PHASE I ENVIRONMENTAL SITE ASSESSMENT UPDATE

Julian Street
715-835 W. Julian Street & 303, 307, and 311 Stockton Ave.
San Jose, California

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TRC Project No: 247457

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EXECUTIVE SUMMARY

Subject to the qualifications and limitations stated in Section 1 of this report, TRC Solutions, Inc. (TRC) was retained by Speno Enterprises, LP (also known as "Client" or "User") to perform a Phase I Environmental Site Assessment (ESA) Update of the property comprised of the following street addresses: 715-835 W. Julian Street and 303, 307, and 311 Stockton Avenue in San Jose, Santa Clara County, California (herein referred to as the "Site"). TRC's assessment was conducted in connection with the Client's planned redevelopment of the Site. The Phase I ESA Update described in this report was performed in accordance with the scope and limitations of the American Society of Testing and Materials Practice E 1527-13 *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (ASTM E 1527-13). Limiting conditions and/or deviations from the ASTM E 1527-13 standard are described in Sections 1.3 and 7.7 of this report. This Phase I ESA Update also relies upon a previously completed Phase I ESA and Phase I ESA Update for the Site conducted by TRC and dated December 2014 and January 12, 2016, respectively.

The approximately 1.25-acre Site is currently owned and operated by Speno Enterprises with a mix of three vacant commercial buildings, two single family residences (one currently occupied and one vacant, a mixed use building with a hair salon on the first floor and apartments on the second floor, and paved and gravel parking areas.

As a result of the Phase I ESA Update, including but not limited to our visual observation of the Site; review of historical information, environmental databases, and information provided by the User; interviews with current Site representative(s); and TRC's professional judgment, the following *recognized environmental conditions* (RECs) and/or *controlled recognized environmental conditions* (CRECs) associated with the Site, as defined by the ASTM E 1527-13 standard were identified:

REC No.1: The known presence of metals including lead, cobalt, and nickel and Total Petroleum Hydrocarbons as motor oil (TPHmo) in shallow Site soils constitutes a *REC.* According to review of preliminary and supplemental Phase II subsurface investigations previously conducted at the Site, concentrations exceeding residential screening levels for the identified chemicals were determined to be present in shallow soils in defined areas at the Site. TRC recommends removal of impacted shallow soils prior to or as part of proposed redevelopment at the Site.

REC No.2: The known presence of naturally occurring asbestos (NOA) contained in gravel within shallow fill soils at the Site constitutes a *REC.* According to the supplemental Phase II subsurface investigation, soil with gravel contained NOA at a concentration of 2.5% by weight, and was soil with gravel was present in the top 2 to 3 feet of fill across this Site. The Bay Area Air Quality Management District (BAAQMD) regulates construction work at sites where NOA is present and requires an asbestos dust mitigation plan (ADMP) for sites over one acre in size, such as the target Site. TRC recommends the preparation and approval of an ADMP prior to any construction activities.

This Executive Summary is part of this complete report; any findings, opinions or conclusions in this Executive Summary are made in context with the complete report. TRC recommends that

the User read the entire report for all supporting information related to findings, opinions and conclusions.

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1.0 INTRODUCTION

TRC Solutions (TRC) has prepared this Phase I Environmental Site Assessment (ESA) for Speno Enterprises, LP (hereinafter "Client" or "User").

This report was prepared for and may be relied upon by Client for the purposes set forth herein; it may not be relied on by any party other than the Client and reliance may not be assigned without the express approval of TRC. Authorization for third party reliance on this report will be considered by TRC if requested by the Client. TRC reserves the right to deny reliance on this report by third parties.

1.1 Purpose and Scope of Services

The following Phase I ESA Update was performed for the property located at 715-835 W. Julian Street and 303, 307, and 311 Stockton Avenue in San Jose, Santa Clara County, California (hereinafter the "Site"). A vicinity map is included as **Figure 1**. This Phase I ESA Update has been prepared by TRC in accordance with the American Society for Testing and Materials E 1527-13 *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (ASTM E 1527-13) and is intended for the sole use of the Client as per the contract signed on February 7, 2017.

The purpose of this assessment is to identify *Recognized Environmental Conditions* (RECs) at the Site, as defined by the ASTM E 1527-13 standard. The completion of this Phase I ESA Update report may be used to satisfy one of the requirements for the User to qualify for the *innocent landowner*, *contiguous property owner*, or *bona fide prospective purchaser* limitations pursuant to the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), thereby constituting *all appropriate inquiries into the previous ownership and uses of the property consistent with good commercial or customary practice* as defined by 42 U.S.C. §9601(35)(B) of CERCLA.

TRC understands that this assessment is not funded with a federal grant awarded under the United States Environmental Protection Agency (U.S. EPA) Brownfields Assessment and Characterization program.

The Scope of Services for this Phase I ESA Update included the following tasks:

- Site and vicinity reconnaissance;
- Site and vicinity description and physical setting;
- Historical source review and description of historical Site conditions;
- Interviews with owners, operators, and/or occupants of the Site, and/or local officials;
- Review of environmental databases and regulatory agency records;
- Review of previous environmental reports/documentation, as applicable;
- Review of environmental liens, if provided or authorized to obtain by the User; and
- Preparation of a report summarizing findings, opinions and conclusions.

Pursuant to the ASTM E 1527-13 standard, recommendations to conduct Phase II sampling or other assessment activities are not required to be included in this report. TRC can provide such recommendations upon request.

1.2 Additional Services

Items outside the scope of the ASTM E 1527-13 standard include, but are not limited to, the following:

- Asbestos-containing building materials
- Radon
- Lead-based paint
- Lead in drinking water
- Wetlands
- Regulatory compliance
- Cultural and historic resources
- Industrial hygiene
- Health and safety
- Ecological resources
- Endangered species
- Indoor air quality unrelated to *releases* of *hazardous substances* or *petroleum products* into the environment
- Biological agents
- Mold

No additional services were performed outside the scope of the ASTM E 1527-13 standard.

1.3 Deviations to ASTM E 1527-13 Standard

Notwithstanding additions to the ASTM E 1527-13 standard, as listed in Sections 1.2 and 9, if applicable, no significant deviations or deletions to the ASTM standard were made during this Phase I ESA Update.

2.0 SITE DESCRIPTION

2.1 Site Location and Legal Description

The approximately 1.25-acre Site is located at 715-835 W. Julian St. and 303, 307, and 311 Stockton Ave. in San Jose, Santa Clara County, California, in a mixed commercial/industrial/residential area. The Site is described by the Santa Clara County tax assessor as APNs 261-01-094 and 261-01-030, is zoned as commercial/industrial/residential, and is currently owned by Speno Enterprises, LP. A Site vicinity map is included as **Figure 1**.

2.2 Site Improvements

Current on-site improvements are listed in the following table. A Site layout plan is included as **Figure 2**.

Table 2.1 - Site Improvements

Site Feature	Description
Buildings (stories)	Two single-story and one two-story commercial buildings, one two-story and one one-story residential buildings, and one two-story mixed retail and residential building.
Construction date(s)	Approximately 1930.
Exterior areas	Paved and gravel parking areas.
On-site roads/rail lines	N/A
Other large equipment	N/A
Potable water supply	San Jose Water Company
Sewage disposal system(s)	Municipal Santa Clara County sanitary/storm water sewer
Heating/Cooling system fuel source(s)	Standard HVAC System
Back-up fuel source(s)	N/A
Electricity supplier(s)	PG&E
Storm water system	Municipal Santa Clara County sanitary/storm water sewer

2.3 Current and Historical Site Use

2.3.1 Current Site Use(s)

The approximately 1.25-acre irregularly shaped Site is currently owned and operated by Speno Enterprises with a mix of three vacant commercial buildings, two single family residences (one occupied and one vacant), a mixed use building with a hair salon on the first floor and apartments on the second floor, and paved and gravel parking areas.

2.3.2 Previous Owner and Operator Information

Based on information provided by the User (Section 3), the historical record review (Section 4), and/or interviews conducted during this Phase I ESA Update (Section 6), historical Site ownership and operator information is provided in the tables below.

- *715 W. Julian St.* – Between the years of approximately 1925 to 1950, the address was listed under the ownership of numerous private owners. From approximately 1950 until 1966 the address ownership was listed as Mrs. Jennie Borrilli. The ownership then changed to an Allen Farrell, who was listed as the owner until 1970. From approximately 1970 to 1975 the address was owned by Richard Hutmacher, and then by Jose Macias from approximately 1975 until 2000, when the property was listed under the ownership of Paul Orozco. The address is currently owned by Speno Enterprises.

- *739 W. Julian St.* – The address was listed under the ownership of Eugene McCullough from approximately 1930 to 1945. Then from approximately 1945 through 1975, ownership of the address changed several times between numerous private owners. The

next listing for the address was in 1991, when it was listed under the ownership of VIP Auto Detail. The address is currently owned by Speno Enterprises.

- *835 W. Julian St.* – A Mrs. Mary Horrigan was listed as the address owner from approximately 1930 to 1940. From approximately 1940 to 1960 the address was then owned by a Mrs. Olive Peck. Beginning in approximately 1960 the address was listed as San Jose Blue Print Services. Ownership remained consistent with San Jose Blue through 2013, with the exception of 2008 when the address was listed under the ownership of American Reprographics Co. The address is currently owned by Speno Enterprises.

- *859 W. Julian St.* – From approximately 1940 to 1945 the address was owned by M.S. McNeil, which then switched to a Mr. Arth Vehn from approximately 1945 to 1955. The address was then owned by Haven Saw & Tool Company from approximately 1955 to 1960. The address is currently owned by Speno Enterprises.

2.4 Physical Setting

According to the United States Geological Survey (USGS) topographic map, San Jose, California quadrangle dated 1980, photorevised 1961 (**Figure 1**), the Site is located 0.4 miles southwest from the Guadalupe River, the Site topographic elevation is approximately 92 feet above mean sea level (MSL), and local topography slopes to the north-northeast. The topographic downward slope observed at the Site during the Site reconnaissance is generally towards the north-northeast. Based on local topography and historical environmental reports provided to TRC, as applicable, the assumed direction of shallow ground water flow is to the northeast, towards the Guadalupe River. However, a subsurface investigation would be required to determine actual ground water flow direction.

The database radius report supplied by Environmental Data Resources, Inc. (EDR) of Milford, Connecticut was reviewed to obtain information regarding the dominant soil composition in the Site vicinity. This information is summarized below:

Hydric Status:	Soil does not meet the requirements for a hydric soil.
Soil Surface Texture:	Clay loam
Soil Component Name:	BOTELLA
Deeper Soil Types:	Silty clay loam, sandy clay loam

Please refer to the Geocheck Physical Setting Source Summary of the EDR report presented in **Appendix A** for further information regarding the soil composition in the Site vicinity. According to EDR, the Site is located in a Federal Emergency Management Agency (FEMA) flood zone.

3.0 USER PROVIDED INFORMATION

According to the ASTM E 1527-13 standard, certain tasks that may help identify the presence of RECs associated with the Site are generally conducted by the Phase I ESA User. These tasks include: providing, or authorizing the *environmental professional* to obtain, recorded land title records for environmental liens or activity and land use limitations (AULs); providing specialized knowledge related to RECs at the Site (e.g., information about previous ownership or environmental litigation); providing commonly known or *reasonably ascertainable* information within the local community about the *property* that is material to RECs in connection with the *property*; and informing the *environmental professional* if, as believed by the User, the purchase price of the *property* is lower than the fair market value due to contamination. A list of requested information was included in TRC's contract signed February 7, 2017 (see Section 1.1). Information provided by the User pursuant to that request is listed in Section 8.0. Mr. Speno indicated that no changes to the Site had taken place since the last Phase I ESA Update. A copy of the User questionnaire from the previous Phase I ESA Update is included in **Appendix B**.

3.1 Title & Judicial Records for Environmental Liens or Activity and Use Limitations

In addition to reviewing the EDR report (discussed in Section 4.2), local municipal records (Section 4.4), and the Regional Water Quality Control Board (RWQCB) records and the Department of Toxic Substances Control (DTSC) records on-line database (Section 4.4) were reviewed. No environmental liens were listed for the Site. No evidence of AULs associated with the Site was identified.

3.2 Specialized Knowledge

The User was aware of specialized knowledge related to RECs at the Site, including preliminary and supplemental Phase II sampling conducted at the Site by TRC Engineers between November 2014 and January 2016, which determined levels of lead, cobalt, nickel, and Total Petroleum Hydrocarbons as motor oil (TPHmo) present in shallow soils at various confined locations above Regional Screening Levels (RSLs) on the Site. Sampling also determined that naturally occurring asbestos (NOA) was also present in gravel underlying the Site in the shallow fill material.

3.3 Property Value Reduction Issues

The User was not aware of property valuation reduction issues regarding the Site.

3.4 Commonly Known or Reasonably Ascertainable Information

TRC was supplied with commonly known and/or reasonably ascertainable information regarding the Site by Mr. Damian Speno. This information was used during this Phase I ESA Update and has been incorporated in this report as applicable.

3.5 Reason for Conducting Phase I

It is TRC's understanding that the User requires a Phase I for due diligence purposes.

4.0 RECORDS REVIEW

4.1 Historical Use Information

Information regarding Site and vicinity historical uses was obtained from various publicly available and practically reviewable sources including:

- Aerial photographs (scale: 1" = 500') dated 1939, 1948, 1950, 1956, 1963, 1968, 1974, 1982, 1993, 1998, 2005, 2006, 2009, 2010, and 2012;
- Sanborn fire insurance maps dated 1884, 1891, 1915, 1950, 1956, and 1966;
- Topographic maps dated 1889, 1897, 1899, 1953, 1961, 1968, 1973, 1980, and 2012;
- City directories dated 1922, 1925, 1926, 1930, 1931, 1935, 1936, 1940, 1942, 1945, 1946, 1950, 1955, 1957, 1960, 1962, 1963, 1964, 1965, 1966, 1968, 1970, 1974, 1975, 1978, 1980, 1982, 1985, 1986, 1991, 1996, 2000, 2001, 2006, 2008, and 2013;
- Local municipal records;
- An environmental database report; and
- Interviews with Site representative(s) and regulatory agency official(s), as necessary.

