

Integrated Final
Environmental Impact Report/
Environmental Assessment

KING AND DOBBIN TRANSIT
VILLAGE AND US 101 -
OAKLAND/MABURY
TRANSPORTATION
DEVELOPMENT POLICY (PDC07-
015, NR07-002 and PP07-172)

SCH# 2007062068

Volume II of III:
Technical Appendices A to D-2



November 2007

APPENDIX C
HISTORIC PROPERTIES
SURVEY/FINDING OF EFFECT

HISTORIC PROPERTY SURVEY REPORT/FINDING OF EFFECT
(No Historic Properties Affected)

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CITY OF SAN JOSE, SANTA CLARA COUNTY, CALIFORNIA

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AUGUST 2007
REVISED

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REPORTS

- REPORT 1 Urban Programmers/Bamburg (2007) - *Evaluation of Historic Resources in Compliance with the National Historic Preservation Act of 1976 (as amended) 36 CFR Part 800 Section 106 to Consider the Potential for Historic Resources to be Effected by the Undertaking. A Planned Development Rezoning of 24.7 acres to Allow development of 1,287 Homes and 5,000 Square feet of community services space, a day care facility, and 25,000 Square Feet of Commercial Use Space and a Public Park Located on the North/East corner of Dobbin Drive and N. King Road, San Jose, Santa Clara County, California 95133. August 2, 2007, Urban Programmers, San Jose.*

1.0 INTRODUCTION AND SUMMARY

This *Historic Property Survey Report/Finding of Effect* (HPSR/FOE) report represents the identification and evaluation effort and application of effect undertaken by the City of San Jose for the proposed *King and Dobbin Transit Village Planned Development Zoning Project* (undertaking). The purpose of the undertaking is to construct a mixed-use development on 24.8 acres located on the north side of Dobbin Drive, east of North King Road, City of San Jose, Santa Clara County. This project would construct up to 1,287 residential dwelling units with between 10,000 to 25,000 square feet of commercial space, and an approximately one-acre park. Approximately 100 of the proposed residential units will be affordable rental apartment units and 38 units for short-term emergency housing for homeless families. The project proposes rezoning the site to allow densities ranging from 20 to 110 dwelling units per acre (DU/AC) with the highest densities near North King Road and lower densities on the eastern side closer to the existing single-family neighborhood.

The project will use local, state, federal grants for the affordable housing component. The proposed undertaking must comply with the regulatory requirements of the U.S. Department of Housing and Urban Development (HUD) in regard to cultural resources (historic properties) and the California Environmental Quality Act (CEQA). The proposed affordable units may be developed with federal funds from the U.S. Department of Housing and Urban Development (HUD) HOME Investment Partnerships Program (HOME) authorized by Title II of the Cranston-Gonzalez National Affordable Housing Act (NAHA).

The City of San Jose is the National Environmental Protection Act (NEPA) responsible entity assuming lead federal agency status in accordance with the regulations in 24 CFR Part 58.1. The City is also the lead state agency and is responsible for implementing the historical resources requirements of California Environmental Quality Act (CEQA). The City is required to complete the federal regulatory requirements for cultural resources pursuant to Section 106 of the National Historic Preservation Act (NHPA) of 1966 (as amended) (16 U.S.C., Section 470f) and its implementing regulations 36 CFR Part 800. The regulations require a federal agency with jurisdiction over a federal, federally assisted or federally licensed undertaking to take into account the effort of the undertaking on properties listed on or eligible for the National Register of Historic Places (National Register) and to afford the Advisory Council on Historic Preservation an opportunity to comment on the undertaking. The City, as the lead state agency, is required to determine potential impacts on both historical and archaeological cultural resources and mitigate impacts on historically or culturally significant resources located within and near a development project.

