CORNERSTONE EARTH GROUP

SUB 18-0001

Type of Services	**Phase I Environmental Site Assessment and Preliminary Soil, Ground Water, and Soil Vapor Quality Evaluation**
Location	**2550 Camino Tassajara Danville, California**
Client	**Trumark Homes LLC**
Client Address	**3001 Bishop Drive, Suite 100 San Ramon, California 94583**
Project Number	**206-51-1**
Date	**October 5, 2017**

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SECTION 1: INTRODUCTION

This report presents the results of the Phase I Environmental Site Assessment (ESA) performed at 2550 Camino Tassajara in Danville, California (Site) as shown on Figures 1 and 2. This work was performed for Trumark Homes LLC (Trumark) in accordance with our July 13, 2017 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 Trumark intends to purchase the property for residential redevelopment. We performed this Phase I ESA to support Trumark 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).
- Collection of soil, soil vapor, and ground water samples.
- Preparation of a written report summarizing our findings and recommendations.

The limitations for the Phase I ESA are presented in Section 11.

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 Trumark, 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 Sarah E. Kalika, P.G., and Christopher J. Heiny, P.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 Trumark.

Table 1. Location and Ownership

Assessor's Parcel No. (APN)	217-010-008-1
Reported Address/Location	2550 Camino Tassajara, Danville, California, 94506
Owner	Masako Akabane as Trustee of the Kunitoshi and Masako Akabane Trust
Approximate Lot Size	5.51 acres
Approximate Bldg. Size	4,000 square feet
Construction Date	1980

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	Wholesale garden center / nursery
Proposed Use	Single-family residential development

2.3 SITE SETTING AND ADJOINING SITE USE

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

Table 3. Adjoining Site Uses

North	Camino Tassajara Road, church further north
South	Residential and undeveloped property
East	Single-family residential
West	Single-family residential

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 Trumark Homes LLC. 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.

A title report was not provided for review as of the date of this report.

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

Based on information provided by or discussions with Trumark, we understand that Trumark 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. Trumark does not have such specialized knowledge or experience commonly known or reasonably ascertainable information regarding the Site.

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 A.

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

Database listings for adjoining properties are summarized in Table 4. Based on the information presented in the agency database report, no off-Site spill incidents were reported that appear likely to significantly impact soil, soil vapor or ground water beneath the Site. The potential for impact was based on our interpretation of the types of incidents, the locations of the reported incidents in relation to the Site and the assumed ground water flow direction.

Table 4. Adjoining Property Database Listings

Facility Name and Address	Map I.D.	Approximate Distance and Direction from Site	Database Listings/Comments
Mixon Property, 2576 Camino Tassajara	1	150 feet southeast	Listed on the LUST, Hist Cortese, Contra Costa County Site List Leak of diesel to ground water. Case closed in 1999.

Note: Facility name, address, distance and direction from Site, and database listing were provided by EDR. Cornerstone did not verify the accuracy or completeness of this information.

4.1.3 Further Review of Database Listings

To obtain additional information regarding Mixon Property at 2576 Camino Tassajara the identified LUST Case, located approximately 150 feet southeast of the Site, a cursory review of readily available documents obtained from the state Geotracker (http://geotracker.waterboards.ca.gov) and Envirostor (http://www.envirostor.dtsc.ca.gov) databases was performed. Geotracker is a database and geographic information system (GIS) that provides online access to environmental data. It tracks regulatory data about leaking underground storage tank (LUST), Department of Defense, Site Cleanup Program and Landfill sites. The Envirostor database is maintained by the Department of Toxic Substances Control (DTSC) and contains information on investigation, cleanup, permitting, and/or corrective actions that are planned, being conducted or have been completed under DTSC's oversight. The Envirostor database includes the following site types: Federal Superfund sites; State Response sites; Voluntary Cleanup sites; and School sites.

Additional documents were obtained from the Contra Costa County Environmental Health. Copies of selected prior reports are attached in Appendix E.

A brief summary of the 2576 Camino Tassajara spill incident is presented below.

Mixon Property / 2576 Camino Tassajara LUST Case

Cornerstone reviewed available files provided by Contra Costa County Environmental Health pertaining to the leaking underground storage tank (LUST) case at 2576 Camino Tassajara.

In August 1988, an approximately 5,000-gallon diesel UST and an approximately 5,000-gallon gasoline UST were reportedly removed and reportedly stored above ground on the property. In July 1989, a soil sample was collected from the property and reportedly "tested positive" but no further details or analytical results were reported.

In March 1998, a permit was granted for removal of both tanks from the property. The former tank pit reportedly was over excavated and approximately 1,350 cubic yards of soil was listed as biotreated / disposal / encapsulated. Approximately 80,000 gallons of water generated from excavation dewatering reportedly was generated in 1998. In the closure report, residual concentration of total petroleum hydrocarbons (TPH) as diesel was reported at 1.4 milligrams per kilogram (mg/kg); TPH as gasoline was not detected. The volatile organic compounds (VOCs) benzene, toluene, ethylbenzene, and total xylenes (BTEX) were also not detected. Methyl tert-butyl ether (MTBE), chlorinated solvents, oil & grease, motor oil, and heavy metals reportedly were not analyzed (Contra Costa County Health Services Department file, 1998).

