisted mainly of agricultural land (orchards and row crops) with widely spaced residences. Quarries were present east of the Site from at least 1946 until the 1980s. During the 1950s and 1960s, residential developments were constructed west of the Site. By 1974, the adjacent section of Highway 680 was constructed, and by the late 1970s to early 1980s, several commercial buildings were constructed in the Site vicinity. Gradual infilling of commercial and residential developments have occurred since the 1980s.

SECTION 7: SITE RECONNAISSANCE

We performed a Site reconnaissance to evaluate current Site conditions and to attempt to identify Site Recognized Environmental Conditions. The results of the reconnaissance are discussed below. Additional Site observations are summarized in Table 8 in Section 7.2. Photographs of the Site are presented in Section 7.2.1.

7.1 METHODOLOGY AND LIMITING CONDITIONS

To observe current Site conditions (readily observable environmental conditions indicative of a significant release of hazardous materials), Cornerstone staff Mr. Christopher J. Heiny, P.G., visited the Site on August 25, 2015 and was unaccompanied. The Site reconnaissance was conducted by walking representative areas of the Site. Cornerstone staff only observed those areas that were reasonably accessible, safe, and did not require movement of equipment, materials or other objects. Physical obstructions that limited our ability to view the ground surface at the Site included tall grass and weeds.

7.2 OBSERVATIONS

At the time of our Site visit, the Site was observed to be vacant and covered in tall grasses and weeds. The Site was accessed through a vehicular gate at the western border of the Site. The Site was observed to be secured with fencing at all sides. Areas of shorter grasses were observed along the alignment of Cormack Road across the middle of the site, and along the periphery of the Site. Scattered trees and bushes were observed throughout the Site.

Several areas of stockpiled soil were observed throughout the Site. Concrete rubble was observed in a few of the stockpiles. The origin of these stockpiles was not readily apparent during our visit. In addition, a possibly asbestos-cement pipe was observed on-Site.

A water supply well was observed near the northwestern area of the Site. The well consisted of steel casing set within concrete. The concrete pad appeared to be a foundations for a small shed or building. No well surface features were observed (pump head or electrical controls). The well casing was covered with a removable steel plate. The steel plate was removed, and water was observed within the well casing at a depth of approximately 20 to 30 feet. Various metal and polyvinyl chloride (PVC) piping connections were observed near the well that were no longer connected. The location of this well is shown on Figure 2.

Seven high voltage transmission line towers and were observed at the eastern end of the Site. The transmission lines travelled off of these towners in an east-northeast / west-southwest orientation. The location of these towers are shown on Figure 2.

A drainage catch basin related to the adjacent highway 680 was observed along the western border of the Site. This basin was fenced, lined with concrete, and had large-diameter drainage pipes on either end of the basin. The location of this basin is shown on Figure 2.

Signage indicating a buried natural gas pipeline was observed on-Site along the alignment of Comack Road and along the eastern property boundary. Similar signage was observed across Osgood Road on the adjacent property. The approximate alignment of this buried natural gas pipeline is shown on Figure 2.

Table 8. Summary of Readily Observable Site Features

General Observation	Comments
Aboveground Storage Tanks	Not Observed
Agricultural/Supply Wells	Observed
Air Emission Control Systems	Not Observed
Boilers	Not Observed
Burning Areas	Not Observed
Chemical Mixing Areas	Not Observed
Chemical Storage Areas	Not Observed
Clean Rooms	Not Observed
Drainage Ditches	Not Observed
Elevators	Not Observed
Emergency Generators	Not Observed
Equipment Maintenance Areas	Not Observed
Fill Placement	Observed
Ground Water Monitoring Wells	Not Observed
High Power Transmission Lines	Observed
Hoods and Ducting	Not Observed
Hydraulic Lifts	Not Observed

General Observation	Comments
Incinerator	Not Observed
Natural Gas Pipelines	Observed
Petroleum Pipelines	Not Observed
Petroleum Wells	Not Observed
Ponds or Streams	Not Observed
Railroad Lines	Not Observed
Row Crops or Orchards	Not Observed
Stockpiles of Soil or Debris	Not Observed
Sumps or Clarifiers	Not Observed
Transformers	Not Observed
Underground Storage Tanks	Not Observed
Vehicle Maintenance Areas	Not Observed
Vehicle Wash Areas	Not Observed
Wastewater Neutralization Systems	Not Observed

The comment “Not Observed” does not warrant that these features are not present on-Site; it only indicates that these features were not readily observed during the Site visit.