This report has been prepared to meet applicable federal and state regulatory requirements for historic properties (cultural resources) which require the identification and evaluation of cultural resources that could be affected by the project. This HPSR/FOE provides supporting materials for the federal regulatory requirements¹ and requests the State Historic Preservation Officer (SHPO) determine that: (1) the Area of Potential Effects is adequate; (2) the identification effort is complete pursuant to 36 CFR Part 800.4(a)-(c); and, (3) concur with the determination of *No*

1. This report also includes information necessary for California Environmental Quality Act (CEQA) review.

historic properties affected (36 CFR Part 800.4(d)(1)) as the undertaking will have no effect as defined in 36 CFR Part 800.16(i).

1.1 SUMMARY OF FINDINGS

1.1A Identification Effort and Findings - Archaeology

The identification effort for archaeology (the project development site) by Basin Research Associates included archival research, a review of pertinent literature, a systematic archaeological field inventory and consultation with the Native American Heritage Commission (NAHC) and individuals and groups recommended by the NAHC. Public comment will be obtained by the City of San Jose through the publication of a notice of preparation and subsequent meetings.

No prehistoric or historic era archaeological sites have been identified (recorded or observed) in or adjacent to the APE for Archaeology or APE for Architecture.

No listed historic properties have been identified in or adjacent to the Area of Potential Effects (APE) for Archaeology.

No ethnographic resources or traditional/contemporary Native American use areas and/or other features of cultural significance have been identified in or adjacent to the APE for Archaeology.

No Hispanic Period or American Period historic archaeological resources have been recorded or identified in or adjacent to the APE for Archaeology.

1.1B Identification Effort and Findings – Built Environment

The identification effort for the built environment by Bonnie Bamburg, Urban Programmers included archival research, a review of pertinent records and literature, and a field review.

No previously listed historic properties have been identified in or adjacent to the Area of Potential Effects (APE) for Architecture.

The built environment of the project development site (APE for Archaeology) consists of modern buildings constructed in the late 1960s through 1984. None meet the criteria for inclusion on either the National Register of Historic Places or the California Register of Historical Resources.

One historic property in the APE for Architecture, a ca. 1896 Queen Anne style Cottage at 12320 Mabury Road, has been evaluated as eligible for inclusion on the National Register of Historic Places under Criterion c as a result of research completed for this document. This property also appears eligible for inclusion on the California Register of Historical Resources.

1.1C Conclusions

No listed historic properties eligible for or listed on the National Register of Historic Places have been identified in or adjacent to the APE for Archaeology (project development site).

One historic property, a ca. 1896 Queen Anne style Cottage at 12320 Mabury Road in the APE for Architecture, appears eligible under Criterion c for inclusion on the National Register of Historic Places. As a result, it appears to be eligible for inclusion on the California Register of Historical Resources.

The undertaking will not affect any historic properties eligible for inclusion on the National Register of Historic Places. The ca. 1896 residence at 12320 Mabury Road will not be affected by the proposed development project.

It is the opinion of the City of San Jose that a determination of *No historic properties affected* (36 CFR Part 800.4(d)(1)) appears appropriate since no historic properties will be affected by the project (36 CFR Part 800.16(i)).

1.2 MITIGATION MEASURES

No mitigation measures are required for historic properties/cultural resources.

Post-review discoveries shall be handled as per 36 CFR Part 800.13(b).

The development of a formal *Post-Review Discovery Plan* is not recommended due to the very low potential for exposing prehistoric or historic archaeological material within or adjacent to the APE for Archaeology.

The exposure of Native American burials shall be handled in accordance with state law.

2.0 LOCATION AND DESCRIPTION

The approximately 24.8-acre mixed-use *King and Dobbin Transit Village Planned Development Zoning* Project (project or project site) extends from the corner of North King Road and Dobbin Drive north to approximately 230 feet south of Mabury Road and east to the rear of the parcels along the west side of Pine Hollow Circle in the City of San Jose, Santa Clara County.² Proposed PD rezoning will allow development of up to 1,287 residential units, between 10,000 to 25,000 square feet of commercial space, and an approximately one-acre park. Densities would range from 20 to 110 dwelling units per acre (DU/AC) with the highest densities near North King Road and lower densities on the eastern side of the site closer to the existing single-family neighborhood. The commercial space along the King Road and Dobbin Drive frontage of the project site would be integrated into a mixed-use commercial and residential structure with commercial uses would on the ground floor and residential units on the upper floors. The