Grab ground water samples were collected in 1996 at a depth of approximately 19 feet. TPH as diesel was reported at concentrations up to 730 micrograms per liter (µg/L) (location P-2). A copy of the sample location map was not included within the files reviewed. TPH as gasoline was reported at 270 µg/L, benzene at 2.5 µg/L, toluene at 1.0 µg/L, ethylbenzene at 10 µg/L, and xylenes at 42 µg/L within sample P-2 (Water Board, 1999). The Water Board granted case closure in 1999. This property has been subsequently developed with single-family residences.

4.2 ENVIROMENTAL 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 2550 Camino Tassajara at the following public agencies: the Danville Building Department (DBD), San Ramon Valley Fire Department (SRVFD), and the Contra Costa County Department of Environmental Health (CCCDEH). The information reviewed is summarized in Table 5; selected documents are provided in Appendix F.

Representatives of San Ramon Valley Fire Department and CCCDEH indicated that they have no files pertaining to the Site.

Table 5. File Review Information

Agency Name	Date	Occupant	Remarks
DBD	1988	Akabane family	Permit for mobile home
DBD	1992	Akabane family	Permit for 1,000 square foot storage shed & permit for proposed new office addition to existing building along Camino Tassajara.
DBD	1993	No occupant listed	Electrical permit for new cash register

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 Contra Costa 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 94526) are summarized in Table 6.

Table 6. Reported Radon Screening Test Results

Number of Tests	Zip Code	Results (pCi/l)
46	94526	0 were >4 pCi/L
1	94526	1.025 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 (Township 01S, Range 01W, Section 35) did not show oil or gas wells on-Site or on the adjacent properties.

4.2.4 Lead in Drinking Water

East Bay Municipal Utility District (EBMUD) provides drinking water to the Site. The 2016 water quality report published by (EBMUD) states that the lead average throughout the district was 90th percentile <5 parts per billion (ppb). The drinking water standard for lead established by the US EPA is 15 ppb.

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 USGS 7.5 minute topographic map was reviewed to evaluate the physical setting of the Site. The Site's elevation is approximately 520 feet above mean sea level; topography in the vicinity of the Site slopes downward gently to the south, towards Sycamore Creek.

5.2 HYDROGEOLOGY

Ground water monitoring wells have not been installed on-Site to measure ground water levels and gradient. In September 2017, Cornerstone advanced three exploratory borings to depths of up to 25 feet. The locations of these borings are shown in Figure 2. The subsurface materials encountered consisted of sandy lean clay with some gravel and coarse sand observed. Up to approximately 5 feet of fill was encountered in the borings, with the greatest fill thickness observed in boring EB-3, which was located south of the UST and fertilizer storage building. Ground water was encountered between depths of approximately 9 to 17 feet. The ground water gradient could not be evaluated in these borings as the surface elevations were not surveyed, but is assumed to flow to the south or southwest, toward Sycamore Creek.

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; copies of aerial photographs reviewed are presented in Appendix B.
- **Historical Topographic Maps:** We reviewed USGS 15-minute and 7.5-minute historic topographic maps dated 1896, 1898, 1912, 1943, 1953, 1968, 1973, 1980 and 2012; copies of historic topographic maps reviewed are presented in Appendix B.
- **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 1975 and 2013 to obtain information pertaining to past Site occupants. The city directory summary is presented in Appendix C.

Table 7. Summary of Historical Source Information for Site

Date	Source	Comment
1896, 1898, 1912, 1943	Topographic map	Site is depicted with no structures on-Site. A roadway in the location of present-day Camino Tassajara is depicted adjacent to the north. Sycamore Creek is depicted to the south.
1939, 1946, 1949	Aerial photograph	Orchards are visible on the south portion of the Site, with possible row crops in the north portion, in the 1939 aerial photograph. On the 1946 and 1949 aerial photographs the orchard trees are no longer visible and the site appears undeveloped. Sycamore Creek is observed to the south. A roadway in the location of present-day Camino Tassajara is observed adjacent to the north.
1950, 1966, 1968	Aerial photograph	Site is mostly undeveloped. A rural residence and barn is observed adjacent to the south.
1953	Topographic map	Site is depicted with no structures on-Site. A roadway is depicted adjacent to the east, one large and one small structure are depicted adjacent to the south.
1975	City directory	Address not listed
1979	Aerial photograph	Site appears mostly undeveloped with a structure observed in the northwest corner.
1968, 1973, 1980	Topographic map	Site is depicted with no structures on-Site.
1980	City directory	Occupant listed as Tassafara Nursery (possibly misspelled)
1982	Aerial photograph	Site is depicted as a plant nursery with plants and a large warehouse just south of Camino Tassajara. The southern portion of the Site appears graded and undeveloped.
1985, 1989	City directory	Occupant listed as Tassajara Nursery
1992	City directory	Occupant listed as Tassajara Nursery Wholesale
1993	Aerial photograph	Site is developed as a plant nursery with structures shown in their present configuration.
1995, 1998	Aerial photograph	Site is developed as a plant nursery with structures shown in their present configuration. The property adjacent to the northwest is developed with single-family residences.
1999	City directory	Occupant listed as Tassajara Nursery and Tassajara Nursery Wholesale Division
2003	City directory	Occupant listed as Tassajara Nursery and Occupant Unknown
2008	City directory	Occupant listed as Tassajara Nursery
2005, 2006, 2009, 2010, 2012	Aerial photograph	Site is developed as a plant nursery with structures shown in their present configuration. The property adjacent to the southeast is developed with single-family residences.
2012	Topographic map	Site is depicted within a developed area, south of Camino Tassajara, north of Sycamore Creek.
2013	City directory	Occupant listed as Tassajara Nursery

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 undeveloped land with few orchards and widely spaced residences. Single family residential development began nearby in the 1980's and

continued through the 1990's and 2000's. The properties adjacent to Site were developed as single-family residential by 1998.