Historical research documentation is included in **Appendix C**.

4.1.1 Site History

Operational History

1884 Sanborn Map – The Site appeared vacant on the 1884 Sanborn map. Stockton Ave. and W. Julian St. were visible along the east and south borders of the Site respectively.

1891 and 1915 Sanborn Maps – Two dwellings, with associated stables, appeared on the western portion of the Site in the 1891 Sanborn map. The dwellings were facing W. Julian St. with the stables behind them. The remainder of the Site remained vacant. Conditions remained generally consistent on the 1915 Sanborn map; no new development was observed. The stables behind the dwellings, however, appeared to be changed to shed structures.

1950, 1956, and 1966 Sanborn Maps; 1939, 1948, 1950, and 1956 Aerial Photographs – Beginning with the 1950 Sanborn map the Site became extensively developed, with eight residential dwellings and auto garages, which covered the entire central and eastern portion of the Site. The southeast corner of the Site was developed with an apparent restaurant and two store fronts, with two apartments located on the second floor. The area that is currently 835 W, Julian St., in the west-central portion, was the only vacant parcel on the Site. An apartment structure was also located on the western border of the Site, beyond the vacant parcel. Conditions remained consistent in the 1956 Sanborn map, with the exception of the apartment structure on the western border, which was converted to a store. Blue Printing appeared on the western

portion of the Site in the 1966 Sanborn map. The central portion of the Site remained occupied by residential dwellings and auto garages. Conditions in the southeast corner of the Site remained consistent with three store fronts, and two apartments on the second floor.

According to the 1939 aerial photograph the Site appeared to be developed with residential structures, however, the southeast corner of the Site appeared to be vacant. Conditions remained generally consistent in the 1948 aerial, with the exception of the southeast corner, which appeared to be developed with a large structure. Although poor quality, conditions appear to have remained consistent in the 1950 and 1956 aerials, which are also consistent with the 1950 and 1956 Sanborn maps.

1968, 1974, 1982, 1993, and 1998 Aerial Photographs – The 1968 aerial depicts the Site with what appeared to be residential structures located on the central and eastern portion of the Site, and what appeared to be larger commercial buildings located on the western portion, this is consistent with the 1966 Sanborn map. Depicted in the 1974 aerial the eastern portion of the Site was still occupied with approximately 4 residential structures, and a large structure in the southeast corner. However, the central portion of the Site appeared to be more open with a possible paved and unpaved parking area. The western portion of the Site remained occupied with larger commercial structures. Conditions in the 1982, 1993, and 1998 aerial photographs appeared to remain generally consistent, though image quality was poor in the 1993 and 1998 aerials.

2005, 2006, 2009, 2010, and 2012 Aerial Photographs – Beginning with the 2005 aerial photograph conditions appeared to be more consistent with current Site uses. The western portion of the Site was developed with two large commercial buildings, which appeared to be consistent with the current buildings located on-Site. The central portion appeared to be used as a paved and unpaved parking area. The eastern corner of the Site was developed with what appeared to be residential structures and a larger commercial building, consistent with current buildings on-Site. Conditions in subsequent aerial photographs remained generally consistent.

Although general increases in development throughout adjoining and surrounding areas appear on topographic maps, it does not appear that topographic contours in the Site area have significantly changed during the time period reviewed.

Hazardous Substances

Historically a photo processing company, auto detailing company, and tool company were present on the Site, which may have used chemicals in connection with these activities. As part of previous photo processing activities, the Site was previously listed as a RCRA-SQG, generating small quantities of hazardous materials including toner and ink. However, described in the previous Phase I ESA completed for the Site by TRC Solutions in December of 2014, the Site no longer generates hazardous waste and appropriate closure documents were provided to the appropriate county agencies.

Current hazardous substances and petroleum products observed during the Site reconnaissance - including unidentified substance containers (when open or damaged, and containing unidentified substances suspected of being hazardous or petroleum products) - are discussed in Section 5.2.

4.1.2 Adjoining Property History

Adjoining areas to the east and south have historically been occupied by Stockton Ave and W. Julian St. respectively throughout the years of historical photographs reviewed.

1884, 1891, and 1915 Sanborn Maps – Adjoining areas to the north and west were vacant in the 1884, 1891, and 1915 Sanborn maps.

1950, 1956, and 1966 Sanborn Maps; 1939, 1948, 1950, and 1956 Aerial Photographs – Beginning with the 1950 Sanborn map the adjoining property to the north was used as an auto body shop. A residential dwelling was also located on the property adjoining to the north. The adjoining property to the west was occupied by residential dwellings. Conditions remained generally consistent in subsequent Sanborn maps, with the exception of the 1966 Sanborn map, when the area containing residential dwellings to the north was depicted as vacant, and the property to the west became occupied by a commercial building.

The 1939 aerial photograph depicted the adjoining property to the north containing a building which appeared to be for commercial use. The property to the west appeared to contain residential structures. Conditions appeared to remain generally consistent in the 1948, 1950, and 1956 aerial photographs.

1968, 1974, 1982, 1993, 1998, 2005, and 2006 Aerial Photographs – The 1968 aerial depicted a portion of the property north with a vacant lot used as an auto parking and/or storage area which was previously the location of the two residential dwellings. The property to the west was occupied by a commercial building. This is consistent with the 1966 Sanborn map. Conditions generally remain consistent in the 1974, 1982, 1993, 1998, 2005, and 2006 aerial photographs.

2009, 2010, and 2012 Aerial Photographs – The 2009 aerial photograph depicts the property to the north as completely vacant, with all structures removed, while the property to the west is still occupied with a commercial building. Further west structures were removed and lots were vacant as well. Conditions on adjacent properties remained consistent in subsequent aerial photographs.

4.1.3 Surrounding Property History

1884, 1891, and 1915 Sanborn Maps – The 1884 Sanborn map showed all surrounding areas sparsely occupied with residential dwellings and associated stables. Conditions remained generally consistent in the 1891 Sanborn map with the exception of a slight increase in density of dwellings and stables. The density of dwellings slightly increased again with the 1915 Sanborn map, although conditions remained generally consistent. However, a factory was observed to the east-northeast of the Site, labeled as The Union Ice Co.'s. Factory No. 7.

1950, 1956, and 1966 Sanborn Maps; 1939, 1948, 1950, 1956, 1968, 1974, and 1982 Aerial Photographs – Beginning with the 1950 Sanborn map, areas surrounding the Site became highly developed, primarily industrial uses were observed to the east and northeast of the Site, predominantly residential uses to the south and west, and a mix of residential and industrial uses to the north of the Site. Conditions remained generally consistent in subsequent Sanborn maps. The 1939 Aerial photograph depicted conditions similar to what was observed in Sanborn maps, with heavy industrial uses located to the north and east of the Site, and predominantly residential uses to the south and west of the Site. Conditions observed in aerial photographs through 1982 remain generally consistent with these conditions.

1993, 1998, 2005, 2006, 2009, 2010, and 2012 Aerial Photographs – The 1993 aerial photograph showed areas to the north and east still occupied with several large industrial buildings and heavy industrial uses. However, to the east of the Site, a new parking lot and arena were constructed. Surrounding areas to the south and west were still occupied with residential structures, however a greater mix of commercial buildings was also observed. These conditions remained generally consistent throughout subsequent aerial photographs.

4.2 Database Report & Environmental Record Review

A database search report that identifies properties listed on state and federal databases within the ASTM-required radii of the Site was obtained from EDR and is included in **Appendix A**.

The environmental database report identified 223 properties/listings including the Site and/or adjoining and surrounding properties. These properties included those that could be mapped. Additionally, due to poor or inadequate information (i.e., orphan properties), 1 property was not listed in the database search report.

4.2.1 Subject Site

Site information included in the database search report is summarized in the following table:

Site Facility Name(s) and/or Listed Address(es)	San Jose Blueprint Services; 835 W. Julian St.
EDR Map No(s).	1 and 2
Database(s)	HAZNET, FINDS, RCRA-SQG, ECHO
Database Definitions	**HAZNET** refers to facility and manifest data for facilities that create hazardous waste. **FINDS** is a facility index and registry system that contains information for a facility and has links to databases containing more detail. **RCRA-SQG** is the Environmental Protection Agency's Resource Conservation and Recovery Act, the database includes information on sites which generate, transport, store, treat and/or dispose of hazardous waste. Small quantity generators, generate between 100 kilograms (kg) and 1,000 kg of hazardous waste per month. **ECHO** refers to compliance and enforcement history information on regulated facilities.

Database Review Summary	Listings were describing that the Site generated small quantities of hazardous materials of solvents. No violations were noted.

4.2.2 Adjoining & Surrounding Property Record Review

TRC evaluated the following factors to determine whether additional environmental records should be reviewed with respect to the potential for contaminant migration from the adjoining and surrounding properties:

(1) Whether the property is up-gradient or down-gradient of the Site vis-à-vis **ground water migration** based on the local topography, and the assumed ground water depth and northeasterly shallow ground water flow direction;

(2) Whether the property is up-gradient or down-gradient of the Site vis-à-vis **vapor migration** based on readily available information pursuant to the ASTM E 1527-13 standard including soil and geological characteristics; contaminant characteristics; contaminated plume migration data; and significant conduits that might provide preferential pathways for vapor migration such as major utility corridors, sanitary sewers, storm sewers, and significant natural conduits such as Karst terrain (vapor migration may also be influenced by the age and design of infrastructure features associated with these conduits);

(3) Property case status (i.e., whether the DTSC or State Water Resources Control Board (SWRCB) has issued a No Further Action letter);

(4) Type of database and whether the presence of contamination is known; and

(5) The distance between the listed property and the Site.

Based on this evaluation, TRC limited the review of additional environmental records to the properties listed below, since the potential for contamination to be migrating to the Site from the other properties identified by the database search is considered low.

4.2.2.1 Adjoining Properties

Adjoining property information included in the database search report is summarized in the following table(s):

Facility Name(s) and/or Listed Address(es)	Cinnabar Service Center / Verizon Wireless / PG&E; 308 & 309 Stockton Ave.
EDR Map No(s).	3, 4, 5, 6, 8, 9, and 10
Database(s)	RCRA-LQG, LUST, CHMIRS, CUPA, San Jose HAZMAT, SWEEPS UST, UST, AST, EDR HIST AUTO

Database Definitions	**RCRA-LQG** is the Environmental Protection Agency's Resource Conservation and Recovery Act, the database includes information on sites which generate, transport, store, treat and/or dispose of hazardous waste. Large quantity generators, generate over 1,000 kilograms (kg) of hazardous, or 1 kg of acutely hazardous waste per month. **CHMRIS** is California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents. **CUPA** is a listing of sites included in the county's Certified Unified Program Agency database. **San Jose HAZMAT** is a listing of hazardous material facilities, including underground storage tank sites. **LUST** refers to a Leaking Underground Storage Tank and is regulated by the RWQCB. **CHMIRS** is California's Hazardous Materials Reporting System of accidental spills or releases. **SWEEPS UST** is the Statewide Environmental Evaluation and Planning System, this is a listing database for underground storage tanks (no longer updated). **UST** refers to Underground Storage Tanks, and is regulated by the RWQCB. **AST** is a listing of aboveground storage tank petroleum storage tank locations. Is managed by the SWRCB. **EDR HIST AUTO** refers to a database potential gas station/filling station/service station sites.
Database Review Summary	The database listed a LUST (Closed) case for potential diesel in soil from a leak detected in 2000. A Case Closure letter indicated that a 10,000 gallon UST was removed from the property in 2001 at which time soil and grab water samples were taken. Gasoline was detected in soil, and MTBE and Benzene were detected in the water sample. The Case Closure letter issued in 2003 stated that the extent of contamination was defined and is localized to the property, and that analytical results indicated that contaminant levels were stable and below levels of concern. Furthermore, although the case is listed as an adjoining property according to the EDR map, based on location maps provided in the Case Closure document, the location of the former UST and associated contamination was approximately 0.20 mile north-northwest from the target Site. Due to the issuance of a Case Closure letter, the proximity from the Site, and contamination being localized to the property, contamination is not anticipated to have migrated on-Site. Case Closure documents are included in **Appendix E**. Refer to Section 4.4 for more information form the RWQCB.

Facility Name(s) and/or Listed Address(es)	AV Machine Shop / A.A Engine Co.; 710 W. Julian St.
EDR Map No(s).	15, 17, and 18
Database(s)	CUPA, San Jose HAZMAT, HIST UST
Database Definitions	**CUPA** is a listing of sites included in the county's Certified Unified Program Agency database. **San Jose HAZMAT** is a listing of hazardous material facilities, including underground storage tank sites. **HIST UST** refers to a historical listings for Underground Storage Tanks, and is regulated by the RWQCB.
Database Review Summary	Listings were administrative in nature, and describing that the site historically had a UST on the property. No violations were noted.

Facility Name(s) and/or Listed Address(es)	Robert Cancilla Machine; 708 W. Julian St.
EDR Map No(s).	14 and 16
Database(s)	EDR HIST AUTO, LUST, HAZNET
Database Definitions	**EDR HIST AUTO** refers to a database potential gas station/filling station/service station sites. **LUST** refers to a leaking underground storage tank. **HAZNET** refers to facility and manifest data for facilities that create hazardous waste.
Database Review Summary	A phase II site investigation was conducted by AEI Consultants in July of 2015. The investigation centered on a historic underground storage tank and an oil/water separator. The UST was not present at the time of investigation but no records for the removal were found. The last record was an inspection in 1967. The inspection indicated there was a single UST containing approximately 100 to 200 gallons of gasoline on the southeast corner of the 708 West Julian Street building. There was also a 600-gallon oil/water separator that was used from 1982 to 1996, when the system was drained, cleaned, and abandoned. Soil and groundwater samples were taken at three locations around the UST and oil/water separator locations. According to AEI Consultants TPH-d and TPH-mo were detected above their respective Environmental Screening Limits. The owner of the property indicated the UST only stored gasoline, therefore the contaminants are most likely not from the UST. AEI Consultants recommends additional soil and groundwater testing. AT this time the site is undergoing continued investigation and the SWRCB is requesting response workplans from the owner.