2. The intersection of Mabury Road and Pine Hollow Circle is geographical "north." This report relies on Mabury Road as project north.

proposed undertaking will remove the existing concrete warehouse buildings and associated parking, etc. dating from the late 1960s through mid-1980s and acquire a Union Pacific railroad (UP) easement (David J. Powers & Associates 2006-2007; United States Geological Survey (USGS) San Jose East, Calif. 1980, Township 6 South, Range 1 West [T6S R1W], mostly unsectioned, part NW 1/4 of Section 29) [Figs. 1-2].

The project has been subdivided into eight parcels, Parcels A-H [Figs. 5-6]. Conceptual plans for **Parcels A, B, C, and E** would construct high density residential units (approximately 25 DU/AC to 110 DU/AC) with up to two levels of below grade parking on each separate parcel. Parcels A and B would range from 60 to 110 DU/AC and Parcels C and E from 25 to 80 DU/AC. The allowed maximum building height would not exceed 120 feet on Parcel A, 90 feet on Parcel B and E or 60 feet on Parcel C. Parcels A and B buildings could be built up to the property line (zero setback) on North King Road. Parcels A and E would have a ten foot setback from the Dobbin Drive property line. Buildings on Parcels B and C would be set back 20 feet from the northern property line.

Parcel A plan would construct a total of 320 dwelling units and approximately 15,000 square feet of ground floor commercial uses. The proposed building would include approximately six stories above two levels of below grade parking and an interior courtyard with commercial uses located on the North King Road and Dobbin Drive street frontages.

Parcel B plan would construct approximately 138 dwelling unit with 100 units of affordable apartments and 38 units for short-term emergency housing for homeless families. The building includes a three- to four-story structure above one level of below grade parking and an interior courtyard. Parcel B is located approximately 180 feet from the proposed public park site and near local transit routes on North King Road and Mabury Road and the future BART station on the San José Flea Market site. The 100 affordable apartments would be rented to families earning five percent to 45 percent of the area median income. The shelter would include approximately 5,000 square feet of supportive services and common areas including a multipurpose room, staff and service provider offices, community kitchen, fitness center, laundry and public restrooms.

Parcel C plan would construct approximately 64 dwelling units within six townhouse buildings approximately four stories above grade with one level of below grade parking. These units would be accessed from private driveways extending throughout the parcel.

Parcel D plan will develop a one-acre public park on the western side of the site between Parcels A and E with access from Avenue "Z," Avenue "Y" and Dobbin Drive.

Parcel E plan would construct approximately 208 dwelling units with a five-story podium structure with two centrally located courtyards with parking at-grade or below grade parking structure.

Parcels F, G, and H located on the eastern portion of the site closer to an existing single-family neighborhood would be developed with medium high-density residential units with from 20 to 30 dwelling units per acre. Building heights would not exceed 50 feet on these parcels. The buildings would be set back a minimum of twenty feet from the property lines

north and east of the site; Parcel H would be set back a minimum of ten feet from the Dobbin Drive property line. Parcel F would have up to one level of below grade parking. No underground parking is proposed on Parcels G and H.

Parcel F plan would construct approximately 90 dwelling units within six buildings of attached townhouses with up to four stories above grade (50 feet) with parking on the ground level. The townhouses would be accessed from private driveways extending throughout the parcel.

Parcels G and H plans include approximately 100 and 71 dwelling units of attached townhouses three stories in height with ground level parking accessed from private driveways.