7.2.1 Site Photographs

Photograph 1. Typical view of Site showing high voltage transmission towers and Cormack Road alignment.

Photograph 2. Electrical transmission towers and soil stockpiles in areas not cleared.

Photograph 3. Typical view of Site with arrows pointing to several small soil stockpiles.

Photograph 4. Soil stockpile between towers.

Photograph 5. Natural gas pipeline signage on eastern boundary.

Photograph 6. Natural gas pipeline signage within property interior.

Photograph 7. Stockpile of concrete rubble.

Photograph 8. Water well with cap removed and surrounding concrete pad.

Photograph 9. Piping near water well. Piping is no longer connected to well.

Photograph 10. Pipe (possibly asbestos cement) observed on Site.

Photograph 11. Drainage catch basin observed along the eastern border of the Site adjacent to Highway 680.

SECTION 8: ENVIRONMENTAL QUESTIONNAIRE AND INTERVIEWS

8.1 ENVIRONMENTAL QUESTIONNAIRE / OWNER INTERVIEW

The completed questionnaire was not returned to us as of the date of this report.

8.2 INTERVIEWS WITH PERSON(S) KNOWLEDGEABLE OF SITE USE

Contact information for persons knowledgeable of existing and prior site uses was not provided to us prior to or at the Site visit.

8.3 INTERVIEWS WITH PREVIOUS OWNERS AND OCCUPANTS

Contact information for previous Site owners and occupants was not provided to us. Therefore, interviews with previous Site owners and occupants could not be performed.

SECTION 9: FINDINGS, OPINIONS AND CONCLUSIONS (WITH RECOMMENDATIONS)

Cornerstone performed this Phase I ESA in general accordance to ASTM E1527-13 to support Seefried in evaluation of Recognized Environmental Conditions. Our findings, opinions and conclusions are summarized below.

9.1 HISTORICAL SITE USAGE

Based on information reviewed during this Phase I ESA, the Site appears to have been used for residential and agricultural purposes until at least 1970. The specific nature of the agricultural activity is not known, but crop patterns in aerial photographs suggest dry farming. In the 1970s, the Site was developed into a stable. By at least 1998, the stables were demolished, and the Site has been vacant since. The Site was briefly used as a staging and storage area by a construction company during the Osgood Road widening in 2011.

9.2 CHEMICAL STORAGE AND USE

No detailed information concerning past Site operations was obtained for our review. Due to the lack of this information, there is insufficient information to base a conclusion regarding the potential that historic operations may have impaired the Site. We recommend requesting this information from the current Site owner or persons familiar with the Site.

9.3 AGRICULTURAL USE

Agricultural activities appear to have been present prior to the use as a stable. The crop patterns in the 1939 aerial photograph suggest the Site was used for dry farming. Per DTSC guidance (2011), sites that were dry farmed do not need to be evaluated for pesticides in soil. However, no information was provided by the user or property owner to confirm these prior agricultural activities. If a higher degree of comfort is desired, a limited soil quality evaluation could be performed to evaluate pesticides in the on-Site soil.

9.4 DISPOSAL OF EXCESS SOIL DURING CONSTRUCTION

If contaminated soil is present on-Site, costs associated with disposal of excess soil during construction could be significantly increased. If the development plans will require off-Site disposal of excess soil or on-Site or off-Site reuse of soil, we would recommend evaluating soil quality before purchasing the Site.

9.5 IMPORTED SOIL

If the planned development will require importing soil for Site grading, we recommend documenting the source and quality of imported soil. The DTSC's October 2001 Clean Fill Advisory provides useful guidance on evaluating imported fill.

9.6 WATER SUPPLY WELL, IRRIGATION SYSTEM, AND SEPTIC SYSTEM

One water well (well no. 5S/1W-11C07) was observed on the western side of the Site during our Site visit. A Well Completion Report could not be obtained from the California Department of Water Resources (DWR) as these reports are considered confidential documents and can only be obtained by the property owner. We recommend either requesting the owner provide these documents or requesting these documents from the DWR once ownership changes. Both wells will require destruction in accordance with Alameda County Water District (ACWD) requirements prior to Site development.