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 Sarah E. Kalika, P.G. and Chris Heiny, P.G. visited the Site on September 8, 2017, and were accompanied by Davis Nelson of Trumark and Matt Akabane, a representative of the owner. The Site reconnaissance was conducted by walking representative areas of the Site, including the interiors of the on-Site structures, the periphery of the structures and the Site periphery. 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 asphalt paved vehicle drives and parking areas (typical of developed properties), tall grass and weeds, and plants, decorative statuary, and pottery situated throughout the Site for retail.

7.2 OBSERVATIONS

The Site consists of a retail plant nursery business and outbuildings. A retail building and asphalt-paved parking lot were observed in the northwest corner of the Site. Rows of retail plants were observed to the east of the retail structure. An equipment and fertilizer storage structure was observed along the central-west portion of the Site. A greenhouse structure, mobile home, modular office structure, and several shed-sized storage structures were observed in the central portion of the Site. Rows of retail plants were observed to the south of the greenhouse. An unpaved area used for employee parking was observed along the central-east portion of the Site. A driveway was observed along the eastern boundary, which has reportedly granted use to the adjacent property to the south through an easement.

An approximately 1,000-gallon underground storage tank used for gasoline storage was identified by the representative of the nursery owner. The approximate location was pointed out during the Site visit as within overgrown bushes southeast of the fertilizer storage shed. Surface evidence (pipes, fill ports, vents, etc.) of this UST was not observed.

An irrigation water well and older wooden storage tank were also identified southeast of the fertilizer storage shed. A pressure tank was observed adjacent to the reported well location. According to the owner representative, the water well has not been used since approximately 1988 when the Site was connected to the municipal water system.

According to the property owner, at least one septic tank is reportedly present on-Site, but was not observed during the Site visit. The building presumably is connected to the publicly-owned sanitary sewer system, and the septic system reportedly is no longer in use.
On-Site storm water catch basins were observed throughout the property that appeared to discharge via below ground piping to the City's storm water drainage system.

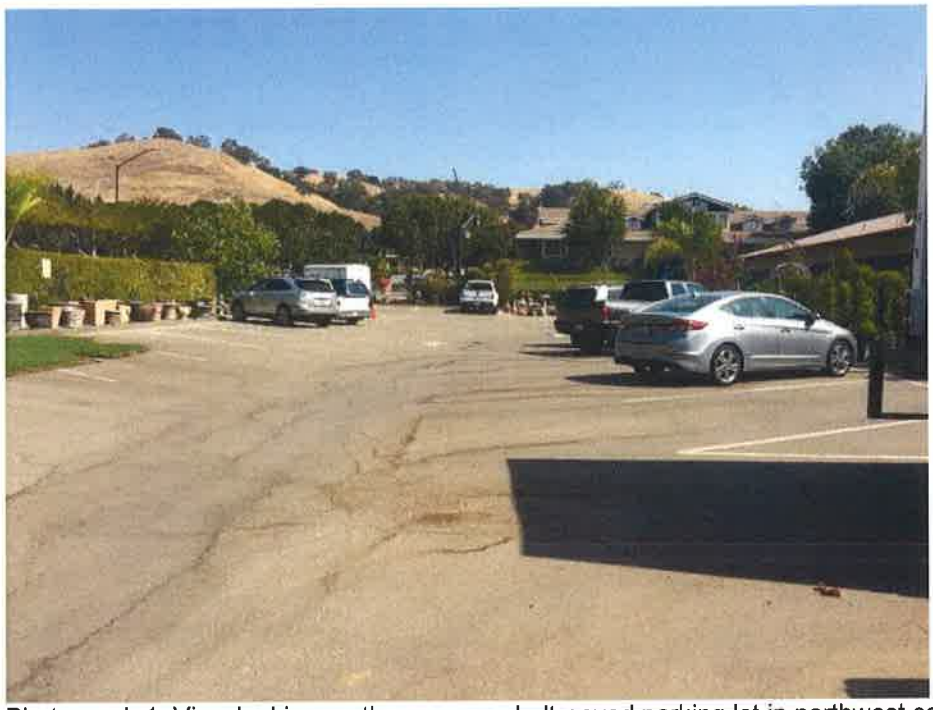
Cornerstone personnel did not enter the mobile home, modular office trailer, or interior offices within the retail structure.

Table 8. Summary of Readily Observable Site Features

General Observation	Comments
Aboveground Storage Tanks	Water tank, reportedly no longer used, as described above
Agricultural Wells	Irrigation water well, reportedly no longer used
Air Emission Control Systems	Not Observed
Boilers	Not Observed
Burning Areas	Not Observed
Chemical Mixing Areas	Not Observed
Chemical Storage Areas	Fertilizer storage area, as described above
Clean Rooms	Not Observed
Drainage Ditches	Not Observed
Elevators	Not Observed
Emergency Generators	Not Observed
Equipment Maintenance Areas	Not Observed
Fill Placement	Not Observed
Ground Water Monitoring Wells	Not Observed
High Power Transmission Lines	Not Observed
Hoods and Ducting	Not Observed
Hydraulic Lifts	Not Observed
Incinerator	Not 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	Observed – pointed out by Site owner as discussed above
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. View looking north across asphalt-paved parking lot in northwest corner of Site.

Photograph 2. View of retail structure.