Site Access and Circulation: Access to the project site will be provided from North King Road and Dobbin Drive. A new primary private street (Avenue Z) will be constructed from North King Road through the center of the site and will terminate north of the property line between Parcels E and H. A second primary private street (Avenue Y) will connect Avenue Z to Dobbin Drive between the park and Parcel E. Private drives will be located on the north side of Parcels B, C, F, and G, and between Parcels C and F, Parcels F and G, and Parcels G and H and throughout Parcels E through H. A private drive with only emergency vehicle access will be provided between Parcels E and H. A right-in and right-out only driveway will be located on North King Road, north of Parcel B, to provide access to the below grade parking for the emergency shelter. This private drive will provide emergency vehicles access only on the north side of Parcel B.³

Parking: The proposed PD zoning will meet the City's parking standards. A parking reduction of ten percent may be used per the City's Zoning Ordinance for Transit-Oriented Development. The majority of the site is located within the BART Berryessa Station Area Node. The configuration of on-street parking spaces will be determined at the time PD Permit applications are filed for the individual parcels. As proposed, the project could include: up to two levels of below grade parking on Parcels A, B, C, and E; one level of below grade parking on Parcel F; and, a garage below a podium structure or in garages for each individual unit on Parcels G and H. Parallel parking would be provided on Dobbin Drive and the proposed primary private streets (Avenues Y and Z) and possibly on the private driveways between Parcel C and F, E and H, and G and H. As specified in the City's Zoning Ordinance, the affordable apartment development will provide parking in a parking garage beneath the podium structure- The emergency family shelter on Parcel B will provide one parking space per unit. Approximately eight surface parking spaces will be provided for the shelter on Parcel B.

Grading and Demolition: Existing buildings will be demolished and concrete crushed on site. Preliminary estimates indicate approximately 70,000 cubic yards of soil will be excavated to construct the proposed below grade parking garages.

3. Non-emergency vehicle access on the northernmost private drive will be restricted through the use of bollards.

Utility Improvements: The project site is served by existing water, sanitary sewer, storm drain lines, telephone, natural gas, and electricity lines. The sanitary sewer lines on North King Road and Dobbin Drive may be upgraded as part of the proposed project.

Drainage Improvements: The project will include numerically sized treatment control measures to treat stormwater runoff and provide treatment through a combination of landscape-based measures and mechanical filtration units.

2.1 AREA OF POTENTIAL EFFECTS (APE) [Figs. 2-3]

Two areas of potential effects are present. The Archaeological APE includes the project development site. The Architectural APE consists of property parcels adjacent to the Archaeological APE [Fig. 3].

2.1A Archaeology

The Area of Potential Effects (APE) for Archaeology is coincident with the 24.8-acre *King and Dobbin Transit Village Planned Development Zoning* Project development site. The APE for Archaeology includes part of a railroad spur and is bordered to the northwest and northeast with single-family residences and to the east, south and west by light industrial buildings. There are six parcels in the APE for Archaeology: APNs 254-04-076, -079, -080, -082, -087, -088 on the south and west side of a railroad right-of-way (APN 254-04-098) through the project site and two parcels APN 254-55-006 and 254-55-010 on the east side of the railroad right-of-way.

2.1B Architecture

The Area of Potential Effects (APE) for Architecture (built environment and landscape) is larger consisting of the APE for Archaeology and parcels adjacent on Project North (along Mabury Road) and Project East (along Pine Hollow Circle), and parcels opposite Dobbin Drive. With the exception of most of Project North,⁴ the APE for Architecture is within the City of San Jose (e.g., Thomas Bros. 2006:Sheet 834).

3.0 REGULATORY CONTEXT

This report has been prepared to meet applicable federal and state regulatory requirements for historic properties (cultural resources) which require the identification and evaluation of cultural resources that could be affected by the project. Cultural resources include prehistoric and historic archaeological sites, districts and objects; standing historic structures, buildings, districts and objects; and locations of important historic events or sites of traditional/cultural importance to various groups. The analysis of cultural resources can provide valuable information on the cultural heritage of both local and regional populations.

The proposed undertaking must comply with Section 106 of the National Historic Preservation of 1966 (NHPA) and its implementing regulations 36 CFR Part 800 which requires a federal

4. The parcels on the corner of North King and Mabury are in the City limits (e.g., APN 254-04-91, -92, -93, -94).

agency with jurisdiction over a federal, federally assisted or federally licensed undertaking to take into account the effect of the undertaking on properties listed on or eligible for the National Register of Historic Places (National Register) and prior to approval of an undertaking to afford the Advisory Council on Historic Preservation an opportunity to comment on the undertaking. The California Environmental Quality Act (CEQA) requires a lead agency to determine potential impacts on both historical and archaeological cultural resources eligible for the California Register of Historical Resources (California Register) and mitigate impacts on historically or culturally significant resources located within and near a development project.