9.7 NATURAL GAS PIPELINES AND POWER TRANSMISSION LINES

A natural gas pipeline crosses the southern portion of the Site. High voltage line towers are present on the western side of the Site, and the power lines connected to these towers cross the southern portion of the Site. The presence of these utilities will need to be taken into consideration when developing the Site.

9.8 UNDOCUMENTED FILL

During our Site visit, several soil stockpiles of unknown origin were observed throughout the Site. Aerial photographs and Google Street View images from 2011 show the western area of the Site was used as a staging area for the construction company contracted to widen Osgood Road. Stockpiled soil was present in these images, but most of this soil was removed after construction was complete. No information was available that indicated the origin of this soil or facility where this soil was disposed. We recommend collecting soil samples from the stockpiles present on Site as well as the staging area where the stockpiles were formerly present to determine soil quality.

9.9 POTENTIAL ENVIRONMENTAL CONCERNS WITHIN THE SITE VICINITY

Based on the information obtained during this study, no hazardous material spill incidents have been reported in the Site vicinity that would be likely to significantly impact the Site.

9.10 ASBESTOS-CONTAINING MATERIALS

A cement pipe (possibly asbestos-cement) was observed on-Site. We recommend the Site owner remove and properly dispose of this pipe prior to acquiring the Site.

9.11 FORMER STRUCTURES

The information obtained during this Phase I indicates that structures were first present that related to the former residential and agricultural use of the property, and then later, related to the on-Site stable. No information was available to determine if any of these buildings were used to store or use hazardous materials. We recommend determining the prior use of these structures and any hazardous material use/storage. If this information cannot be determined, or if hazardous materials were determined to be used or stored on Site, we recommend the collection of soil samples in the areas of these buildings to determine the underlying soil quality.

The former on-Site buildings may have used lead-based paint on exterior surfaces. Lead paint can flake and weather from exterior building surfaced leading to lead impacts in the shallow soil. We recommend the collection of soil samples in the area of these former structures to determine if lead impacts are present in the shallow soil.

Termiticides and pesticides were commonly applied around the perimeter of structures. The products applied when the on-Site structures were present may have contained now-banned compounds that can be persistent in the shallow soil for decades. We recommend the collection of soil samples from the locations of these former buildings for pesticides and pesticide-related metals to determine if shallow soil impacts are present.

9.12 DATA GAPS

ASTM Standard Designation E 1527-13 requires the Environmental Professional to comment on significant data gaps that affect our ability to identify Recognized Environmental Conditions. A data gap is a lack of or inability to obtain information required by ASTM Standard Designation E 1527-13 despite good faith efforts by the Environmental Professional to gather such information. A data gap by itself is not inherently significant; it only becomes significant if it raises reasonable concerns. The following data gaps were identified:

- The environmental questionnaires provided for completion by the Site owner or User was not returned to us as of the date of this report. Although environmental concerns were not identified in the records reviewed, the Site owner may have knowledge of the prior site uses, including the use or storage or hazardous materials, which may not otherwise be readily available or apparent. Thus, the absence of these interviews may diminish our ability to identify Recognized Environmental Conditions.

- Contact information for the former occupants and owners of the Site was not provided to us; thus, no interviews with former occupants and owners were conducted during this study. Since the environmental questionnaire was not returned to us, it is uncertain if this data gap is significant.

- No information was available regarding the origin of the soil stockpiles observed on-Site. As noted, the environmental questionnaire was not returned to us and contact information for previous occupants was not provided to us. Thus, the absence of these interviews may diminish our ability to identify Recognized Environmental Conditions.

9.13 DATA FAILURES

As described by ASTM Standard Designation E 1527-13, a data failure occurs when all of the standard historical sources that are reasonably ascertainable and likely to be useful have been

reviewed and yet the historical research objectives have not been met. Data failures are not uncommon when attempting to identify the use of a Site at five year intervals back to the first use or to 1940 (whichever is earlier). ASTM Standard Designation E 1527-13 requires the Environmental Professional to comment on the significance of data failures and whether the data failure affects our ability to identify Recognized Environmental Conditions. A data failure by itself is not inherently significant; it only becomes significant if it raises reasonable concerns. No significant data failures were identified during this Phase I ESA.