4.2.2.2 Surrounding Properties

Surrounding property information included in the database search report is summarized in the following table(s):

Facility Name(s) and/or Address(es)	U-Haul Moving and Storage of Downtown; 1027 The Alameda
Approximate Location Relative to Site	0.19 mile southwest
EDR Map No(s).	67, 68, and 69
Database(s)	SWEEPS UST, San Jose HAZMAT, LUST, HIST UST, CUPA, HIST CORTESE, HIST LUST
Database Definitions	**HIST CORTESE** is a hazardous waste and substance site listing managed by the RWQCB (no longer updated). **HIST LUST** is a historic listing of open and closed leaking underground storage tanks. This listing is no longer updated.
Presumed Hydrogeologic Setting	Up-gradient

Database Review Summary	The database listed a LUST (Closed) case for potential gasoline and diesel in soil from a 10,000 gallon UST removed in 1992. The extent of contaminated soil was localized to the immediate vicinity of the former UST, and contaminated soils were excavated and removed. Due to the fact that ground water was not affected, contaminated soils were excavated, and the issuance of a Case Closure document, the case is not anticipated to have affected the Site. Case Closure documents are included in **Appendix E**. Refer to Section 4.4 for more information form the RWQCB.

Facility Name(s) and/or Address(es)	Chevron #9-0882; 955 The Alameda
Approximate Location Relative to Site	0.15 mile south-southwest
EDR Map No(s).	61, 62, 63, and 64
Database(s)	LUST, HIST UST, HIST CORTESE
Database Definitions	(See previous definitions)
Presumed Hydrogeologic Setting	Up/Cross-gradient
Database Review Summary	The database listed a LUST (Closed) case for potential gasoline and waste oil in soil from four USTs removed in 1989. Contamination was not detected in groundwater, and the extent of contamination was defined and localized in the vicinity of the former USTs. Contaminated soil was excavated and removed from the property. Due to the fact that ground water was not affected, contaminated soils were excavated, and the issuance of a Case Closure document, the case is not anticipated to have affected the Site. Case Closure documents are included in **Appendix E**. Refer to Section 4.4 for more information form the RWQCB.

Facility Name(s) and/or Address(es)	Campisi Trust; 975 The Alameda
Approximate Location Relative to Site	0.16 mile southwest
EDR Map No(s).	56
Database(s)	LUST
Database Definitions	(See previous definitions)
Presumed Hydrogeologic Setting	Up-gradient

Database Review Summary	The database listed a LUST (Closed) case for potential gasoline and waste oil in soil and groundwater from six USTs removed in 2006. According to a 2011 groundwater monitoring report, affected soils were excavated and removed from the property, and residual contamination above environmental screening levels is isolated in the immediate vicinity of the former USTs. Groundwater monitoring wells were installed and monitored quarterly, which have determined that the plume of residual contamination is isolated to the property. Furthermore, the report indicated that contamination detected in groundwater appeared to be the result of leaks from the nearby sanitary sewer. Due to the fact that the residual contamination plume is localized to the property, the proximity from the Site, and the issuance of a Case Closure document, it is not anticipated that contamination has migrated onto the Site. Case Closure documents are included in **Appendix E**. Refer to Section 4.4 for more information form the RWQCB.

4.3 Previous Reports

The following environmental reports regarding the Site were provided for TRC's review by the Client:

- February 10, 2016, Summary of Findings – Environmental Sampling Services, Proposed Development Project, 715-835 West Julian Street, San Jose, California., Prepared by TRC Solutions, Inc.
- January 12, 2016, Phase I ESA Update, 715-835 W. Julian Street & 303, 307, and 311 Stockton Ave.
- October 27, 2015, Soils Memorandum, 715-835 W. Julian St., Prepared by TRC Engineers.
- October 21, 2015, Supplemental Phase II Investigation Report, 715-835 W. Julian St., Prepared by TRC Engineers.
- December 1, 2014, Phase I ESA, 715-835 W. Julian St. & 303, 307, and 311 Stockton Ave., Prepared by TRC Engineers.
- November 26, 2014, Preliminary Soil and Groundwater Report, 715-835 W. Julian St., Prepared by TRC Engineers.
- August 2005, San Jose Blue Phase I ESA, Prepared by Converse Consultants

Information provided in these reports is summarized throughout this report, and discussed below as necessary. They are also included in **Appendix E**.

February 10, 2016, Summary of Findings – Environmental Sampling Services, Proposed Development Project, 715-835 West Julian Street, San Jose, California.
The Summary of Findings – Environmental Sampling Services report documented the presence of Lead-impacted soil with total and/or soluble concentrations exceeding hazardous waste disposal criteria. The findings in the report are consistent with the RECs presented in previous Phase I ESA Update.

January 12, 2016, Phase I ESA Update, 715-835 W. Julian Street & 303, 307, and 311 Stockton Ave.

The Phase I ESA Update concluded there were two RECs and two De Minimis Conditions that are consistent with the findings of this Phase I ESA Update report. See Section 7.0 for more information.

October 27, 2015, Soils Memorandum, 715-835 W. Julian St.
The memo summarized the findings of the Preliminary and Supplemental Phase II reports previously completed for the Site. Summarized findings indicated that confined areas of shallow soils up to approximately 2.0 feet bgs on approximately the western half of the Site were impacted with levels of Lead, Cobalt, Nickel, and TPH-mo above residential screening levels. The summary also indicated that confined areas of shallow soils up to approximately 3.0 feet bgs on approximately the eastern half of the Site were impacted with levels above residential screening levels with the same contaminants of concern. The report further indicated that soil in the vicinity of one boring listed as "P3," in approximately the central portion of the Site, was considered a hotspot with elevated total and soluble lead concentrations, with the extent not currently defined.

The memo also indicated that shallow soils contained gravel which included naturally occurring asbestos (NOA) at concentrations of 2.5% by weight. According to the report the soil containing gravel was present in the top 2 to 3 feet of fill across this Site.

October 21, 2015, Supplemental Phase II Investigation Report, 715-835 W. Julian St.
The report indicated that supplemental sampling was done in the vicinity of previous boring EB-3, located approximately centrally on the Site, attempting to further characterize the presence metals impacts to soil in the vicinity of the identified hotspot. Reportedly, probe P-3 and step-out probes P3-a through P3-d were completed to depths of 3.5 to 4.0 feet bgs. Additional probes P-1 through P-8 (including P3) were taken throughout the Site to depths of 10.5 feet bgs to evaluate soil for pre-profile in the event of excavation and offsite reuse/disposal. Analytical results from probe P3 and step-out probes detected total cobalt concentrations ranging from 15 to 72 mg/kg and total lead concentrations ranging from 10 to 230 mg/kg. Additional probes P-1 through P-8 indicated that confined areas of shallow soils up to approximately 2.0 feet bgs on approximately the western half, and confined areas up to 3.0 feet bgs on approximately the eastern half of the Site were impacted with levels of lead, cobalt, nickel, and TPHmo above residential screening levels.

November 26, 2014, Preliminary Soil and Groundwater Report, 715-835 W. Julian St.
The report indicated that four exploratory borings (EB) were taken at the Site, collecting soil and groundwater samples. Lead and cobalt were detected in EB-3, located in approximately the center of the Site, at concentrations of 160 mg/kg and 32 mg/kg respectively, exceeding residential screening levels. Chromium and nickel concentrations were also detected above the hazardous-waste Soluble Threshold Limit Concentration (STLC) trigger levels of 50 mg/kg and 200 mg/kg respectively in EB-3. Groundwater samples did not detect metals above risk-based screening levels. Further characterization of detected lead and cobalt impacts at the Site were recommended by the Phase II report.

4.4 Other Environmental Record Sources

Per the ASTM standard, local or additional state records were reviewed to enhance and Per the ASTM standard, local or additional state records were reviewed to enhance and supplement the ASTM-required federal and state records reviewed and discussed earlier in this report. Local agency sources were contacted and files and reports were reviewed by TRC during the previous Phase I ESA Update and Phase I ESA. These local agency sources were contacted again on February 13, 2017, to determine if any additional files for the Site were available. Local sources that were contacted to obtain this information include:

- Santa Clara County Environmental Health Department
- City of San Jose Fire Department
- City of San Jose Building Department
- San Jose Imaging Department
- The Department of Toxic Substances Control, and
- The Regional Water Quality Control Board

4.4.1 Santa Clara County Environmental Health Department

The Santa Clara Environmental Health Department was contacted via telephone on February 13, 2017 to request any files pertaining to the Site. A representative of the Environmental Health Department stated that no additional records were discovered for the Site.

Additionally, records were searched for on the Environmental Health Department's Local Oversight Program, on-line Public Record Document Search database, which did not list any records for the Site.

4.4.2 City of San Jose Fire Department

The City of San Jose Fire department was contacted via email on February 13, 2017 to request any records pertaining to the Site. A representative of the Fire Department emailed back hazmat records. These records are administrative in nature and include inspections of hazardous materials used by the former blueprint facility on the Site.

4.4.3 San Jose On-line Permit Viewer Database

The San Jose On-line Permit Viewer Database was accessed on February 13, 2017 to review files pertaining to the Site. Documents identified are described below, no new documents were listed for the Sites:

- The database indicated that approximately 35 documents have been issued for 835 W. Julian St. which include primarily minor permit applications, and site plans. Two Hazardous Materials Permits were identified, as well as a Hazardous Materials Facility Closure document from 2003. The hazardous material documents were not reviewed because they were not available for electronic download. However, a previous Phase I

completed for the Site indicated that the documents were related to the previous document copying activities conducted by San Jose Blueprint.

- Approximately seven documents have been issued for 859 W. Julian St. which included minor permits, and one Hazardous Materials Facility Closure document from 2003. However, a previous Phase I completed for the Site indicated that the documents were related to the previous document copying activities conducted by San Jose Blueprint.

- Approximately 70 documents have been issued for 715 W. Julian St. which included minor permits, inspection notices, site plans, and environmental reviews. No hazardous materials documents were identified.

- Approximately 16 documents have been issued for 739 W. Julian St. which included minor permits and applications, environmental reviews, and a grading and erosion control plan. No hazardous materials documents were identified.

4.4.4 The Department of Toxic Substances Control

The DTSC's EnviroStor on-line database was accessed on February 13, 2017 to review files pertaining to the Site. There were no listings for target property and/or adjacent and surrounding properties.

4.4.5 The Regional Water Quality Control Board

The RWQCB's Geotracker on-line database was accessed on February 13, 2017 to review files pertaining to the Site. There were no listings for target property. However, several LUST (Closed) cases, and one LUST (Open) case were discovered in the vicinity of the Site. Case closure, and relevant site documents are included in **Appendix E**:

- *LUST (Open) case, listed as Cancilla Property (Case# T10000007704), was discovered south of the Site.*

The database indicated one LUST (Open) case for TPH as motor oil and diesel in groundwater for a property located directly to the south of the target Site, across W. Julian St. The property was listed under the address of 708 W. Julian St. A Phase II Site Assessment Report and case summary indicated that a small gasoline UST containing approximately 100 to 200 gallons, and a 600 gallon oil/water separator were historically present in approximately the center of the property. The report indicated that the property is currently, and has historically been used as an auto maintenance facility. The Phase II report indicated that three borings were taken on the property in June of 2015. Analytical results indicated that no contaminants of concern (COC) were discovered in soils exceeding ESLs with the exception of Arsenic, however, Arsenic concentrations were determined to be within background levels generally present in Bay Area soils. A groundwater sample was taken from one of the borings near the reported location of the historic UST at approximately 27 feet bgs, which indicated TPH-d and TPH-mo concentrations at 490 and 5,100 micrograms per liter (µg/L), respectively. The report also indicated that no

subsequent sampling had been conducted as of that time in defining the limits of groundwater contamination at the property. The Phase II report indicated that the presumed groundwater flow direction is to the east. The possibility for contamination to have migrated from the property exists.

- *LUST (Closed) case, listed as Tim's Auto Trim (Case# T0608591864), was discovered north of the Site.*

The Case Closure summary indicated that TPH-G and TPH-D impacted soils were detected during the removal of a 550-gallon UST in 2000, at which time approximately 60 cubic yards of impacted soil was removed from the property. In 2001 soil and groundwater samples were taken to characterize the contamination. Results indicated that TPH-G and TPH-D were present in soils and groundwater up to 4,400 parts per billion (ppb) TPH-G and 24 ppb Benzene, however, results indicated that the plume was localized and stable at the location of the former UST. The case was closed in August 2001 stating that residual contamination possibly remained on the property. However, due to the fact that the plume was stable and localized at the location of the former UST, the anticipated flow of groundwater being away from the Site, and the Issuance of a Case Closure document, contamination is not anticipated to have migrated onto the Site.

- *LUST (Closed) case, listed as PG&E Cinnabar Service Ctr. (Case# T0608517440), was discovered east of the Site.*

The Case Closure summary indicated that a 10,000 gallon UST was removed from the property in 2001 at which time TPH-G and TPH-D impacted soils were detected. Soil and grab groundwater samples were taken which detected up to 2,800 (parts per million) ppm TPH-D and 160 ppm TPH-G in soil, and up to 1.5 ppb Benzene and 45 ppb MTBE in groundwater. A ground monitoring well was also installed in 2002. The Case Closure letter issued in 2003 stated that the extent of contamination was defined and is localized to the property, and that analytical results indicated that contaminant levels were stable and below levels of concern. Moreover, based on location maps provided in the Case Closure document, the location of the former UST and associated contamination was approximately 0.20 mile north-northwest from the target Site, and anticipated groundwater flow is away from the Site. Due to the issuance of a Case Closure letter, the proximity from the Site, and contamination being localized to the property, contamination is not anticipated to have migrated on-Site.

- *LUST (Closed) case, listed as Don Bocci Mobil Service (Case# T0608500525), was discovered north of the Site.*

The Case Closure summary indicated that two 500 gallon and one 2,000 gallon USTs were removed in 1989, at which time TPH-G and TPH-D were discovered in soils. Contaminants of concern included TPH-G, TPH-D, BTEX, and MTBE. Between 2002 and 2005, a dual phase vapor and groundwater extraction system operated on-Site to treat the petroleum contamination. Approximately 2,020 cubic yards of affected soil and 3,170 gallons on groundwater was removed from the property. Confirmation soil and groundwater samples did not contain any concentrations above ESLs. Due to the fact that contamination on the property was characterized and remediated, the proximity from the Site, and the issuance of a Case Closure letter, contamination is not anticipated to have migrated on-Site.