4.0 IDENTIFICATION EFFORT

A prehistoric and historic site record and literature search and an update were completed by the California Historical Resources Information System, Northwest Information Center, Sonoma State University, Rohnert Park (CHRIS/NWIC File No. 05-686 dated March 3, 2006 and No. 06-06-1084 dated January 29, 2007 by Hagel).

Reference material from the Bancroft Library, University of California, Berkeley and Basin Research Associates, San Leandro was also consulted.

Several specialized listings and their updates on the *Historic Properties Directory for Santa Clara County* (CAL/OHP 2006a) were also consulted including updates of the National Register of Historic Places, California Landmarks, and Points of Interest; *California History Plan* (CAL/OHP 1973); *California Inventory of Historic Resources* (CAL/OHP 1976); *Five Views: An Ethnic Sites Survey for California, Historic Properties Directory* (CAL/OHP 1988); *Historic Civil Engineering Landmarks of San Francisco and Northern California* (American Society of Civil Engineers 1977) and other local inventories and lists (see SECTION 11.0 REFERENCES CITED AND CONSULTED).

An archaeological survey of the APE for Archaeology was conducted for the proposed project by Christopher Canzonieri, Basin Research Associates, on January 23, 2007 who meets the standards of the Secretary of the Interior for archaeology.

An architectural field review, supplementary research, and evaluation of buildings in the APE for Architecture was conducted by Bonnie Bamburg, Urban Programmers who meets the standards of the Secretary of the Interior for architectural history.

5.0 INDIVIDUALS, GROUP AND AGENCY PARTICIPATION

As part of the proposed *Dobbin Drive General Plan Amendment*, the State of California Native American Heritage Commission (NAHC) was contacted for a review of the Sacred Lands Inventory (Busby 2006a-b). This review was negative; letters were not sent to nine individuals and groups recommended by the NAHC (Pilas-Treadway 2006). The NAHC was contacted again in 2007 with the same negative results (Busby 2007a; Pilas-Treadway 2007). Letters soliciting additional information were sent to the nine Native Americans individuals/groups listed by the NAHC (Busby 2007b-j). Seven responses were obtained by telephone and email. Follow up telephone calls and emails were undertaken by Mr. Christopher Canzonieri on April 6 and 9, 2007.

Mr. Lopez, Amah Mutsun Tribal Band, Sacramento, responded January 26, 2007 via email that "This location is outside our traditional area and thus we have no information or comment."

Edward Ketchum, Amah Mutsun Tribal Band, Davis, responded April 6, 2007 via email that "My ancestors are the primarily Mutsun speaking people of the Pajaro River and surrounding area. I'm sorry I don't have any information for this area."

Irene Zwierlein, Amah/Mutsun Tribal Band, Woodside had no concerns and noted that her daughter, Michelle Zimmer would also not have concerns.

Ramona Garibay, Trina Marine Ruano Family, Lathrop, also had no concerns.

Ann Marie Sayers, Indian Canyon Mutsun Band of Costanoan, Hollister, has concerns in regard to the proximity of Penitencia Creek and recommended monitoring by both an archaeologist and a Native American (preferably Ms. Sayers).

Andrew Galvan, The Ohlone Indian Tribe, Mission San Jose was contacted. Mr. Galvan was told by contractors in 1973/1974 about Native American human remains found during the 1960s at a Jack in the Box restaurant on Story Road.⁵

A message was left with Rosemary Cambra, Muwekma Ohlone Indian of the San Francisco Bay Area, Milpitas. There was no answer at the numbers provided for Jakki Kehl, Patterson and Michelle Zimmer, Amah/Mutsun Tribal Band, Woodside.