9.14 RECOGNIZED ENVIRONMENTAL CONDITIONS

Cornerstone has performed a Phase I ESA in general conformance with the scope and limitations of ASTM E 1527-13 of 43510 Osgood Road, California. This assessment revealed no significant Recognized Environmental Conditions[1], Controlled Recognized Environmental Conditions[2] or Historical Recognized Environmental Conditions[3]; however, please read the entire report for an overview of the Site.

As noted in Section 9.13, several data gaps were identified the may have limited our ability to identify Recognized Environmental Conditions. The undocumented soil stockpiles, potential pesticide use, remnant lead paint in soil near the locations of the former structures, and the use and/or storage of hazardous materials on-Site all may be considered Recognized Environmental Conditions unless the Site owner or persons familiar with the Site have information that indicates these concerns have been addressed or were non-existent on-Site. As mentioned, we recommend addressing these data gaps to determine if these concerns are Recognized Environmental Conditions and that would require further investigation.

SECTION 10: LIMITATIONS

Cornerstone performed this Phase I ESA to support Seefried in evaluation of Recognized Environmental Conditions associated with the Site. Seefried understands that no Phase I ESA can wholly eliminate uncertainty regarding the potential for Recognized Environmental Conditions to be present at the Site. This Phase I ESA is intended to reduce, but not eliminate, uncertainty regarding the potential for Recognized Environmental Conditions. Seefried understands that the extent of information obtained is based on the reasonable limits of time and budgetary constraints.

Findings, opinions, conclusions and recommendations presented in this report are based on readily available information, conditions readily observed at the time of the Site visit, and/or information readily identified by the interviews and/or the records review process. Phase I ESAs are inherently limited because findings are developed based on information obtained from a non-intrusive Site evaluation. Cornerstone does not accept liability for deficiencies, errors, or misstatements that have resulted from inaccuracies in the publicly available information or from

[1] The presence or likely presence of hazardous substances or petroleum products on the Site: 1) due to significant release to the environment; 2) under conditions indicative of a significant release to the environment; or 3) under conditions that pose a material threat of a future significant release to the environment.

[2] A Recognized Environmental Condition that has been addressed to the satisfaction of the applicable regulatory agency with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls or restrictions.

[3] A past Recognized Environmental Condition has been addressed to the satisfaction of the applicable regulatory agency or meeting of unrestricted use criteria established by the applicable regulatory agency without subjecting the Site to required controls or restrictions.

