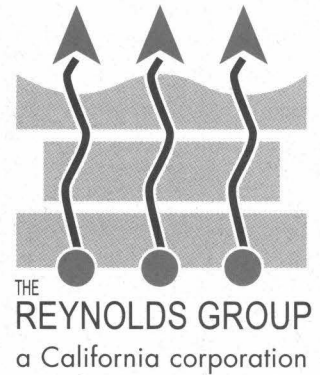

Phase I Environmental Site Assessment Status Update Memo

January 7, 2015

Jasch Janowicz
CITY OF MALIBU
23825 Stuart Ranch Road
Malibu, CA 90265



**SITE: TWO ADJOINING PARCELS
APN 4458-22-001 AND 4458-22-022
NORTHWEST CORNER OF
CIVIC CENTER DRIVE & CROSS CREEK ROAD
MALIBU, CALIFORNIA**

**SUBJECT: PHASE I ENVIRONMENTAL SITE ASSESSMENT
DATED JANUARY 11, 2012**

Dear Mr. Janowicz,

The subject Phase I Environmental Site Assessment (Phase I ESA) was written according to the ASTM Standard in place at the time (ASTM 1527-05). Since then a newer Standard has been issued (ASTM 1527-13). In general, this newer standard simplifies various definitions within ASTM 1527, and mandates agency file reviews and addressing the potential for vapor migration.

The subject Phase I ESA included extensive file review work and there was no evidence to indicate a potential for hazardous vapor migration. As such, it is the opinion of The Reynolds Group that the more recent ASTM 1527-13 Standard would not affect the findings of the January 2012 Phase I ESA for the Site.

This statement relates to work performed by The Reynolds Group for the Site between October 2011 and January 2012, and does not include any changes to Site conditions that may have occurred since January 2012.

If you have questions or need additional information, please contact Rosanne Fischer at 714-730-5397 Ext. 123 / fischer@reynolds-group.com .

THE REYNOLDS GROUP
a California corporation by:

F. Edward Reynolds, Jr.
California Registered Civil Engineer #38677

Rosanne Fischer, REPA #419564
Project Manager