In addition, a Notice of Preparation (NOP) of a Draft Environmental Impact Report (EIR) for the Dobbin Drive Residential General Plan Amendment was produced by the City of San Jose Department of Planning, Building, and Code Enforcement (SJ/PBCE 2006 dated April 19, 2006).⁶

The SJ/PBCE also sent a letter regarding a General Plan amendment for the Dobbin Drive Residential General Plan Amendment⁷ to Mr. Valentin Lopez and Ms. Anne Marie Sayers (Ketchum 2006a-b dated September 1, 2006). Both individuals are among the nine individuals contacted by Basin Research Associates in January 2007 (Busby 2007b-j).

A NOP is in preparation by the City of San Jose for the PD zoning for this project but has not yet been released.⁸

No other individuals or groups were contacted for this report.

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5. Initially, placed at White and King Roads which do not intersect. The Story Road location, over 2.0 miles south of the Dobbin Drive project.
 6. No comments were received on the NOP or Draft EIR from agencies concerned about cultural resources.
 7. The attached map in the letter conforms to the APE for Archaeology.
 8. The NOP will be sent to local and state agencies, city governments and special interest groups with an interest in the project. In addition, the NOP will be published in local and general circulation newspapers and a notice will be sent to residents or business within a minimum of 500 feet of the project. Relevant comments will be addressed in the environmental document prepared for the project.

6.0 BACKGROUND REVIEW

6.1 NATIVE AMERICAN

6.1A Prehistoric

The project is within an area favored by Native Americans for both occupation and hunting and collecting activities. The study area is on a flat alluvial plain traversed by Coyote Creek and a nearby tributary, Miguelita Creek is located south of the project. Upper Penitencia Creek is located nearby to the north of the project. This area would have provided a favorable environment during the prehistoric period with riparian and inland resources readily available and the bayshore in relative close proximity. Native American occupation and use of the general study area appears to extend over 5000-7000 years and may be longer. Occupation sites appear to have been selected in the area for accessibility, protection from seasonal flooding, and the availability of resources. Archaeological information suggests an increase in the prehistoric population over time with an increasing focus on permanent settlements with large populations in later periods. This change from hunter-collectors to an increased sedentary lifestyle is due to more efficient resource procurement with a focus on staple food exploitation, the increased ability to store food at village locations, and the development of increasing complex social and political systems including long-distance trade networks. Overviews and a perspective on regional prehistory are presented by Elsasser (1978, 1986), Moratto (1984), and C. King (1978a).

No prehistoric sites have been recorded or reported in or adjacent to the project or within 0.25 mile (CHRIS/NWIC File Nos. 05-686 and 06-1084; USDA 1958:Map [with kitchen mounds]).

6.1B Ethnographic

The project area is within the former territory of the *Tamyen* (*Tamien*) subgroup of the Costanoan Indians or *Ohlone* Indians.⁹ The project was probably within the territory of the *San Francisco* tribelet which was centered on the confluence of the Guadalupe River and Los Gatos Creek. Alternatively, the project may have been within the territory of the San Antonio tribelet, whose primary settlement was known as *Werwerse-n* was located in the foothills of the Alum Rock area. Although the locations of these tribelets and settlements are inexact due to incomplete data, historic accounts suggest that a several of the groups may have had temporary camps within the vicinity of the project area throughout the prehistoric period and into the Hispanic Period (Kroeber 1925:465; King and Hickman 1973; C. King 1977:39; King 1978b:469).

The project area is situated in the approximate vicinity of an inferred aboriginal trail (Elsasser 1986:48, Table 4 #2, Fig. 10). No other Native American features have been identified in the near vicinity of the project (Kroeber 1925; Levy 1978; C. King 1978b).

Unfortunately, extensive ethnographic data on the Costanoans are lacking and the aboriginal lifeway apparently disappeared by approximately 1810 due to introduced diseases, a declining birthrate, the cataclysmic impact of the mission system and the later secularization of the missions by the Mexican government. For a more extensive review of the Costanoan see

9. People of Costanoan descent presently residing in the greater San Francisco Bay Area generally prefer to use the term *Ohlone* to Costanoan (see Galvan 1967/1968; Margolin 1978; Bean 1994).