Photograph 3. Concrete paved storage area for mulch and landscaping supplies.

Photograph 4. View across portion of retail plant display area in northern portion of Site.

Photograph 5. View looking east at northeast corner of Site.

Photograph 6. Unpaved parking area in east-central portion of Site.

Photograph 7. View looking west at exterior of greenhouse.

Photograph 8. Greenhouse interior.

Photograph 9. Heater within greenhouse.

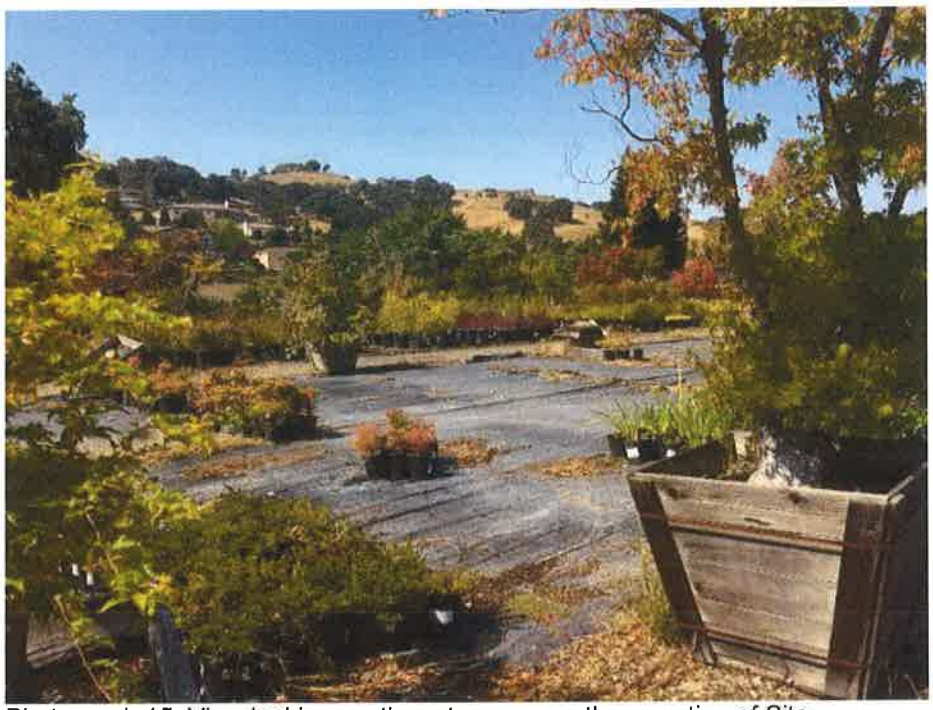
Photograph 10. Modular office building in central portion of Site.

Photograph 11. Batteries for electric utility vehicles on-Site.

Photograph 12. Interior of storage shed near greenhouse.

Photograph 13. Reportedly unoccupied mobile home in central portion of Site.

Photograph 14. View looking north at modular office structure with greenhouse in background to the left.



Photograph 15. View looking southwest across southern portion of Site.

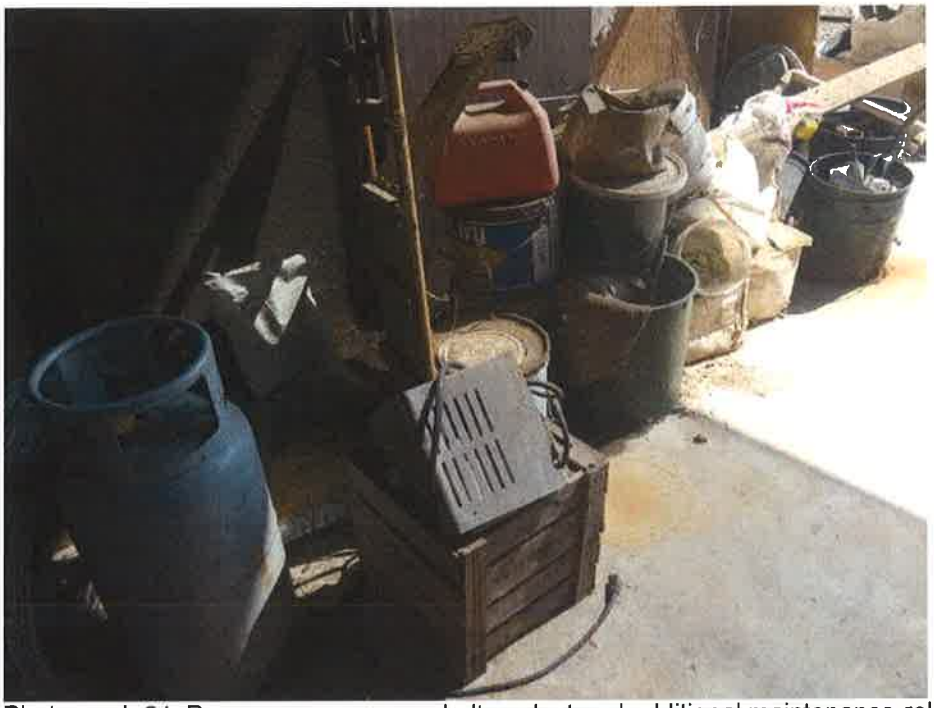
Photograph 16. Additional view of plants in southern portion of Site.

Photograph 17. Asphalt-paved driveway along eastern boundary of Site.

Photograph 18. Dumpster at gate along east-central boundary of Site.

Photograph 19. Reported location of underground fuel tank.