- *LUST (Closed) case, listed as San Jose Unified School District (Case# T0608501192), was discovered east of the Site.*

The Case Closure summary indicated that a 1,000 gallon mineral spirits UST was removed in 1993, and a 500 gallon gasoline UST was removed in 1994. Sampling indicated that mineral spirits were detected in soil and groundwater in connection with the 1,000 gallon UST. Soil was excavated around the former USTs to a depth of approximately 16 feet bgs and removed from the property. Contamination was not detected in connection with the 500 gallon UST. The report indicated that 1997 and 1998 soil and groundwater investigations indicated that the plum was stable and localized near the area of the former UST. Due to the fact that contamination on the property was characterized and localized to the property, the anticipated groundwater flow being away from the Site, and the issuance of a Case Closure letter, contamination is not anticipated to have migrated on-Site.

- *LUST (Closed) case, listed as Bocardo Property (Case# T0608548658), was discovered south of the Site.*

The Case Closure summary indicated that three exploratory borings completed in 2003 discovered TPH-D and motor oil in soil and groundwater from an unknown source. However, a geophysical survey detected an area which appeared to be a backfilled tank pit. No summary of remediation activities were included. However, the case was closed in August 2003, and due to the proximity from the Site, and the issuance of a Case Closure letter, contamination is not anticipated to have migrated on-Site.

- *LUST (Closed) case, listed as Campisi Trust (Case# T0608527783), was discovered southwest of the Site.*

The Case Closure summary indicated that 5 USTs were removed in in 2006 – two 4,000 gallon gasoline USTs, one 1,000 gallon waste oil UST, and two 1,000 gallon gasoline USTs – and pitting holes were noticed in at least one of the tanks. A sixth, 1,000 gallon gasoline UST, was also discovered at that time. Contamination above ESL was detected for TPH-G, TPH-D, Benzene, Toluene, and Xylenes. According to a 2011 groundwater monitoring report, affected soils were excavated and removed from the property, and residual contamination above environmental screening levels is isolated in the immediate vicinity of the former USTs. Groundwater monitoring wells were installed and monitored quarterly, which have determined that the plume of residual contamination is isolated to the property. Furthermore, the report indicated that contamination detected in groundwater appeared to be the result of leaks from the nearby sanitary sewer. Due to the fact that the residual contamination plume is localized to the property, the proximity from the Site, and the issuance of a Case Closure document, it is not anticipated that contamination has migrated onto the Site.

- *LUST (Closed) case, listed as Chevron #9-0882 (Case# T0608500403), was discovered southwest of the Site.*

The Case Closure summary indicated that concentrations of up to 840 ppm TPH-G were detected in soils during the removal of four USTs – two 10,000 gallon gasoline, one 500 gallon gasoline, and one 1,000 gallon waste oil – in 1998. The report indicated that groundwater was not

impacted. Contaminated soils were excavated and removed from the property, and the case was granted closure in April 1991. Due to the fact that contamination was only found in soils and groundwater was not affected, the proximity from the Site, and the issuance of a Case Closure document, the case is not anticipated to have impacted the Site.

- *LUST (Closed) case, listed as U-Haul (Case# T0608570600), was discovered southwest of the Site.*

The Case Closure summary indicated that low concentrations of TPH-G and TPH-D were detected in soils during the removal of a 10,000 gallon UST in 1992. The report indicated that up to 14 ppm TPH-D and 5.6 ppm TPH-G were detected in soil. No detectable levels were found in groundwater. Soil was excavated around the former UST to a depth of 11 feet bgs and disposed of properly. Due to the fact that contamination was only found in soils and groundwater was not affected, the proximity from the Site, and the issuance of a Case Closure document, the case is not anticipated to have impacted the Site.

5.0 SITE RECONNAISSANCE

5.1 Methodology and Limiting Conditions

Mr. Patrick Woods, TRC Staff Engineer, conducted a Site reconnaissance of accessible areas on and around the Site on February 14, 2017 for the purpose of identifying potential RECs, and was accompanied by a tenant of Mr. Damian Speno who provided access to the property and answered questions during the reconnaissance. Photographs taken during the reconnaissance are provided in **Appendix D**. A Site layout plan is included as **Figure 2**.

During the Site reconnaissance, interiors of the buildings on the property were not viewed. The 859 and 835 West Julian were not viewed because they were boarded up to prevent any homeless from entering. The 739 and 715 West Julian residences were not viewed because there are tenants that are currently occupying the buildings. The interior of 303 and 307 Stockton were not viewed because the tenant did not have access to them. The interior of 311 Stockton was not viewed because the business was currently operating. These limiting conditions are not expected to impact the results of this Phase I ESA Update because some of these buildings interiors were viewed in previous Phase I ESA reports and the rest are residential dwellings that are not anticipated to contain hazardous materials.

5.2 Interior and Exterior Site Observations

Unless otherwise noted, the items listed in the table below appeared in good condition with no visual evidence of staining, deterioration or a discharge of hazardous materials; and there are no records of a release in these areas. Items where further description is warranted are discussed in the section(s) following the table.

Table 5.1 - Interior and Exterior Site Observations

Item	Present (Current/ Historic/ No)	Description
Hazardous material storage or handling areas	No	(see Section 5.2.1)
Aboveground storage tanks (ASTs) and associated piping	No	
Underground storage tanks (USTs) and associated piping	No	
Drums & containers (≥5 gallons)	No	
Containers (<5 gallons)	Yes	There were several small half used and empty paint and oil containers that were less than 5 gallons. No staining or leaking was observed.
Odors	No	
Pools of liquid, including surface water bodies and sumps (handling hazardous substances or substances likely to be hazardous only)	No	
Polychlorinated Biphenyls (PCBs) / Transformers	No	
Stains or corrosion	No	
Drains & sumps	No	
Pits, ponds & lagoons	No	
Stressed vegetation	No	
Historic fill or any other fill material	No	
Wastewater (including storm water or any discharge into a drain, ditch, underground injection system, or stream on or adjacent to the Site)	No	
Wells (including dry wells, irrigation wells, injection wells, abandoned wells, or other wells)	Yes	One dry well was observed in a paved access area between the commercial buildings along 835 and 859 W. Julian St. (refer to Figure 2). The dry well was covered with a steel grate, which could not be removed by hand, however, the dry well was visually observed. A previous Phase I for the Site indicated that the well was used for excess stormwater runoff during rain events.
Septic systems or cesspools	No	
Storm drains	Yes	Several storm drains were observed in the exterior paved areas around the commercial buildings along 835 and 859 West Julian Street.

5.2.1 Hazardous Substances

TRC did not observe any hazardous substances including raw materials; finished products and formulations; hazardous wastes; hazardous constituents and pollutants including intermediates and byproducts at the time of Site reconnaissance.

5.2.2 Underground Storage Tanks

TRC did not observe any visual evidence of underground storage tanks (USTs) at the time of Site reconnaissance. According to a previous Phase I ESA investigation, site personnel Mr. Damian Speno indicated USTs have not been historically present at the Site.

5.2.3 Aboveground Storage Tanks

TRC did not observe any visual evidence of aboveground storage tanks (ASTs) at the time of Site reconnaissance. According to a previous Phase I ESA investigation, site personnel Mr. Damian Speno indicated ASTs have not been historically present at the Site.

5.3 Adjoining and Surrounding Properties Reconnaissance

5.3.1 Adjoining Properties

During the Site reconnaissance, TRC viewed the adjoining properties from the Site and publicly accessible areas (e.g., public roadways, etc.).

Table 5.2 - Adjoining Properties Reconnaissance

Direction from Site	Current Land Use Description
North	Residential townhome complex.
East	Stockton Ave. Commercial use beyond.
South	W. Julian St. Auto maintenance shop and residential beyond W. Julian St.
West	Commercial and residential buildings

5.3.2 Surrounding Properties

Surrounding properties generally include residential to the north and west; commercial and industrial to the east; and residential and commercial to the south.

6.0 INTERVIEWS

The following persons were interviewed to obtain historically and/or environmentally-pertinent information regarding RECs associated with the Site.

- Damian Speno, Property Owner / Owner of Speno Enterprises – *Key Site Manager* (as defined by the ASTM standard and identified by the User)

The information provided by each is discussed and referenced in the text or provided below. Other references and sources of information are included in **Appendix E**.

7.0 FINDINGS, OPINIONS AND CONCLUSIONS

Potential findings can include RECs, historical RECs (HRECs), controlled RECs (CRECs) and *de minimis* conditions, pursuant to the ASTM E 1527-13 standard.

RECs are defined as 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.*

CRECs are defined as a REC resulting from a past *release* of *hazardous substances* or *petroleum products* that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with *hazardous substances* or *petroleum products* allowed to remain in place subject to the implementation of required controls (for example, *property* use restrictions, *activity and use limitations, institutional controls*, or *engineering controls*).

HRECs are defined as a past *release* of any *hazardous substances* or *petroleum products* that has occurred in connection with the *property* and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the *property* to any required controls (for example, *property* use restrictions, *activity and use limitations, institutional controls*, or *engineering controls*).

De minimis conditions are defined as a condition that generally does not present a threat to human health or the *environment* and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis conditions* are not RECs nor CRECs.

TRC has performed a Phase I ESA Update in conformance with the scope and limitations of ASTM E 1527-13 at the property located at 715-835 W. Julian St. and 303, 307, and 311 Stockton Ave. in San Jose, Santa Clara County, California (Site), see **Appendices F and G**. Deviations from this standard are described in Sections 1.3 and 7.6 of this report.

7.1 RECs and CRECs

This assessment has revealed no evidence of RECs (including CRECs) in connection with the Site, except for the following:

REC No.1: The known presence of metals including lead, cobalt, and nickel and Total Petroleum Hydrocarbons as motor oil (TPHmo) in shallow Site soils constitutes a *REC.* According to review of preliminary and supplemental Phase II subsurface investigations previously conducted at the Site, levels exceeding residential screening levels for the identified contaminants of concern were determined to be present in shallow soils in defined areas throughout the Site. TRC Recommends removal of impacted shallow soils prior to or during the proposed redevelopment at the Site.

REC No.2: The known presence of naturally occurring asbestos (NOA) contained in gravel within shallow fill soils at the Site constitutes a *REC*. According to review of the supplemental Phase II subsurface investigation, soil with gravel was analyzed from Site samples and contained NOA at a concentration of 2.5% by weight, and was present in the top 2 to 3 feet of fill across this Site. The Bay Area Air Quality Management District (BAAQMD) regulates construction work at sites where NOA is present and requires an asbestos dust mitigation plan (ADMP) for sites over one acre in size, such as the target Site. TRC recommends the preparation and approval of an ADMP prior to any construction activities.

7.2 HRECs

This assessment has revealed no evidence of HRECs in connection with the Site.

7.3 *De Minimis* Conditions

This assessment has revealed no evidence of *de minimis* conditions in connection with the Site, except for the following:

- A dry well was located in the paved access area between 835 and 859 W. Julian St. There was no water in the well at the time of observation, however, leaves and gravel debris were observed in the interior of the dry well. No apparent staining was noted, and no odors were noticed coming from the well. A previous Phase I ESA completed by Converse Consultants in 2005 stated that the well was used to hold stormwater runoff during rain events, which then was then allowed to percolate into the subsurface. This could potentially allow a pathway for hazardous materials to enter the subsurface if a release were to occur on-Site.

- The identification of a LUST (Open) case listed as Cancilla Property (Case# T10000007704), south of the Site across W. Julian St. represents a *de minimis* condition. According to review of the RWQCB's Geotracker online database, the case was opened as of September 2015 (after completion of the previous Phase I ESA completed by TRC Solutions in December 2014). Review of analytical results from Phase II activities indicated that TPH-d and TPH-mo were detected at 490 and 5,100 micrograms per liter (µg/L), respectively, in groundwater near the reported location of a historic 100 to 200 gallon gasoline UST, in approximately the center of the property. According to the Phase II report, groundwater at the property is anticipated to flow to the east which would be cross-gradient from the target Site. Furthermore, groundwater samples taken from the target Site, across W. Julian St. from the case location, showed TPH-d and TPH-mo were not present above laboratory reporting limits, and the case is therefore not anticipated to have impacted the Site. However, as this is a newly opened RWQCB case, TRC recommends follow up review of supplemental Phase II investigation reports if conducted, to ensure contamination does not migrate onto the Site, particularly in the event that Site redevelopment includes dewatering activities.

7.4 Data Gaps

TRC has made an appropriate inquiry into the commonly known and reasonably ascertainable resources concerning the historical ownership and use of the Site back to the first development per 40 CFR Part 312.24 (*Reviews of Historical Sources of Information*). No data gaps were identified.

7.5 Limiting Conditions and Deviations

7.5.1 Accuracy and Completeness

The ASTM E 1527-13 standard recognizes inherent limitations for Phase I ESAs that apply to this report, including:

- Uncertainty Not Eliminated – No Phase I ESA can wholly eliminate uncertainty regarding the potential for RECs in connection with a property. Data gaps identified during this Phase I ESA Update are listed in Section 7.5.

- Not Exhaustive – A Phase I ESA is not an exhaustive investigation.

- Past Uses of the Property – A review of standard historical sources at intervals less than five years is not required.

The Client is advised that the Phase I ESA conducted at the Site is a limited inquiry into a property's environmental status, cannot wholly eliminate uncertainty, and is not an exhaustive assessment to discover every potential source of environmental liability at the Site. Therefore, TRC does not make a statement i) of warranty or guarantee, express or implied for any specific use; ii) that the Site is free of RECs or environmental impairment; iii) that the Site is "clean"; or iv) that impairments, if any, are limited to those that were discovered while TRC was performing the Phase I ESA. This limiting statement is not meant to compromise the findings of this report; rather, it is meant as a statement of limitations within the ASTM standard and intended scope of this assessment. Specific limiting conditions identified during the Site reconnaissance are described in Section 5.1. Subsurface conditions may differ from the conditions implied by surface observations, and can be evaluated more thoroughly through intrusive techniques that are beyond the scope of this assessment. Information in this report is not intended to be used as a construction document and should not be used for demolition, renovation, or other construction purposes.

