

McDowell & Associates Pulte Beaumont Due Diligence Information Summary

August 8, 2018

The accompanying information includes a Soils Report (18-155) completed for Pulte Homes for the property. In addition information is provided that was intended to be attached to Phase I and II Environmental Assessments (18-15810) for the property.

McDowell & Associates did not complete the Environmental Assessments and no reports are available. Work was completed to address on site issues considered most significant to future residential development by Pulte and was not a complete site investigation. As requested by Pulte, information that would normally be attached to the environmental reports is provided for information purposes only. The information is considered "draft" and labelled as such given that reports were not completed and attachments did not go through McDowell & Associates final QA/QC process.

Chlorinated solvent groundwater contamination identified on the northwest portion of the property was not fully delineated and additional investigation was recommended.

Methane was encountered in borings on the eastern portion of the site below 6' – 7' of fill soil.

Subgrade structures are present on the property that could affect future development.

Work was completed for Pulte Homes and intended to address issues Pulte considered most significant. It is possible that a future developer/user of the site would be interested in other issues that were not addressed by McDowell & Associates work. The Soils Investigation was intended to address Pulte Homes' requirements and may not meet the needs of a future developer or user.

The accompanying information should not be shared with any future user without that party also being provided this summary. The accompanying information should be considered for information purposes only and cannot be relied upon without the expressed written consent of McDowell & Associates.

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