Photograph 20. Forklift and fertilizer, stored within large shed, south of retail building.



Photograph 21. Propane, gas can, asphalt sealant and additional maintenance-related materials within fertilizer storage area.

Photograph 22. Irrigation well and storage tank, located southeast of the fertilizer storage area.

Photograph 23. Wooden elevated water storage tank, located southeast of the fertilizer storage area.

SECTION 8: ENVIRONMENTAL QUESTIONNAIRE AND INTERVIEWS

8.1 ENVIRONMENTAL QUESTIONNAIRE / OWNER INTERVIEW

To help obtain information on current and historical Site use and use/storage of hazardous materials on-Site, we provided an environmental questionnaire to Trumark. Trumark was asked to forward the questionnaire to the Site owner for completion. Based on our review of the questionnaire, completed by Masako Akabane, representative of the property owner, the Site has been used as a plant nursery since 1979. Ms. Akabane reported that imported fill had been placed in the "far back" portion of the Site during the construction of Camino Tassajara Road. Ms. Akabane reported the presence of one irrigation water well and stated that is has not been used since 1988, when the property was connected to East Bay Municipal Utility District.

The completed questionnaire is presented in Appendix E.

8.2 INTERVIEWS WITH PERSON(S) KNOWLEDGEABLE OF SITE USE

During the Site visit, Cornerstone interviewed Matt Akabane, who is a person knowledgeable of existing and prior uses at the Site. Mr. Akabane stated that the Site has been used as a plant nursery and retail business for approximately 40 years. He stated that the water well, identified during the Site visit, was previously used for irrigation before the property was connected to the local utility. He also stated that an underground fuel storage tank exists at the Site, however, it has not been used for many years and reportedly is empty. Mr. Akabane stated that the mobile home on-Site is no longer occupied.

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: SOIL, GROUND WATER, AND SOIL VAPOR QUALITY EVALUTION

In September 2017, Cornerstone performed a soil, ground water, and soil vapor quality evaluation to supplement the findings of the Phase I ESA. The detected concentrations obtained from this evaluation were compared to the residential DTSC screening levels (DTSC-SL) (DTSC, 2017). For parameters where no DTSC-SLs are established, the detected concentrations were compared to residential Regional Screening Levels (RSLs) (EPA, 2017). Petroleum hydrocarbon detections were compared to Tier 1 Environmental Screening Levels (ESLs) (Water Board 2016). Detected metal concentrations were also compared to their published background concentrations.

The soil vapor concentrations detected were compared to the residential indoor air DTSC-SLs or RSLs by applying the DTSC-recommended attenuation factor for future residential use of 0.001.

A summary of the sampling and results is presented below; summary tables are attached to this report, and the laboratory analytical reports are included in Appendix F.

9.1 SOIL QUALITY EVALUATION

Cornerstone collected soil samples on September 14, 2017 to determine if the previous agricultural activities impacted soil quality. Samples were collected from the upper approximately ½ foot of soil at ten random locations SS-1 through SS-10) using hand sampling methods. The locations of the soil samples are presented in Figure 2.

The samples were analyzed for organochlorine pesticides (OCPs) (EPA Test Method 8081) and 17 California Assessment Manual (CAM) metals (EPA Test Method 6010/7471A). The results are presented in Table A. A summary of the results is provided below:

The detected metal concentrations in the upper approximately ½ foot of soil were below their respective residential screening criteria and/or within published background concentrations. The OCP compound 4,4'-DDE was detected in two samples at concentrations up to 0.0083 mg/kg, which is below its residential RSL of 2.0 mg/kg. The remaining OCP compounds were detected below their respective screening criteria.

9.2 GROUND WATER QUALITY EVALUTION

On September 22, 2017, Cornerstone collected ground water grab samples from 3 exploratory borings advanced to a depth of up to approximately 30 feet below the ground surface. The exploratory borings were located in accessible areas near the UST to determine if its prior use significantly impacted ground water quality. The boring locations are shown on Figure 2.

The subsurface materials encountered consisted of sandy lean clay with some gravel and coarse sand observed. Up to approximately 5 feet of fill was encountered in the borings, with the greatest fill thickness observed in boring EB-3, which was located south of the UST and

fertilizer storage building. Ground water was encountered between depths of approximately 9 to 17 feet.

Cornerstone monitored the samples retrieved for organic vapors using an Organic Vapor Meter (OVM). The maximum OVM reading was 1.3 parts per million by volume (ppmv) recorded at a depth of approximately 23 feet in exploratory boring EB-3. Our field geologist did not observe petroleum odors in the samples retrieved.

The borings were advanced approximately 5 feet into the upper water bearing zone. At each location, a section of slotted polyvinyl chloride (PVC) slotted pipe was lowered into the boring to facilitate sample collection. Ground water grab samples were collected from each boring using a peristaltic pump and "clean" polyethylene tubing. New tubing and PVC was used at each sample location to eliminate the potential for cross contamination of samples.

The samples were analyzed for total petroleum hydrocarbons (TPH) as diesel and motor oil with silica get cleanup (EPA Test Method 8015) and volatile organic compounds (VOCs) and TPH as gasoline (TPHg) (EPA Test Method 8260). The laboratory analytical reports are included in Appendix E.

Analytical results are summarized in Table B. No VOCs, TPHg, TPHo, or TPHd were detected in the three samples analyzed.