This report presents TRC's site reconnaissance observations, findings, and conclusions as they existed at the time of the Site reconnaissance. TRC makes no representation or warranty that the past or current operations at the property are, or have been, in compliance with all applicable federal, state and local laws, regulations and codes. TRC makes no guarantees as to the accuracy or completeness of information obtained from others during the course of this Phase I ESA report. It is possible that information exists beyond the scope of this assessment, or that information was not provided to TRC. Additional information subsequently provided, discovered, or produced may alter findings or conclusions made in this Phase I ESA Update

report. TRC is under no obligation to update this report to reflect such subsequent information. The findings presented in this report are based upon reasonably ascertainable information and observed Site conditions at the time of the assessment.

This report does not warrant against future operations or conditions, nor does it warrant against operations or conditions present of a type or at a location not assessed. Regardless of the findings stated in this report, TRC is not responsible for consequences or conditions arising from facts that were not fully disclosed to TRC during the assessment.

An independent data research company provided the government agency database referenced in this report. Information regarding surrounding area properties was requested for approximate minimum search distances and was assumed to be correct and complete unless obviously contradicted by TRC's observations or other credible referenced sources reviewed during the assessment.

TRC is not a professional title insurance or land surveyor firm and makes no guarantee, explicit or implied, that any land title records acquired or reviewed, or any physical descriptions or depictions of the property in this report, represent a comprehensive definition or precise delineation of property ownership or boundaries.

7.5.2 Warranties and Representations

This report does not warrant against: (1) operations or conditions which were not evident from visual observations or historical information provided; (2) conditions which could only be determined by physical sampling or other intrusive investigation techniques; (3) locations other than the client-provided addresses and/or legal parcel description; or (4) information regarding off-site location(s) (with possible impact to the Site) not published in publicly available records.

7.5.3 Continued Validity/User Reliance

This report is presumed to be valid, in accordance with, and subject to, the limitations specified in the ASTM E 1527-13 standard, for a period of 180 days from completion, or until the Client obtains specific information that may materially alter a finding, opinion, or conclusion in this report, or until the Client is notified by TRC that it has obtained specific information that may materially alter a finding, opinion, or conclusion in this report. Additionally, pursuant to the ASTM E 1527-13 standard, this report is presumed valid if completed less than 180 days prior to the date of acquisition of the property or (for transactions not involving an acquisition) the date of the intended transaction.

7.5.4 Significant Assumptions

During this Phase I ESA Update, TRC relied on database information; interviews with Site representatives, regulatory officials, and other individuals having knowledge of Site operations; and information provided by the User as requested in our authorized Scope of Work. TRC has assumed that the information provided is true and accurate. Reliance on electronic database search reports is subject to the limitations set forth in those reports. TRC did not independently

verify the information provided. TRC found no reason to question the validity of the information received unless explicitly noted elsewhere in this report. If other information is discovered and/or if previous reports exist that were not provided to TRC, our conclusions may not be valid.

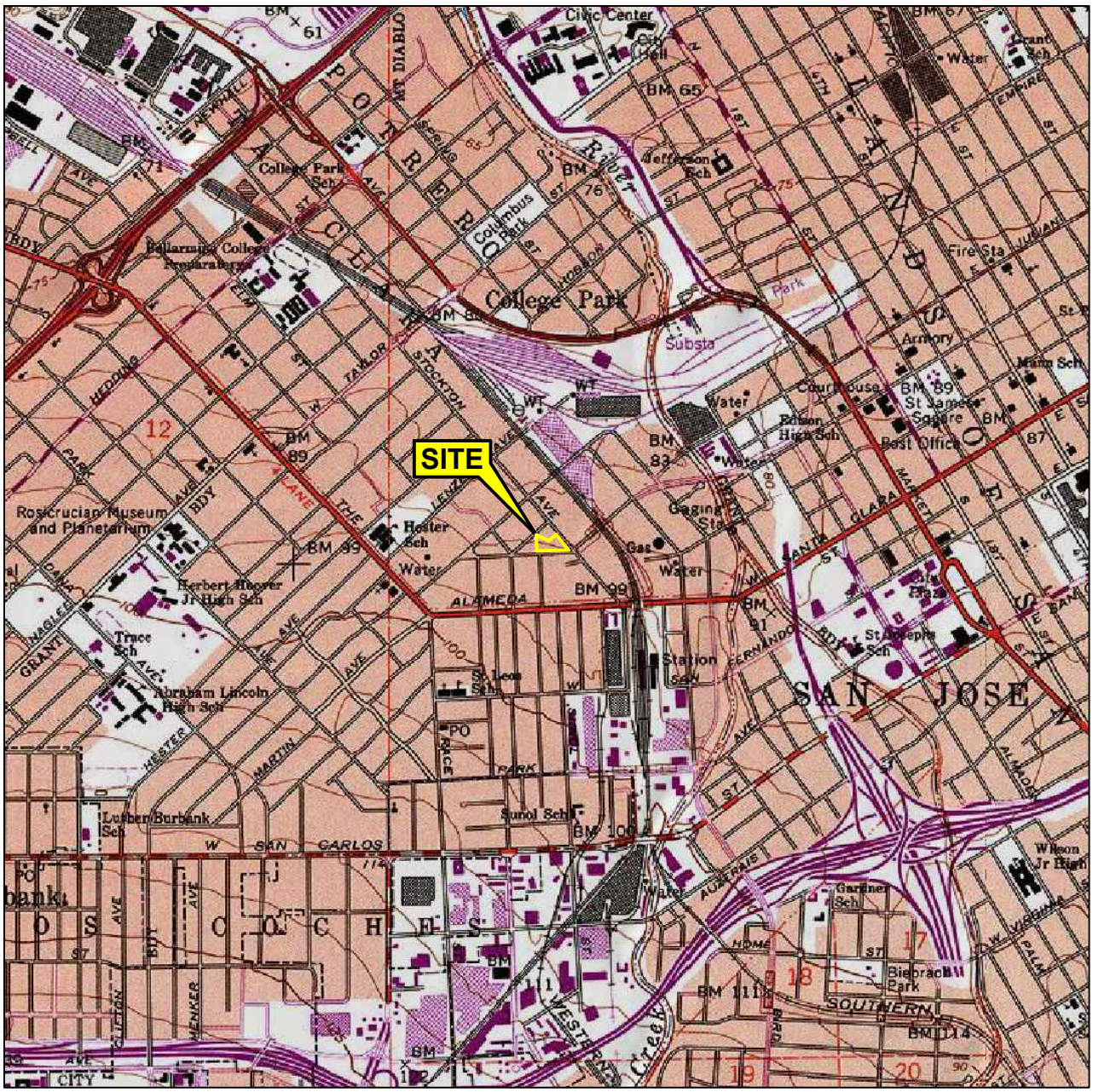
8.0 REFERENCES

Table 8.1 - References Information

Description/Title of Document(s) Received or Agency Contacted	Date Information Request Filled/Date of Agency Contact	Reference Source
The EDR City Directory Abstract	February 8, 2017	Environmental Data Resources, Inc.
The EDR Aerial Photo Decade Package	February 8, 2017	Environmental Data Resources, Inc.
The EDR Radius Map™ Report with GeoCheck®	February 8, 2017	Environmental Data Resources, Inc.
Certified Sanborn® Map Report	February 8, 2017	Environmental Data Resources, Inc.
EDR Historical Topographic Map Report	February 8, 2017	Environmental Data Resources, Inc.
City of San Jose Fire Department	February 13, 2017	FOIA request response via telephone/email
Santa Clara County Environmental Health Department	February 13, 2017	FOIA request response via telephone/email
San Jose on-line permit viewer database	February 13, 2017	FOIA request response via telephone
Department of Toxic Substances Control Envirostor Database	February 13, 2017	Accessed via website at envirostor.dtsc.ca.gov
State Water Resources Control Board Geotracker Database	February 13, 2017	Accessed via website at www.geotracker.waterboards.ca.gov
N/A	November 14, 2016	Interview with Mr. Damian Speno

9.0 ADDITIONAL SERVICES

No additional services were performed during this Phase I ESA Update.



1 MILE 3/4 1/2 1/4 0 1 MILE

SCALE 1 : 24,000

N

SOURCE:

United States Geological Survey
7.5 Minute Topographic Maps:
San José West Quadrangle, California

VICINITY MAP

Cypress Group
715-835 West Julian Street
San Jose, California

TRC 225871.1 **FIGURE 1**

FILE NAME: N:\PROJECTS\CAD\Cypress Group_Julian St_San Jose\Fig1_Vicinity Map.dwg | Layout Tab: 8x11

SOURCE AERIAL PHOTO: Google Earth, November 2014.

N

APPROXIMATE SCALE (FEET)

0 50 100

SITE PLAN

Cypress Group
715-835 West Julian Street
San Jose, California

TRC 225871.1 **FIGURE 2**

FILE NAME: N:\PROJECTS\CAD\Cypress Group_Julian St_San Jose\Fig2_Site Plan.dwg | Layout Tab: 8x11

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Ocotber 21, 2015
244574.0

Mr. Tim Henderson
CYPRESS GROUP
20640 Third Street #600
Saratoga, California 95070

RE: SUPPLEMENTAL PHASE II INVESTIGATION REPORT
715-835 WEST JULIAN STREET
SAN JOSE, CALIFORNIA

Dear Mr. Henderson:

With this letter, TRC summarizes results of our supplemental Phase II investigation at 715-835 West Julian Street site (Site) in San Jose, California (*Figure 1*). Previous investigation findings were summarized in TRC's Preliminary Soil and Groundwater Report dated November 26, 2014. The purpose of this investigation was 1) to further investigate the presence metals impacts to soil in the vicinity of Boring EB-3, and 2) pre-profile shallow soil that may be excavated and disposed/reused offsite as described in our proposal dated July 28, 2015.

BACKGROUND

The Site comprises approximately 1.25-acres at an irregularly shaped parcel of land owned and operated by Speno Enterprises. The Site includes a mix of three vacant-commercial buildings, two-single family residences, a mixed use building with a hair salon on the first floor and apartments on the second floor, and paved and gravel parking areas. The main former use of the vacant buildings included a printing company. TRC understands that residential redevelopment is planned for the Site.

TRC's Preliminary Investigation detected no polychlorinated biphenyls (PCBs), volatile organic compounds (VOCs), or semi-volatile organic compounds (SVOCs) in any of the soil or groundwater samples analyzed. Analyses detected relatively low concentrations of TPHd and pesticides (4,4'- organochlorine pesticides [DDT] and 4,4'- Dichloro-diphenyl-dichloroethylene [DDE]) in selected soil samples. Detected TPHd, DDT, and DDE concentrations were below applicable risk-based Environmental Screening Levels (ESLs) established by the Regional Water Quality Control Board (RWQCB 2013), and Regional Screening Levels (RSLs) established by US EPA (USEPA 2014).

Metal concentrations detected were below risk-based screening levels (DTSC, 2014) for groundwater and residential soils in all soil samples, with the exception of arsenic in each soil sample and cobalt and lead in sample EB-3-1.0. Arsenic detections in soil ranged from 2.1 milligrams per kilogram (mg/kg) to 6.0 mg/kg. However, arsenic detections appeared consistent with natural concentrations in native California soils

(Duverge 2011). Lead and cobalt were detected in EB-3-1.0 at concentrations of 160 mg/kg and 32 mg/kg respectively; exceeding the risk-based screening levels of 80 mg/kg and 23 mg/kg (USEPA, 2014). Chromium and nickel concentrations were detected above the hazardous-waste Soluble Threshold Limit Concentration (STLC) trigger levels of 50 mg/kg and 200 mg/kg respectively in EB-3-1.0.

Based on the laboratory results, TRC recommended further characterization of detected lead and cobalt impacts at the Site. Additionally, given the potential for shallow soil excavation and offsite reuse/disposal, TRC recommended pre-profile characterization to facilitate the development process.

INVESTIGATION ACTIVITIES

Field activities were conducted using standard industry practices regarding worker health and safety, sample collection and handling, and chain-of-custody documentation. TRC retained a private utility locator to clear all proposed probe locations and alerted the Underground Service Alert (USA) at least 48 hours prior to the start of intrusive field activities. Probe locations are illustrated on *Figure 2*.

Drilling activities were completed on October 6 and 7, 2014, under the supervision of TRC's field personnel. Cascade Drilling, a State of California licensed drilling contractor (C57 #938110), conducted drilling activities at the Site using hand auger and/or direct push methods. TRC completed a total of 12 probes as described below:

- Probe P3 and step-out Probes P3-a through P3-d were completed to depths of 3.5 to 4.0 feet below ground surface (bgs) to evaluate metals impact to shallow soil in the vicinity of EB-3.
- Probes P-1 through P-8 (including P3) were completed to depths of 10.5 feet bgs to evaluate shallow soil for pre-profile in the event of excavation and offsite reuse/disposal.

In general, shallow probes were completed using hand auger methods to approximately 5 feet bgs followed by direct push sampling from 5 to 10.5 feet bgs. TRC's field personnel logged each probe in accordance with the Unified Soil Classification System (USCS) and selected soil samples for chemical analyses. Upon completion of soil sampling, all probes were backfilled with a neat cement grout mixture. Sampling equipment was decontaminated before and after each use. All investigation-derived waste, including soil cuttings and decontamination water, were placed in DOT-approved 55 gallon drum, which was labeled, and stored onsite pending offsite disposal

Samples were sealed, labeled, and placed in a chilled ice-chest pending delivery to McCampbell Analytical, a State-certified chemical laboratory. Soil samples were submitted to McCampbell Analytical as discrete soil samples. The laboratory was directed to analyze some discrete samples and to generate certain 4:1 composite soils samples prior to analyses as summarized below.