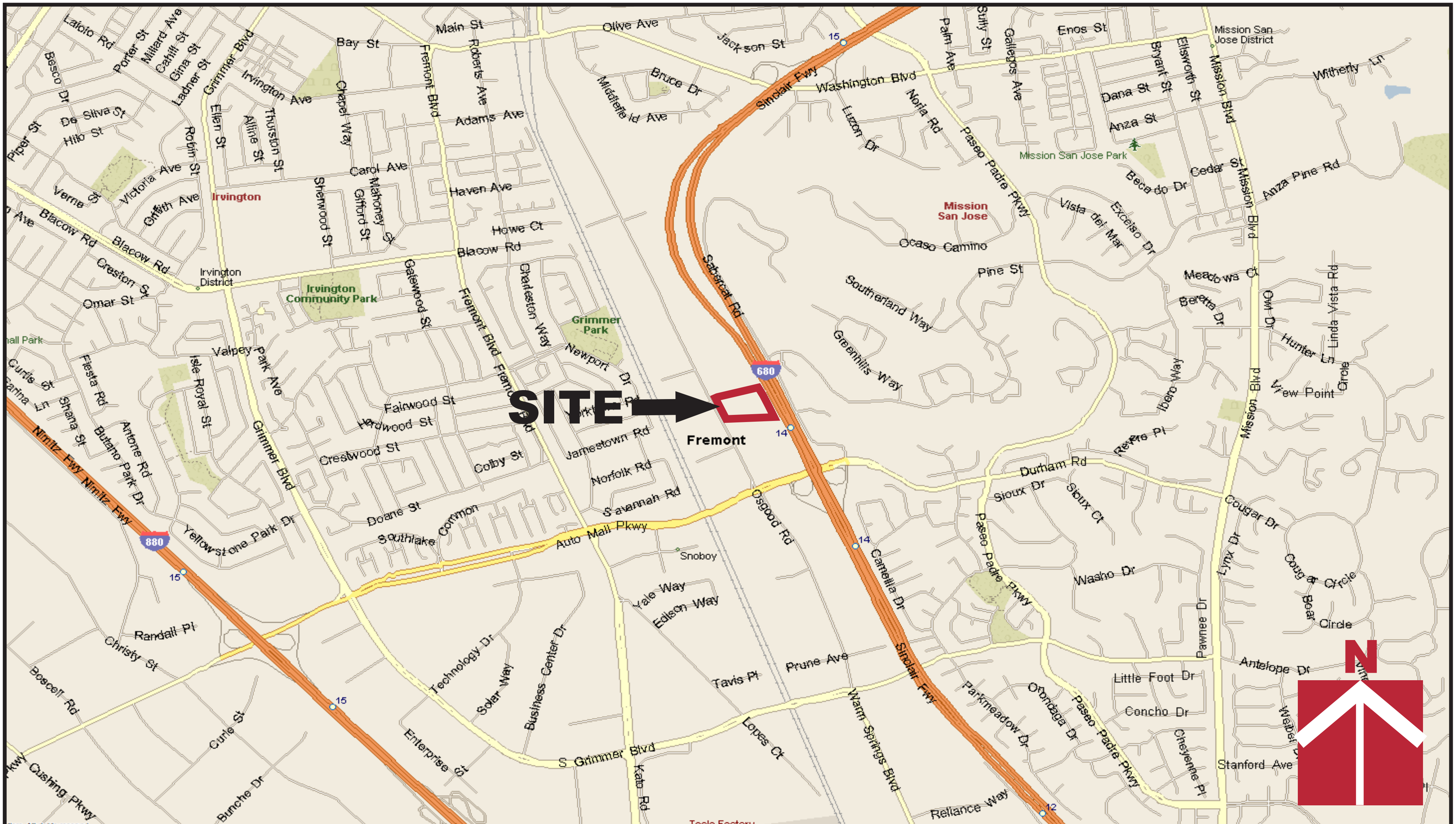
interviews of persons knowledgeable of Site use. In addition, publicly available information and field observations often cannot affirm the presence of Recognized Environmental Conditions; there is a possibility that such conditions exist. If a greater degree of confidence is desired, soil, ground water, soil vapor and/or air samples should be collected by Cornerstone and analyzed by a state-certified laboratory to establish a more reliable assessment of environmental conditions.

Cornerstone acquired an environmental database of selected publicly available information for the general area of the Site. Cornerstone cannot verify the accuracy or completeness of the database report, nor is Cornerstone obligated to identify mistakes or insufficiencies in the information provided (ASTM E 1527-13, Section 8.1.3). Due to inadequate address information, the environmental database may have mapped several facilities inaccurately or could not map the facilities. Releases from these facilities, if nearby, could impact the Site.

Seefried may have provided Cornerstone environmental documents prepared by others. Seefried understands that Cornerstone reviewed and relied on the information presented in these reports and cannot be responsible for their accuracy.

This report, an instrument of professional service, was prepared for the sole use of Seefried and may not be reproduced or distributed without written authorization from Cornerstone. It is valid for 180 days. An electronic transmission of this report may also have been issued. While Cornerstone has taken precautions to produce a complete and secure electronic transmission, please check the electronic transmission against the hard copy version for conformity.

Cornerstone makes no warranty, expressed or implied, except that our services have been performed in accordance with the environmental principles generally accepted at this time and location.



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Vicinity Map

43510 Osgood Road
Fremont, CA

Project Number	791-3-1
Figure Number	Figure 1
Date	August 2015
Drawn By	RRN

Base by Google Earth, dated 6/9/2014

Site Plan

43510 Osgood Road
Fremont, CA

Project Number	Figure Number	Date	Drawn By
791-3-1	Figure 2	August 2015	RRN

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APPENDIX A – TERMS AND CONDITIONS

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APPENDIX B – DATABASE SEARCH REPORT

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APPENDIX C – REGULATORY DOCUMENTS

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APPENDIX D – HISTORIC AERIAL PHOTOGRAPHS AND TOPOGRAPHIC MAPS

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APPENDIX E – LOCAL STREET DIRECTORY SEARCH RESULTS