9.3 SOIL VAPOR QUALITY EVALUATION

9.3.1 Soil Vapor Probe Installation and Sampling

Cornerstone oversaw the installation of three temporary soil vapor probes (SV-1, SV-2, and SV-3) on September 22, 2017. The temporary soil vapor probes were installed following in general accordance with the July 2015 document entitled "Advisory – Active Soil Gas Investigations", prepared by the Department of Toxic Substances and Control and the California Regional Water Quality Control Board, Los Angeles Region

The three temporary soil vapor probes were installed to depths of approximately 5 feet at each location. Each probe was completed with stainless steel expendable tip and screen affixed to stainless steel tubing. Each probe was constructed by first placing approximately ½ foot of coarse aquarium-type sand into the bottom of the boring. The stainless steel tip and tubing was then lowered into the boring via a tremie pipe. Additional sand was then placed in the boring via tremie when needed to create an approximately ½-foot sand pack interval around the vapor tip. Approximately ½-foot of granular bentonite was placed on top of the sand pack. Hydrated bentonite was then placed down the boring; the mixture consisted of approximately 50 percent water to bentonite and was placed in less than ½ foot lifts to just below the surface. The stainless steel tubing was labeled with depth of placement and capped utilizing a vapor-tight Swagelok valve set in the "off" position.

The temporary vapor probes were sampled September 22, 2017. A 167 milliliters-per-minute flow regulator inclusive of a particulate filter was fitted to the shut-off valve and the other end to a "T" fitting. A Summa canister was connected to the "T" fitting. The other end of the "T" fitting was affixed to a digital vacuum gauge and a 1-liter Summa canister utilized for purging.

A minimum 10-minute vacuum tightness test was performed on the manifold and connections by opening and closing the 1-liter purge canister valve and applying and monitoring a vacuum

on the vacuum gauge. The sample shut-off valve on the downhole side of the sampling manifold remained in the "off" position. Purging began when gauge vacuum was maintained for at least 10 minutes without any noticeable decrease (less than approximately 0.1 inches of mercury (Hg) for properly connected fittings). The downhole shut off valve was opened and approximately three purge volumes of vapor were removed using the purging 1-liter Summa. The volume of vapor removed was verified by the calculated versus observed pressure drop in the purging Summa canister. The purge volume was calculated based on the length and inner diameter of the sampling probe and the connected sampling tubing and equipment. Thus, the sand pack vapor space was not included in the purge volume calculation.

Isopropyl alcohol (2-propanol) was used as a leak detection compound by placing introducing this compound to the SV-1 sampling shroud. To confirm the isopropyl alcohol atmosphere, one confirmation Tedlar bag sample was collected from the shroud atmosphere through the sampling port of the PID. The Tedlar bag sample collected from the SV-1 shroud contained 2-propanol at a concentration of 200,000 micrograms per cubic meter (µg/m^3). 2-propanol was not detected at a concentration of 46 µg/m^3 in soil vapor sample collected from probe SV-1. Based on the significantly lower concentration of 2-propanol in this soil vapor sample, the sample trains appear tight, and no significant leakage occurred.

9.3.2 Soil Vapor Sample Analyses and Results

The soil vapor samples were analyzed for VOCs and TPHg by EPA Method TO-15. The analytical report is included in Appendix F and the results are summarized in Table C.

TPHg was detected at a concentration of 38,000 µg/m^3 in the sample collected from SV-1, which is lower than the Tier 1 ESL. Benzene and toluene were also reported in the SV-1 sample, but also at concentrations below their respective soil vapor screening criteria. These detections may be related to residual vapors from the reported UST.

No VOCs exceeded their respective soil vapor screening criteria, indicating that the UST does not appear to have significantly impacted the soil vapor quality beneath the Site.

9.4 ANALYTICAL SUMMARY

Based on the soil, soil vapor, and ground water quality results, the previous Site activities do not appear to have significantly impacted the Site. Isolated areas of petroleum-related soil and/or ground water impacts may be present adjacent to the UST. If present, these materials may require special handling when the UST is removed.

SECTION 10: FINDINGS, OPINIONS AND CONCLUSIONS (WITH RECOMMENDATIONS)

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

10.1 HISTORICAL SITE USAGE

Based on the information obtained during this study, the Site appears to have been partially occupied by an orchard in 1939. The orchard did not appear present by 1946, and the Site appeared to remain undeveloped land until approximately 1979 when a structure was visible in

the northwest corner of the Site. A structure and nursery plants occupied the northern half of the Site by 1982. The existing structures appeared in their present configuration by 1993.

Adjacent properties consisted of rural residential until the 1990's when properties along the north and south sides of Camino Tassajara were gradually developed as single-family residential subdivisions. A park and church were observed north of Camino Tassajara by the mid 1990's.

10.2 CHEMICAL STORAGE AND USE

Chemical storage and use on-Site consisted on small quantities of hazardous materials (fertilizer, auto batteries, herbicide / pesticides for retail sale and presumed used on plants). The location of a reported underground fuel tank was identified during the Site visit, however, due to dense vegetation the exact location was unable to be observed. Permits or records of leaks for the UST not available at the San Ramon Valley fire department or Contra Costa County Environmental Health – Hazardous Materials.

Cornerstone performed soil vapor and ground water sampling near the reported UST location as discussed in Section 9 and in Section 10.5.

10.3 AGRICULTURAL USE

The Site has been used as a plant nursery for several decades, and appeared to have been partially occupied by an orchard in 1939. Based on laboratory analyses of soil samples collected, soil does not appear to have been significantly impacted by the prior agricultural and nursery uses.