SCREENING CRITERIA

Copies of all laboratory results are attached. Results of analyses were compared to screening criteria and background concentrations compiled from the following sources:

- Department of Toxic Substances Control (DTSC) Human Health Risk Assessment Note 3, DTSC recommended methodology for use of U.S. EPA Regional Screening Levels (RSLs) in the Human Health Risk Assessment Process at hazardous waste sites and permitted facilities, Office of Human and Ecological Risk (HERO). July 14, 2014 (DTSC, 2014),
- USEPA Regional Screening Levels. June 2015 (USEPA, 2015),
- Regional Water Quality Control Board (RWQCB) Environmental Screening Levels (ESL), Table A-1 Shallow Soil Screening Levels (<3m bgs), Residential Land Use. December 2013 (RWQCBs 2013).
- Regional background concentrations for metals:
    - Establishing Background Arsenic in Soil of the Urbanized San Francisco Bay Region, Master of Science in Geosciences, (Duverge 2011).
    - Lawrence Berkeley National Laboratory Analysis of Background Distributions of Metals in the Soil at Lawrence Berkeley National Laboratory, D. Diamond, D. Baskin, D. Brown, L. Lund, J. Najita, and I Javandel, June 2002 Revised April 2009, Upper Estimate Regional Background from Table 4-Comparison of Background Values to Other Background Estimates (LBNL 2009).

Results for pre-profiling samples were also compared to California Code of Regulations Title 22 Total Threshold Limit Concentrations (TTLCs) and Soluble Threshold Limit Concentrations (STLC), some of the criteria used to classify soil as a hazardous waste.

SUPPLEMENTAL INVESTIGATION FINDINGS

The following summarizes the supplemental Phase II investigation findings.

Supplemental Investigation near EB-3

To evaluate lead and cobalt impacts to soil in the vicinity of Boring EB-3, TRC completed 5 shallow probes P3, and P3-a through P3-d (*Figure 2*). For the purposes of this additional investigation, these probes were completed to a depth of approximately 3.5 to 4.0 feet). Soil encountered in those probes generally comprised shallow fill to 2 feet bgs over native soil to the maximum depth explored. Shallow fill consisted of sand with silt and gravel, and silty sand with brick fragments and nails observed. The underlying native soil consisted of clayey silt and silty sand. No groundwater was encountered.

One shallow soil sample from each probe was analyzed for total lead and cobalt (EPA Test Method 6010). Results of analyses detected total cobalt concentrations ranging from 15 to 72 mg/kg and total lead concentrations ranging from 10 to 230 mg/kg. In Samples P3-2.0' and P3c-1.0', detected total cobalt and lead concentrations exceeded respective residential ESLs of 23 and 80 mg/kg. In the remaining samples, total cobalt and lead concentrations were consistent with typical background soil values. Please note that TRC archived a number of soil samples with the laboratory pending the findings of this investigation. Archived samples include: P3-3.0', P3a-2.0' and 3.0', P3b-2.0', and 3.0' P3c-2.0 and 3.0', and P3d-2.0 and 3.0'.

Pre-Profiling Shallow Soil Investigation

For pre-profiling purposes, Probes P-1 through P-8 were completed to a depth of 10.5 feet bgs to evaluate shallow soil to be encountered during excavation for offsite reuse/disposal during Site redevelopment. In accordance with standard landfill sampling requirements and the Department of Toxic Substance Control (DTSC) Information Advisory for Clean Imported Fill Material (October 2001); selected soil samples were analyzed as both discrete and as 4:1 composites to represent in situ soil conditions. Soil encountered in probes generally comprised fill from one to three feet bgs underlain with interbedded silty sand and silt with sand and clay to the maximum depth explored. TRC observed only minor serpentinite fragments in gravel from shallow samples P3a-3.0 and P7-3.0. No groundwater was encountered.

A total of 3 discrete soil samples (P1-1.0', P4-4.0', and P8-8.0') and 20 4:1 composite samples were selected for analyses. Composite samples were generated at 1-foot intervals grouped to represent shallow soil from both the western and eastern portions of the Site. Discrete and composite soil samples were tested for some or all of the following:

- Total Petroleum Hydrocarbons in the gasoline (TPHg), diesel (TPHd) and motor oil (TPHmo) range, including benzene, toluene, ethylbenzene, xylenes (BTEX) by EPA Method 8015B/8021;
- Volatile Organic Compounds (VOCs) by EPA Test Method 8260B;
- Semi-Volatile Organic Compounds (SVOCs) by EPA Test Method 8270;
- Organochlorine Pesticides by EPA Test Method 8081;
- Polychlorinated Biphenyls (PCBs) by EPA Test Method 8082; and
- 17 California Assessment Manual (CAM) metals by EPA Test Method 6010/7000;

Samples P3a-3.0' and P7-3.0' were also analyzed for the presence of asbestos using Method CARB 435. Results for asbestos analyses were not complete at the time of this report and will be transmitted as an Addendum to this report. Based on results of total metals analyses, composite Sample P1/P2/P3/P4-1.0' was also tested for soluble chromium, lead, and nickel using the Waste Extraction Test (WET) due to detected concentrations of these metals exceeding 10 times the STLC value.

Discrete Samples

The three discrete soil samples were intended to supplement the discrete samples taken during the preliminary investigation and satisfy the DTSC import fill advisory sampling requirements.Sample analyses detected no TPHg, BTEX, pesticides, PCBs, or SVOCs. Detected TPHd concentrations ranged from 2.9 to 50 mg/kg and TPHmo concentrations ranged from 24 to 850 mg/kg, exceeding respective ESL criteria of 100 mg/kg in only one sample (P1-1.0'). No VOC analytes were detected, with the exception of 0.012 mg/kg of tetrachloroethene (PCE) in Sample in P1-1.0' which did not exceed residential ESL criteria. Detected metals concentrations were consistent with typical background values and/or less than residential ESL criteria.

Composite Samples

For the 20 composite samples, analyses detected no TPHg, BTEX, VOCs, or pesticides in the samples tested. Detected TPHd concentrations ranged from 1.2 to 63 mg/kg and TPHmo concentrations ranged

from 6.1 to 730 mg/kg, exceeding respective ELS criteria of 100 mg/kg in three samples (P1/P2/P3/P4-1.0' with 250 mg/kg; P5/P6/P7/P8-1.0' with 500 mg/kg; and P5/P6/P7/P8-2.0' with 730 mg/kg). Except for P1/P2/P3/P4-1.0' and P5/P6/P7/P8-1.0', detected metals concentrations were consistent with typical background values and/or less than residential ESL criteria. For Samples P1/P2/P3/P4-1.0' and P5/P6/P7/P8-1.0', analyses detected, cobalt, lead, and/or nickel concentrations that exceeded residential ESL criteria. Analyses for soluble metals on Sample P1/P2/P3/P4-1.0' using the WET method detected soluble lead of 7.1 milligrams per liter (mg/l), exceeding the STLC criteria of 5.0 mg/l, WET analyses on chromium and nickel resulted in detected concentrations below the STLC criteria.

CONCLUSIONS AND RECOMMENDATIONS

For shallow soil in the vicinity of EB-3, results of chemical analyses identified the presence of elevated cobalt and lead concentrations at P-3 and step-out Sample P3c-1.0'. The vertical and lateral extent of those metals are not fully defined at this time. For the EB-3 investigation area, TRC recommends the following:

- testing archived samples From P3-3.0', and P3c-2.0' and 3.0' for total cobalt and lead in an effort to delineate the extent of metals in that area,
- additional step-out soil sampling in the vicinity of P3c to delineate shallow metals impacts, and
- analyses for soluble lead (WET and TCLP) on the sample with the highest total lead concentration to evaluate .

In the event of soil excavation during Site redevelopment, TRC recommends segregating soil from that area for additional testing, including analyses for soluble metals, particularly lead, in order to arrange offsite disposal at an appropriate landfill.

For the pre-profile samples, results of analyses identified TPHmo concentrations exceeding residential ESL criteria in shallow soil Sample P1-1.0' and composites Samples P1/P2/P3/P4-1.0', P5/P6/P7/P8-1.0', and P5/P6/P7/P8-2.0'. Additionally, analyses detected cobalt, lead, and/or nickel concentrations that exceeded residential ESL criteria in shallow composite Samples P1/P2/P3/P4-1.0' and P5/P6/P7/P8-1.0', and soluble lead exceeding the STLC criteria of 5.0 mg/l in the only sample analyzed (P1/P2/P3/P4-1.0'). For the Pre-profiling investigation, TRC recommends the following:

- testing the discrete soil samples that comprised Samples P1/P2/P3/P4-1.0' and P5/P6/P7/P8-1.0' (excluding P3) to evaluate the distribution of cobalt, lead, and/or nickel in the near-surface soil, and
- testing Sample P1/P2/P3/P4-1.0' for soluble lead using TCLP methods to confirm that the impacted soil is not a federally listed hazardous waste.

In the event of soil excavation during Site redevelopment, TRC recommends segregating soil from the upper 2.0 feet of the Site for additional testing, including analyses for soluble metals, particularly lead, in order to arrange offsite disposal at an appropriate landfill. With the exception of the soils in the vicinity of P3, it is TRC's opinion that soil from below 2.0 feet bgs at the western half of the site is suitable for unrestricted reuse or disposal as a non-hazardous waste at a Class III landfill subject to the selected

landfill's permit acceptance criteria and soil from below 3.0 feet bgs at the eastern half of the site is suitable for unrestricted reuse or disposal as a non-hazardous waste at a Class III landfill subject to the selected landfill's permit acceptance criteria.

LIMITATIONS

This report was prepared for the use of Speno Enterprises, LP and Cypress Group in evaluating soil conditions at the referenced Site at the time of this study. The accuracy and reliability of geochemical or hydrochemical studies are a reflection of the number and type of samples collected and extent of the analyses conducted, and are thus inherently limited and dependent upon the resources expended. We make no warranty, expressed or implied, except that our services have been performed in accordance with environmental principles generally accepted at this time and location. The chemical and other data presented in this report can change over time and are applicable only to the time this study was performed.

CLOSING STATEMENT

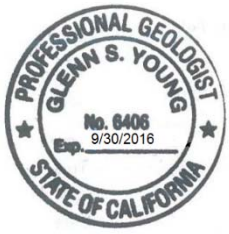
Thank you for choosing us to assist you with this project. If you have any questions, please call and we shall be glad to discuss them with you.

Very truly yours,

TRC SOLUTIONS, INC.

Glenn S. Young, PG, LEED AP
Senior Project Manager

Justin Hanzel-Durbin, EIT
Senior Engineer / Project Manager



GSY:JHD

Copies: Addressee (email)

Attachments: Figure 1 – Vicinity Map
Figure 2 – Site Plan
Table 1 – Soil Analytical Results – Metals
Table 2 – Soil Analytical Results – Organic Compounds
Laboratory Analytical Report with Chain-of-Custody

cc: Damian Speeno

FIGURES

SOURCE AERIAL PHOTO: Google Earth, November 2014.

N

APPROXIMATE SCALE (FEET)

0 400 800

VICINITY MAP

Cypress Group
715-835 West Julian Street
San Jose, California

TRC | 244574 | **FIGURE 1**

FILE NAME: Z:\CAD_DRAW\Current\Cypress Group_Julian St_San Jose\Supplement Phase II Invest_Oct15\Fig1_Vicinity Map.dwg | Layout Tab: 8x11

SOURCE AERIAL PHOTO: Google Earth, November 2014.

LEGEND

Approximate locations of:

- Environmental boring, November 2014
- Probe
- Stepout boring 10' from P-3

N

APPROXIMATE SCALE (FEET)

0 50 100

SITE PLAN

Cypress Group
715-835 West Julian Street
San Jose, California

TRC | 244574 | **FIGURE 2**

FILE NAME: Z:\CAD_DRAW\Current\Cypress Group_Julian St_San Jose\Fig2_Site Plan.dwg | Layout Tab: 8x11

TABLES

October 20, 2015

Table 1
Soil Analytical Results - Metals
West Julian Street, San Jose, California