Kroeber (1925:462-473), Harrington (1942), Galvan (1967/1968), King and Hickman (1973), C. King (1974, 1977, 1978b, 1994), Levy (1978:485-495), Bean (1994), Brown (1994), and Milliken (1995).

6.2 HISTORIC

6.2A Hispanic Period

Spanish explorers in the late 1760s and 1770s were the first Europeans to traverse the Santa Clara Valley. The first party, led by Gaspar de Portola and Father Juan Crespi, arrived in the Alviso area in the fall of 1769. Sergeant Jose Francisco Ortega of their party explored the eastern portion of San Francisco Bay and likely forded both the mouth of the Guadalupe River and Coyote Creek. The following year, Pedro Fages led another party through the Santa Clara Valley and in 1772 Fages returned with Crespi. A few years later, in 1776, Juan Bautista de Anza and Father Pedro Font traveled through the region and their favorable reports led to the establishment of both Mission Santa Clara and the Pueblo San Jose de Guadalupe in 1777. *Mission Santa Clara de Asis*, the eighth of the 21 missions founded in California, one of seven missions located within Costanoan territory, would have been the mission with the greatest impact on the aboriginal population living in the project vicinity (Beck and Haase 1974:#16-17; James and McMurry 1933:8; Hart 1987:112-113, 324; USNPS 1995).

Generally, the Spanish philosophy of government in northwestern New Spain was directed at the founding of presidios, missions and secular towns with the land held by the Crown (1769-1821). The later Mexican policy (1822-1848) stressed individual ownership of the land (Hart 1987).

During the Hispanic Period (ca. 1804-1848), the proposed project was located Pueblo Tract No. 1, part of four square leagues of land given to *Pueblo San Jose de Guadalupe*. The pueblo lands were divided into four different land uses: *solares* or house lots granted to individuals, *suertes* or farm lots also granted to individuals, *propios* or municipally-owned land rented to settlers for municipal revenue, *ejidos* or vacant public lots used to raise livestock as well as for recreation and the future expansion of the town, and *dehesas* or large tracts of public pasture land for grazing cattle. This portion of Pueblo Tract No. 1 was most likely used as a *dehesa*. No Hispanic Period roads, adobe dwellings, or other structures, features, etc. have been identified in or adjacent to the proposed project (e.g., Thompson and West 1876:37, 60; Thompson and Herrmann 1866/1879; Hendry and Bowman 1940:816-820, 984; Findlay 1985:8).

6.2B American Period

In the mid-19th century, the majority of the rancho and pueblo lands and some of the ungranted land in California were subdivided as the result of population growth, the American takeover, and the confirmation of property titles. Growth can be attributed to the Gold Rush (1848), followed by the completion of the transcontinental railroad (1869) and local railroads. Still later, the development of the refrigerator railroad car (ca. 1880s) used for the transport of agricultural produce to distant markets, had a major impact on the Santa Clara Valley. During the later American Period and into the Contemporary Period (ca. 1876-1940s), fruit production became a major industry. This predominance of fruit production/processing held steady until after World War II. In recent decades this agrarian land-use pattern has been gradually displaced by residential housing, commercial centers, and the development of research and development and

manufacturing associated with the electronics industry leading to the designation of the general region as the "Silicon Valley." Within the Santa Clara Valley, the "chief city," the City of San Jose, served as a County seat as well as a financial and social center (Broek 1932:76-83; Hart 1987).

Project Development Site Historic Map Review (APE for Archaeology)

The 1958 USDA *Santa Clara Area, California Soil Survey* shows no kitchen middens (Ka) in or adjacent to the APE.

Healey's 1866 *Official Map of the County of Santa Clara* shows no features in or near the APE. This map labels Coyote and Penitencia creeks. Berryessa Road north of the project and King Road as far north as Santa Clara/Alum Rock Avenue (south of the project) are also shown.

Thompson's 1866 Plat of the *Pueblo Lands of San Jose* and similar Thompson and Herrmann's 1866/1879 Plat of the *Pueblo Lands of San Jose* indicate the APE was within the northern part of Pueblo Tract No. 1. No features including roads or structures are shown near the project.