10.4 UNDERGROUND STORAGE TANK

One approximately 1,000-gallon gasoline UST is reportedly located on-Site. The reported approximate location was observed within overgrown shrubs during the Site visit, and no surface indications (fill port, monitoring system) were observed. Additionally, no permits for UST installation or removal were found during Cornerstone's search of records at San Ramon Valley Fire and Contra Costa County Environmental Health – Hazardous Materials.

Cornerstone collected ground water and soil vapor samples near the reported UST location as discussed in Section 9 and in Section 10.5.

10.5 SOIL, GROUND WATER, AND SOIL VAPOR QUALITY

Cornerstone performed a preliminary soil, soil vapor, and ground water quality evaluation to supplement the findings of this Phase I ESA. Laboratory analyses of the soil samples did not detect OCPs, with the exception of DDE significantly below residential RSLs. Metals were detected at concentrations that were below residential RSLs and/or published background levels.

Ground water grab samples collected near the reported UST location did not detect VOCs, TPHg, TPHo, and TPHd in ground water samples. In addition, concentrations of TPHg and VOCs detected in soil vapor were below their residential soil vapor screening criteria.

Based on these data, the previous Site activities do not appear to have significantly impacted the subsurface. Note that during UST removal, isolated areas of impacts may be encountered that may require special handling and/or overexcavation. We recommend preparation of a soil management plan prior to Site development as discussed in Section 10.10.

10.6 UNDOCUMENTED FILL

The property owner reported that fill that originated from a Tassajara Road widening project was placed on the south portion of the Site. During this investigation, soil samples were collected from the southern portion of the Site, presumably in the area where fill was placed. As noted above, laboratory analyses did not detect OCPs or metals above residential RSLs.

10.7 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.

10.8 WATER SUPPLY WELL AND SEPTIC SYSTEM

An irrigation well is present on the Site and is reportedly no longer used. An associated 10,000-gallon above-ground wooden tank and smaller metal storage tank was observed near the well. This well should be properly abandoned prior to site development.

One septic system is reported to serve the Site. Although not observed, an additional septic system might be present in the vicinity of the mobile home. These septic systems should be properly abandoned in accordance with applicable regulations prior to site development.

10.9 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. The property located at 2576 Camino Tassajara was listed in the environmental database as a former fuel leak case (case closed).

10.10 SITE MANAGEMENT PLAN

Although no significant impacts from the UST were detected during this investigation, pockets of impacted soil, soil vapor and ground water may be encountered in the vicinity of the UST during removal of the UST or construction activities, which may require special monitoring, handling and/or disposal. We recommend preparing a Site Management Plan (SMP) and Health and Safety Plan (HSP). The purpose of these documents will be to establish appropriate management practices for handling suspect conditions (e.g. soil with an odor or discoloration) or structures, if encountered during construction activities.

10.11 ASBESTOS CONTAINING BUILDING MATERIALS (ACBMS)

Due to the age of the on-Site structure(s), building materials may contain asbestos. If demolition, renovation, or re-roofing of the building is planned, an asbestos survey is required by local authorities and/or National Emissions Standards for Hazardous Air Pollutants

(NESHAP) guidelines. NESHAP guidelines require the removal of potentially friable ACBMs prior to building demolition or renovation that may disturb the ACBM.

10.12 LEAD-BASED PAINT

The Consumer Product Safety Commission banned the use of lead as an additive in paint in 1978. Based on the age of the building, lead-based paint may be present. If demolition is planned, the removal of lead-based paint isn't required if it is bonded to the building materials. However, if the lead-based paint is flaking, peeling, or blistering, it should be removed prior to demolition. In either case, applicable OSHA regulations must be followed; these include requirements for worker training, air monitoring and dust control, among others. Any debris or soil containing lead must be disposed appropriately.

10.13 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:

- Contact information for the former occupants and owners of the Site was not provided to us. Thus, former occupants and owners were not interviewed during this study. The general environmental setting of the Site appears to have been established based on the information reviewed from other data sources. We do not consider this data gap to be significant.

10.14 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. The following data failure was identified:

- Information regarding the presence, installation date, or leaks from the underground fuel tank was not on file at the local sources searched. The lack of this data can diminish our ability to identify Recognized Environmental Conditions.

- Information regarding the location, import date, or soil quality for imported fill soil, reportedly spread on-Site during construction of Camino Tassajara Road was not on file at the local sources searched. The lack of this data can diminish our ability to identify Recognized Environmental Conditions.

10.15 RECOGNIZED ENVIRONMENTAL CONDITIONS

Cornerstone has performed a Phase I ESA in general conformance with the scope and limitations of ASTM E 1527-13 of 2550 Camino Tassajara, Danville, California. This assessment identified the following Recognized Environmental Conditions.

- Presence of an approximately 1,000-gallon gasoline UST tank that is reportedly no longer used. Records pertaining to the installation or removal of this UST were not found by Contra Costa County Environmental Health – Hazardous Materials or San Ramon Valley Fire Department. Laboratory analyses of soil vapor and ground water samples indicate that this UST does not appear to have significantly impacted the subsurface. However, isolated areas of petroleum contamination may be encountered during removal that will require special consideration.

This assessment did not identify Controlled[1] or Historical[2] Recognized Environmental Conditions.

SECTION 11: LIMITATIONS

Cornerstone performed this Phase I ESA to support Trumark Homes LLC in evaluation of Recognized Environmental Conditions associated with the Site. Trumark Homes LLC 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. Trumark Homes LLC 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 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,

[1] 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.