Units in milligrams per kilogram (mg/kg) unless otherwise noted

CAM / CCR 17 Metals - Extraction by SW3050B and Analytical by SW6020

Sample ID and Sample Depth (fbg)	Date Sampled	Percent Moisture	Antimony	Arsenic	Barium	Beryllium	Cadmium	Chromium	Cobalt	Copper	Lead	Mercury	Molybdenum	Nickel	Selenium	Silver	Thallium	Vanadium	Zinc
Supplemental EB-3 Sampling																			
P3-2.0	10/7/2015	9.3	--	--	--	--	--	--	29	--	**110**	--	--	--	--	--	--	--	--
P3a-1.0	10/7/2015	17	--	--	--	--	--	--	18	--	10	--	--	--	--	--	--	--	--
P3b-1.0	10/7/2015	21.8	--	--	--	--	--	--	20	--	27	--	--	--	--	--	--	--	--
P3c-1.0	10/7/2015	11.7	--	--	--	--	--	--	72	--	**230**	--	--	--	--	--	--	--	--
P3d-1.0	10/7/2015	4.14	--	--	--	--	--	--	15	--	28	--	--	--	--	--	--	--	--
Pre-Profile Soil Sampling (Discrete)																			
P1-1.0	10/7/2015	--	0.65	5.3	950	0.63	ND<0.25	34	9.1	21	20	0.052	1.9	52	ND<0.5	ND<0.5	ND<0.5	28	54
P4-4.0	10/7/2015	--	ND <0.5	3.9	140	0.56	ND<0.25	**58**	10	20	8.1	ND<0.05	0.59	110	ND<0.5	ND<0.5	ND<0.5	41	47
P8-8.0	10/7/2015	--	0.55	5.8	110	0.63	ND <0.25	49	9.9	27	7.5	0.06	0.92	57	ND <0.5	ND <0.5	ND <0.5	49	62
Pre-Profile Soil Sampling (Composite)																			
P1/P2/P3/P4-1.0	10/7/2015	--	0.6	5.6	170	ND<0.5	ND<.025	**200 (0.78)**	32	23	**92 (7.1)**	0.081	0.94	**680 (5.9)**	ND <0.5	ND <0.5	ND <0.5	19	76
P1/P2/P3/P4-2.0	10/7/2015	--	ND <0.5	9.1	150	ND <0.5	0.25	**52**	8.4	24	21	0.13	0.6	77	0.87	ND <0.5	ND <0.5	28	54
P1/P2/P3/P4-3.0	10/7/2015	--	0.54	5.5	200	0.58	ND <0.25	**70**	14	28	32	0.24	0.64	140	0.84	ND <0.5	ND <0.5	44	65
P1/P2/P3/P4-4.0	10/7/2015	--	ND <0.5	4.3	130	ND <0.5	ND <0.25	40	10	16	8.5	ND <0.05	0.61	65	ND <0.5	ND <0.5	ND <0.5	34	35
P1/P2/P3/P4-5.0	10/7/2015	--	0.6	5.3	180	0.57	ND <0.25	**61**	10	25	7.3	ND <0.05	1.4	72	ND <0.5	ND <0.5	ND <0.5	54	55
P1/P2/P3/P4-6.0	10/7/2015	--	0.53	5	150	0.57	ND <0.25	**62**	9	25	6.6	ND <0.05	0.77	71	ND <0.5	ND <0.5	ND <0.5	54	67
P1/P2/P3/P4-7.0	10/7/2015	--	ND <0.5	3.7	93	ND <0.5	ND <0.25	47	7.3	20	5.4	0.05	ND <0.5	56	ND <0.5	ND <0.5	ND <0.5	46	51
P1/P2/P3/P4-8.0	10/7/2015	--	0.51	4.2	95	ND <0.5	ND <0.25	50	8.1	24	5.8	ND <0.05	0.73	62	ND <0.5	ND <0.5	ND <0.5	44	61
P1/P2/P3/P4-9.0	10/7/2015	--	ND <0.5	4.5	95	ND <0.5	ND <0.25	46	8.2	23	7.1	0.052	0.72	57	ND <0.5	ND <0.5	ND <0.5	43	53
P1/P2/P3/P4-10	10/7/2015	--	0.73	5.4	170	0.76	ND <0.25	**68**	15	34	9.2	0.07	0.97	82	0.65	ND <0.5	ND <0.5	56	81
P5/P6/P7/P8-1.0	10/7/2015	--	0.7	4.2	130	ND <0.5	0.51	**97**	13	34	**90**	0.21	ND <0.5	140	0.53	ND <0.5	ND <0.5	41	130
P5/P6/P7/P8-2.0	10/7/2015	--	0.51	3.9	140	ND <0.5	ND <0.25	35	6.5	25	18	0.078	ND <0.5	45	0.67	ND <0.5	ND <0.5	30	61
P5/P6/P7/P8-3.0	10/7/2015	--	ND <0.5	2.6	130	ND <0.5	ND <0.25	35	5.4	20	11	0.089	ND <0.5	41	ND <0.5	ND <0.5	ND <0.5	30	48
P5/P6/P7/P8-4.0	10/7/2015	--	ND <0.5	3.7	130	ND <0.5	ND <0.25	45	7.1	20	8.9	ND <0.05	ND <0.5	56	ND <0.5	ND <0.5	ND <0.5	40	50
P5/P6/P7/P8-5.0	10/7/2015	--	ND <0.5	4.6	120	0.52	ND <0.25	49	8.2	22	6.9	0.062	0.61	54	ND <0.5	ND <0.5	ND <0.5	45	52
P5/P6/P7/P8-6.0	10/7/2015	--	ND <0.5	4.3	90	ND <0.5	ND <0.25	45	7.5	24	5.3	ND <0.05	ND <0.5	52	ND <0.5	ND <0.5	ND <0.5	44	47
P5/P6/P7/P8-7.0	10/7/2015	--	ND <0.5	3.8	96	ND <0.5	ND <0.25	47	11	25	6.8	0.066	0.51	110	ND <0.5	ND <0.5	ND <0.5	44	50
P5/P6/P7/P8-8.0	10/7/2015	--	0.52	5.9	130	0.58	ND <0.25	50	11	29	7.8	ND <0.05	0.98	69	ND <0.5	ND <0.5	ND <0.5	49	66
P5/P6/P7/P8-9.0	10/7/2015	--	0.51	5.7	130	0.67	ND <0.25	**55**	12	29	8	0.08	0.99	65	ND <0.5	ND <0.5	ND <0.5	51	68
P5/P6/P7/P8-10.0	10/7/2015	--	0.71	6.1	190	0.61	0.3	46	15	31	8.3	0.057	1.9	84	ND <0.5	ND <0.5	ND <0.5	45	70
Background [a]		--	1.8	11	1,500	3	1.1	160	23	76	48	0.2	3.3	55	1.1	2.3	1	230	150
Residential RWQCB ESLs [b]		--	20	0.39	750	4	12	1,000	23	230	80	6.7	40	150	10	20	0.78	200	600
Residential DTSC-SLs [c]		--	31	0.067	15,000	15	5.2	36000	23	3,100	80	0.89	390	490	390	390	0.78	390	23000
STLC (mg/L) [d]		--	15	5	100	0.75	1	5	80	25	5	0.2	350	20	1	5	7	24	250
TTLC (mg/kg) Wet-Weight [d]		--	500	500	10,000	75	100	2,500	8,000	2,500	1,000	20	3,500	2,000	100	500	700	2,400	5,000

Notes:

STLC and TTLC values are calculated on the concentrations of the elements, not the compounds

Highlighted values exceed the lowest residential screening criteria. If the lowest residential screening level is below the background value, then the background value was selected as the screening level

Bold values exceed 10 times the STLC value

STLC values shown in parentheses () at mg/L

Abbreviations:

-- = not available

<# = not detected above the laboratory limit provided

DTSC-SL = Department of Toxic Substances Control - Screening Levels

ESLs = Environmental Protection Agency

STLC = Soluble Threshold Limit Concentration

TTLC = Total Threshold Limit Concentration

fbg = feet below grade

ND = not detected at or above the laboratory reporting limit provided

RWQCB = Regional Water Quality Control Board

USEPA = United States Environmental Protection Agency

Footnotes:

[a] Background concentrations are from the following sources:

Establishing Background Arsenic in Soil of the Urbanized San Francisco Bay Region, Master of Science in Geosciences, December 2011.

Lawrence Berkeley National Laboratory Analysis of Background Distributions of Metals in the Soil at Lawrence Berkeley National Laboratory, D. Diamond, D. Baskin, D. Brown, L. Lund, J. Najita, and I Javandel, June 2002 Revised April 2009

Bradford: Bradford, G.R., A.C. Chang, A.L. Page, D. Bakhtark, J.A. Frampton, and H. Wright 1996. Background Concentrations of Trace and Major Elements in California Soils, Kearney Foundation Special Report, Kearney Foundation of Soil Science, Division of Agriculture and Natural Resources, University of California, Riverside, 52 p.

S&B: Shacklette, H.T., and J.G. Boerngen 1984. Element Concentrations in Soils and Other Surficial Materials, Conterminous United States, U.S. Geological Survey Professional Paper 1270.

[b] From Table A-1 Shallow Soil Screening Levels (<3m bgs), Residential Land Use, (groundwater is a current or potential drinking water resource) of RWQCBs December 2013 ESLs.

[c] DTSC-SLs are from the following sources:

DTSC, 2015, Human Health Risk Assessment Note 3, DTSC Modified Screening Levels (DTSC-SLs), Office of Human and Ecological Risk (HERO), October.

USEPA, 2015, Regional Screening Levels (http://www.epa.gov/region9/superfund/prg/), Regional Screening Level (RSL) Summary Table (TR=1E-6, HQ=1) June 2015 (revised)

[d] STLCs and TTLCs are from § 66261.24. Characteristic of Toxicity. 22 CA ADC § 66261.24 CALIFORNIA CODE OF REGULATIONS

Table 2
Soil Analytical Results - Organic Compounds
West Julian Street, San Jose, California

Units in milligrams per kilogram (mg/kg) unless otherwise noted

Sample ID and Sample Depth (fbg)	Date Sampled	TPH (gasoline)	TPH (diesel)	TPH (motor)	BTEX	Tetrachloroethene	All Other Volatile Organic Compounds	PCBs	Organochlorine Pesticides	Semi-Volatile Organics
Supplemental EB-3 Sampling										
P3-2.0	10/7/2015	--	--	--	--	--	--	--	--	--
P3a-1.0	10/7/2015	--	--	--	--	--	--	--	--	--
P3b-1.0	10/7/2015	--	--	--	--	--	--	--	--	--
P3c-1.0	10/7/2015	--	--	--	--	--	--	--	--	--
P3d-1.0	10/7/2015	--	--	--	--	--	--	--	--	--
Pre-Profile Soil Sampling (Discretes)										
P1-1.0	10/7/2015	ND <1.0	50	850	ND	0.012	ND	ND	ND	ND
P4-4.0	10/7/2015	ND <1.0	2.9	24	ND	ND <0.005	ND	ND	ND	ND
P8-8.0	10/7/2015	ND <1.0	ND <1.0	ND <5.0	ND	ND <0.005	ND	ND	ND	ND
Pre-Profile Soil Sampling (Composites)										
P1/P2/P3/P4-1.0	10/7/2015	ND <1.0	63	250	ND	ND <0.005	ND	--	ND	--
P1/P2/P3/P4-2.0	10/7/2015	ND <1.0	22	100	ND	ND <0.005	ND	--	ND	--
P1/P2/P3/P4-3.0	10/7/2015	ND <1.0	4.2	18	ND	ND <0.005	ND	--	ND	--
P1/P2/P3/P4-4.0	10/7/2015	ND <1.0	1.8	12	ND	ND <0.005	ND	--	--	--
P1/P2/P3/P4-5.0	10/7/2015	ND <1.0	ND <1.0	ND <5.0	ND	ND <0.005	ND	--	--	--
P1/P2/P3/P4-6.0	10/7/2015	ND <1.0	ND <1.0	ND <5.0	ND	ND <0.005	ND	--	--	--
P1/P2/P3/P4-7.0	10/7/2015	ND <1.0	ND <1.0	ND <5.0	ND	ND <0.005	ND	--	--	--
P1/P2/P3/P4-8.0	10/7/2015	ND <1.0	1.2	10	ND	ND <0.005	ND	--	--	--
P1/P2/P3/P4-9.0	10/7/2015	ND <1.0	ND <1.0	ND <5.0	ND	ND <0.005	ND	--	--	--
P1/P2/P3/P4-10	10/7/2015	ND <1.0	ND <1.0	ND <5.0	ND	ND <0.005	ND	--	--	--
P5/P6/P7/P8-1.0	10/7/2015	ND <1.0	31	500	ND	ND <0.005	ND	--	ND	--
P5/P6/P7/P8-2.0	10/7/2015	ND <1.0	42	730	ND	ND <0.005	ND	--	ND	--
P5/P6/P7/P8-3.0	10/7/2015	ND <1.0	ND <1.0	10	ND	ND <0.005	ND	--	ND	--
P5/P6/P7/P8-4.0	10/7/2015	ND <1.0	ND <1.0	12	ND	ND <0.005	ND	--	--	--
P5/P6/P7/P8-5.0	10/7/2015	ND <1.0	ND <1.0	6.1	ND	ND <0.005	ND	--	--	--
P5/P6/P7/P8-6.0	10/7/2015	ND <1.0	ND <1.0	ND <5.0	ND	ND <0.005	ND	--	--	--
P5/P6/P7/P8-7.0	10/7/2015	ND <1.0	2.2	24	ND	ND <0.005	ND	--	--	--
P5/P6/P7/P8-8.0	10/7/2015	ND <1.0	ND <1.0	ND <5.0	ND	ND <0.005	ND	--	--	--
P5/P6/P7/P8-9.0	10/7/2015	ND <1.0	ND <1.0	ND <5.0	ND	ND <0.005	ND	--	--	--
P5/P6/P7/P8-10.0	10/7/2015	ND <1.0	ND <1.0	ND <5.0	ND	ND <0.005	ND	--	--	--
Residential RWQCB ESLs [a]		100	100	100	--	0.55	--	--	--	--
Residential DTSC-SLs [b]		82	96	2500	--	0.6	--	--	--	--

Notes:

Highlighted values exceed the lowest residential screening level

Abbreviations:

-- = not available

<# = not detected above the laboratory limit provided

DTSC-SL = Department of Toxic Substances Control - Screening Levels

ESLs = Environmental Protection Agency

fbg = feet below grade

ND = not detected at or above the laboratory reporting limit provided

RWQCB = Regional Water Quality Control Board

USEPA = United States Environmental Protection Agency

Footnotes:

[a] From Table A-1 Shallow Soil Screening Levels (<3m bgs), Residential Land Use, (groundwater is a current or potential drinking water resource) of RWQCBs December 2013 ESLs.

[b] DTSC-SLs are from the following sources:

DTSC, 2015, Human Health Risk Assessment Note 3, DTSC Modified Screening Levels (DTSC-SLs), Office of Human and Ecological Risk (HERO), October.

USEPA, 2015, Regional Screening Levels (http://www.epa.gov/region9/superfund/prg/), Regional Screening Level (RSL) Summary Table (TR=1E-6, HQ=1) June 2015 (revised)

505 Sansome Street
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415.434.2600 PHONE
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Ocotber 27, 2015
244574.0

Mr. Tim Henderson
CYPRESS GROUP
20640 Third Street #600
Saratoga, California 95070

RE: SOILS MEMORANDUM
715-835 WEST JULIAN STREET
SAN JOSE, CALIFORNIA

Dear Mr. Henderson:

TRC summarized the results of our supplemental Phase II investigation at 715-835 West Julian Street site (Site) in our letter report dated October 21, 2015. Previous investigation findings were summarized in TRC's Preliminary Soil and Groundwater Report dated November 26, 2014. The purpose of this memorandum is to present the findings in a clear and concise manner to facilitate moving the construction forward in a safe and cost effective manner.

SOIL DISPOSAL AND REUSE

The Site has been broken into one "hot spot" and eight cells corresponding to the probe IDs shown on Exhibit 1, and quantities are shown in Table 1.