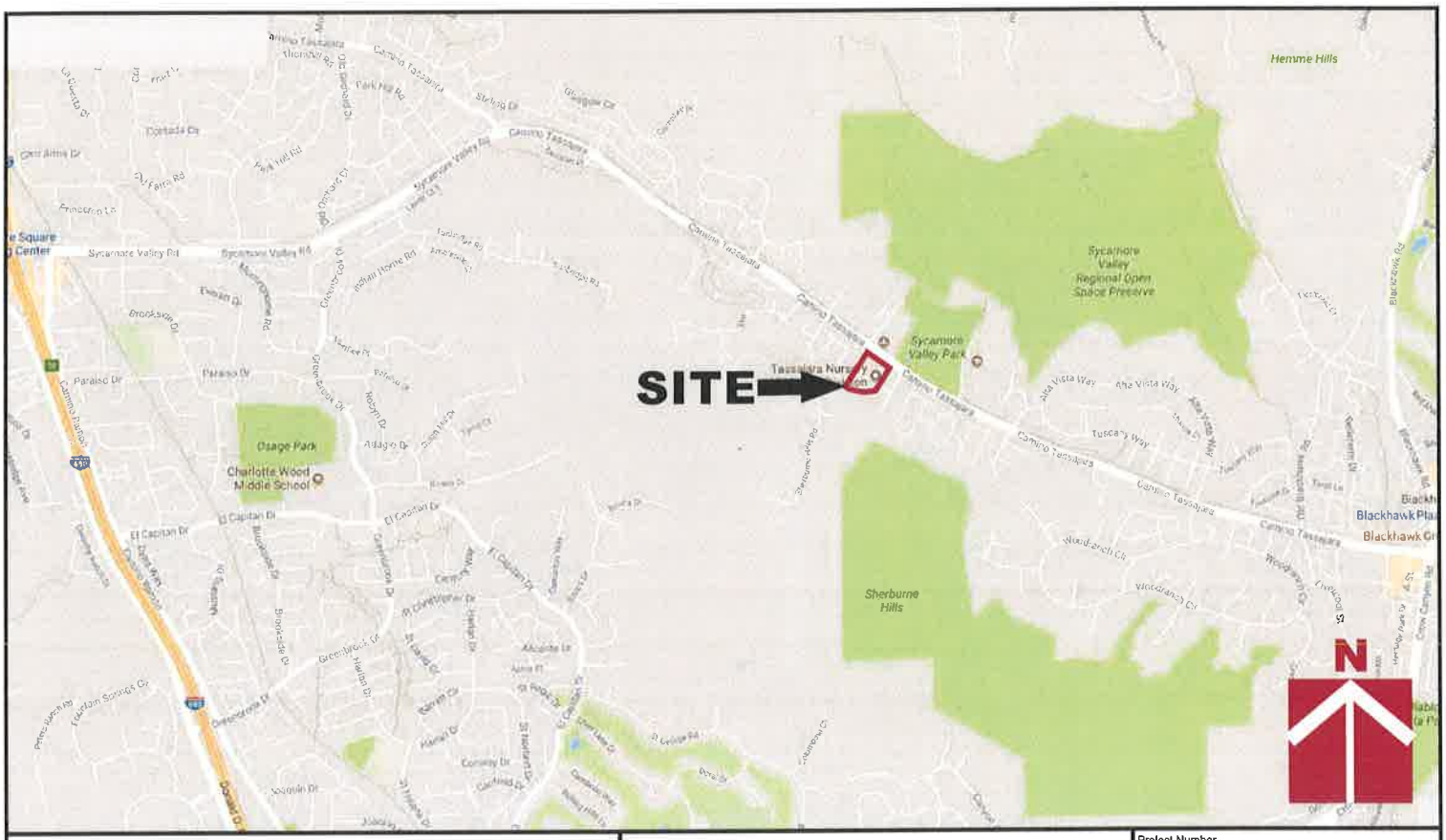
[2] A past Recognized Environmental Condition has been addressed to the satisfaction of the applicable regulatory agency or meeting of unrestricted use criteria established by the applicable regulatory agency without subjecting the Site to required controls or restrictions.

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.

Trumark Homes LLC may have provided Cornerstone environmental documents prepared by others. Trumark Homes LLC 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 Trumark Homes LLC 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.



CORNERSTONE EARTH GROUP

Vicinity Map

Tassajara Nursery
2550 Camino Tassajara Road
Danville, CA

Project Number	206-51-1
Figure Number	Figure 1
Date	September 2017
Drawn By	RRN


Approximate location of irrigation well, water storage AST, and gasoline UST
Fertilizer storage
Sherburne Hills Road
Retail building
Greenhouse
Mobile home
Modular office
Approximate Site Boundary
Camino Tassajara Road
Flintstone Drive
SS-1
SS-2
SS-3
SS-4
SS-5
SS-6
SS-7
SS-8
SS-9
EB-1
EB-2
EB-3
SV-1
SV-2
SV-3
Legend
Approximate location of exploratory boring (EB)
Approximate location of soil sample (SS)
Approximate location of soil vapor probe (SV)
0
60
120
APPROXIMATE SCALE (FEET)
Base by Google Earth, dated 3/11/2017
Site Plan
Tassajara Nursery
2550 Camino Tassajara Road
Danville, CA
Project Number 206-51-1
Figure Number Figure 2
Date September 2017
Drawn By RRN
CORNERSTONE EARTH GROUP