Class III Disposal or Reuse

With the exception of the soils in the vicinity of P3, it is TRC's opinion that soil from below 2.0 feet bgs at the western half of the site (Areas P-1 through P-4) and soil from below 3.0 feet bgs at the eastern half (Areas P-5 through P-8) of the site is suitable for unrestricted reuse or disposal as a non-hazardous waste at a Class III landfill subject to the selected landfill's permit acceptance criteria. Based on investigation findings to date, soil in the vicinity of P3 is considered to be a hotspot with elevated total and soluble lead concentrations. Additionally, the extent of impacted soil near P3 has not been fully characterized.

Class I California Hazardous Waste Disposal

Lead is the driver for this disposal category due to the result of the one WET test containing lead exceeding the STLC disposal criteria. Without additional data we must assume that all samples containing lead over 50 mg/kg will exceed this criteria, making it a California hazardous waste. As shown in Table 1, this corresponds to approximately 2,740 cy and is the most expensive material to dispose of, likely in excess of $150 per cy. As a result, we recommend

additional chemical analyses in an effort to reduce the areas identified as potential Class I waste. Accordingly, TRC proposes the following:

- Eastern Half (Cells P-5 through P-8)
    - Run a total lead analyses on each of the four 1.0 foot samples.
    - Run a WET test on samples that exceed 50 mg/kg and compare to STLC criteria.
- P-1
    - No additional testing, because the 1 foot sample showed no metals concentrations above screening levels. This sample had a TPH motor oil result above screening levels at 1 foot so the top 2 feet here will likely be classified for Class II disposal.
- P-2 and P-4
    - Run a total lead analyses on each of the 1.0 foot samples from each probe.
    - Run a WET test on each sample that exceeds 50 mg/kg and compare to STLC criteria.
- P-3 Hotspot
    - Run a WET test on P3c-1.0 to determine if it exceeds the STLC criteria
    - Further define the hot spot metals contamination:
        - Analyze the 3.0 foot P-3 sample for cobalt and lead
        - Analyze the 2.0 foot P-3c sample for cobalt and lead
        - Perform 2 more step-out borings in the vegetated areas south of P-3c and analyze the 1.0 foot samples for lead and cobalt and place 2.0 and 3.0 foot samples on hold.

Class I RCRA Hazardous Waste Disposal

To confirm that none of the material is federally listed hazardous waste, we recommend testing Sample P1/P2/P3/P4-1.0 for soluble lead using TCLP methods. This is typically required when a WET test result is over the STLC criteria. If other tests described above exceed the STLC criteria additional testing of the discrete samples will be recommended.

Class II Non-Hazardous Waste Disposal

TPH motor oil the driver for this disposal category due to the result in composite sample P5/P6/P7/P8 – 2.0 and discrete samples P1-1.0, and P-3 outside the hotspot above residential screening levels. At this point we assume soil excavated from these areas will need to be segregated and disposed of as Class II waste. As shown in Table 1, this corresponds to approximately 1,720 cy and could cost approximately of $30 to $50 per cy to dispose of. One potential way to reduce this volume is to re-sample the segregated stockpiles after excavation to evaluate whether some of that excavated soil can be classified as non-hazardous waste for disposal at a Class III landfill.

NATURALLY OCCURING ASBESTOS (NOA)

TRC identified potentially NOA containing gravel in a sample during our investigation and analyzed it at a certified laboratory. The result was that the sample contained 2.5% asbestos by weight (see attached laboratory report). This

gravel is considered to be NOA and was present in the top 2 to 3 feet of fill across this Site. The Bay Area Air Quality Management District (BAAQMD) regulates construction work at sites where NOA is discovered, specifically:

- "Construction projects that will disturb more than one acre must prepare and obtain district approval for an asbestos dust mitigation plan (ADMP). The plan must specify how the operation will minimize emissions and must address specific emission sources. Regardless of the size of the disturbance, activities must not result in emissions that are visible crossing the property line."

TRC can prepare this ADMP for the project. Typical review and approval times range from 3 to 6 weeks. TRC has two ongoing projects in the South Bay that require this plan; one has been approved and is in construction, and the other is about to be submitted for review. We anticipate mitigation and monitoring measures will be required by the BAAQMD during handling of the fill soils.

CLOSING STATEMENT

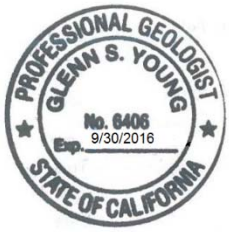
Thank you for choosing us to assist you with this project. If you have any questions, please call and we shall be glad to discuss them with you.

Very truly yours,

TRC SOLUTIONS, INC.

Glenn S. Young, PG, LEED AP
Senior Project Manager

Justin Hanzel-Durbin, EIT
Senior Engineer / Project Manager



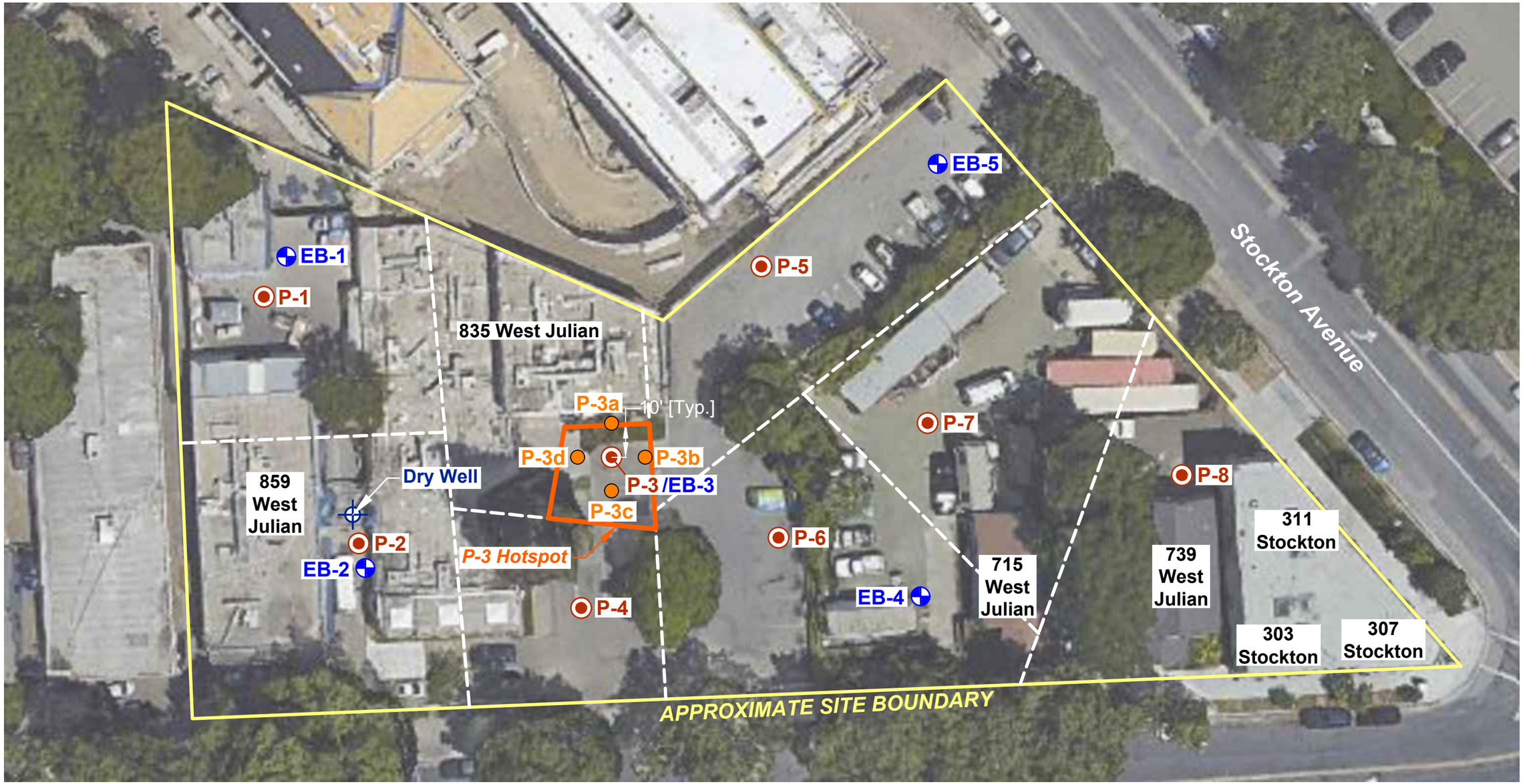
GSY:JHD

Copies: Addressee (email)

Attachments: Exhibit 1 – Site Plan
Table 1 – Approximate Soil Disposal by Cell
Laboratory Analytical Results

cc: Damian Speeno

FIGURES



SOURCE AERIAL PHOTO: Google Earth, November 2014.

LEGEND

Approximate locations of:

- Environmental boring, November 2014
- Probe
- Stepout boring 10' from P-3

Probe ID	Approximate Area in Square Feet
P-1	□,332
P-2	□,5□5
P-3	3,778
P-3 □otspot	832
P-4	3,232
P-5	5,□57
P-□	□,□□7
P-7	□,□33
P-8	7,025

N

APPROXIMATE SCALE (FEET)

0 30 □0

SITE PLAN

Cypress Group
715-835 West Julian Street
San Jose, California

TRC | 244574 | **EXHIBIT 1**

FILE NAME: N:\PROJECTS\CAD\Cypress Group_Julian St_San Jose\Fig2_Site Plan.dwg | Layout Tab: 11x17

TABLES

Table 1: Approximate Soil Disposal by Cell

Cell ID	Approximate Square Footage	Approximate Class I Disposal Volume (CY)	Approximate Class II Disposal Volume (CY)	Approximate Reuse or Class III Disposal Volume (CY)
Western Area		0.0 to 2.0 feet deep	0.0 to 2.0 feet deep	2.0 feet to 10.5 feet deep
P-1	6332		469	1993
P-2	6565	486		2067
P-3	3778		280	1189
P-3 Hotspot*	832	62		
P-4	3232	239		1017
Eastern Area		0.0 to 2.0 feet deep	2.0 to 3.0 feet deep	3.0 feet to 10.5 feet deep
P-5	5957	441	221	1655
P-6	6667	494	247	1852
P-7	6633	491	246	1843
P-8	7025	520	260	1951
Site Totals	47021	2734	1722	13568

Notes:

* Full extents are unknown, quantities provided are approximate

All volumes assume a 10.5 foot deep excavation across the entire site.

LABORATORY ANALYTICAL RESULTS AND CHAIN OF CUSTODY

Forensic Analytical Laboratories

Final Report

Bulk Asbestos Material Analysis

(Air Resources Board Method 435, June 6, 1991)

McCampbell Analytical, Inc.
Account Payable
1534 Wilow Pass Rd

Pittsburg, CA 94565

Client ID: A31409
Report Number: N007517
Date Received: 10/14/15
Date Analyzed: 10/21/15
Date Printed: 10/21/15

Job ID/Site: 1510295 - 244574, Cypress Grp. W. Julian

PLM Report Number: N/A

FALI Job ID: A31409
Total Samples Submitted: 2
Total Samples Analyzed: 2

Sample Preparation and Analysis:

Samples were analyzed by the Air Resources Board's Method 435, Determination of Asbestos Content of Serpentine Aggregate. Samples were ground to 200 particle size in the laboratory. Approximately 1 pint was retained for analysis. Samples were prepared for observation according to the guidelines of Exception I and Exception II as defined by the 435 Method. Samples which contained less than 10% asbestos were prepared for observation according to the point count technique as defined by the 435 Method. This analysis was performed with a standard cross-hair reticle.

Sample ID	Lab Number	Layer Description
P3a-3.0-A	11692615	**Grey Soil**

Point Count Results:

Number of asbestos points counted:	10
Number of non-empty points:	400
Matrix percentage of entire	100
Percent asbestos in matrix:	**2.5**
Visual estimation percentage:	2.0
Asbestos type(s) detected:	Chrysotile

Comment:

Sample ID	Lab Number	Layer Description
P7-3.0-A	11692616	**Grey Soil**

Point Count Results:

Number of asbestos points counted:	0
Number of non-empty points:	400
Matrix percentage of entire	100
Percent asbestos in matrix:	**< 0.25**
Visual estimation percentage:	<1
Asbestos type(s) detected:	Chrysotile

Comment: Asbestos was detected but no points were counted due to counting criteria. Therefore quantitation deemed to be < 0.25%.

Tad Thrower, Laboratory Supervisor, Hayward Laboratory

Note: Limit of Quantification (LOQ) = 0.25%. Trace denotes the presence of asbestos below the LOQ. ND = None Detected.

3777 Depot Road, Suite 409, Hayward, CA 94545 / Telephone: (510) 887-8828 (800) 827-FASI / Fax: (510) 887-4218

McCampbell Analytical, Inc.
1534 Willow Pass Rd
Pittsburg, CA 94565-1701
Phone: (925) 252-9262
Fax: (925) 252-9269

SUB CHAIN-OF-CUSTODY RECORD

WorkOrder: 1510295 ClientCode: TRCC EDF: NO

Subcontractor:
Forensic Analytical Laboratories
3777 Depot Road, Suite 409
Hayward, ca 94545

TEL: (510) 887-8828
FAX: (510) 887-4218
ProjectNo: 244574; Cypress Grp W. Julian
Acct #: #A31409

Subcontractor Standard TAT: 10 day

Date Received: 10/08/2015

					Requested Tests				
Lab ID	Client ID	Matrix	Collection Date	TAT	435 CARB				
1510295-016A	P3a-3.0-A	Soil	10/6/2015 9:45	5 day(s)	1				
1510295-017A	P7-3.0-A	Soil	10/7/2015 10:30	5 day(s)	1				

Comments: PLEASE FOCUS YOUR ANALYSIS FOR SAMPLE 1510295-017A ON THE GREEN GRAVEL FRAGMENTS, USE 'CLIENT ID' AS THE SAMPLE ID AND EMAIL ASAP!

Please email results to Rosa Venegas at rosa@mccampbell.com upon completion.

	Date/Time			Date/Time
Relinquished by:	10/14/15	Received by:		
Relinquished by:	10/14 1040	Received by:		

RECEIVED
OCT 14 2015