Thompson and West's 1876 *Historical Atlas of Santa Clara County* shows the APE approximately 0.3 miles east of the City Limits,¹⁰ approximately 1.2 miles northeast of East San Jose,¹¹ and approximately 1.1 miles southwest of Berryessa.¹² At the time, the proposed project was situated in the southern portion of a 19-acre parcel owned by D. Tanner¹³ and a 20-acre parcel owned by W.C. Overfelt.¹⁴ A structure surrounded by a small orchard in the northwest part of Tanner's parcel was located just north of the project. At the time King Road was discontinuous and extended from McKee Road north to the southwest corner of the APE. F. Mabury who occupied the parcel adjacent to the project on the east is known to have "tapped the Penitencia Creek to irrigate his fields (Thompson and West 1876:25, 37; Loomis 1982:54).

The 1899 USGS San Jose topographic map (surveyed in 1895) shows the APE located northeast of the City of San Jose, north of East San Jose, and southwest of Berryessa. At the time, King

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10. At the time, the city limits extended to Coyote Creek in the vicinity of the project.
 11. A six block long area shown on the east side of Coyote Creek extending two blocks south from the south of Santa Clara Avenue.
 12. At present day N. Capitol Avenue and Berryessa Road (e.g., USGS 1980) [Fig. 2], a small rural hamlet which merited a post office from May 1889 to the end of October 1904 and included a blacksmith, telephone office, grammar school, Methodist church, general merchandise store, etc. (*San Jose Mercury* 1896:132; Sawyer 1922:301-302; Patera 1991:18).
 13. D. Tanner is not listed in Thompson and West (1876:107), Sawyer (1922), or Arbuckle (1985).
 14. Wm. C. Overfelt is listed under San Jose Township in Thompson and West (1876:107) as arriving in the state in 1849 and county in 1852 and owner of 80 acres [*sic*]. William Overfelt and his wife built a house in 1876 (occupied in 1877) located at 2281 McKee Road on the grounds of present-day Overfelt Gardens Park about 0.3 mile southeasterly of the APE (located from the south side of Miguelita Creek to McKee Road on the east side of Educational Park Drive; Thomas Bros 2006:Sheet 834). See Anastasio (1985) for additional information about the Overfelt family, former house, and various family bequests to the City of San Jose.

Road extended north to Berryessa Road and Mabury Road had been built. Structures are present in the general area, but none in the APE for Archaeology. The 1943 and 1961 topographic maps are similar and show no structures within the APE for Archaeology. By 1973 as shown on the USGS San Jose East topographic map, a Western Pacific railroad spur ran from King Road along the northern edge of the APE for Archaeology past two large, presumably light industrial structures and continued through the eastern part of the APE for Archaeology (e.g., the six APNs 254-04-parcels from the two APN 254-55-parcels). This spur and two additional buildings are also shown on the 1980 USGS San Jose East topographic map (USGS 1899 [surveyed 1895], 1961, 1973, 1980; US War Dept [1943 photography 1939, topography 1942]).

*Mabury Road Properties Historic Context*¹⁵ (APE for Architecture, Project North).

The parcels along Project North APE for Architecture are occupied by a row of single-family detached houses fronting onto Mabury Road. This area was originally part of 500 acres of Lot 47 of the Pueblo Lands (e.g., Healey 1866). It was later owned and divided by the Overfelt family and sold to William H. Pyle and his wife Mary, who sold the land to Daniel Tanner in 1873 (SCICo Deeds Book 31:244) as shown on the 1876 *Thompson & West Historical Atlas of Santa Clara County*. In 1894 the land was sold to George Fogerty (SCICo Deeds Book 172:140). Anibali Frank Biaggi and Mary Biaggi purchased the land in 1896 and constructed a Queen Anne Cottage [12320 Mabury Road]. Mary released her claim to the property and moved into San Jose where she worked as a nurse. Frank H. Castro purchased the 9.5 acres with the house in 1906. The 1910 U.S. Census lists Frank H. Castro, as a farmer, residing on Mabury Road with his wife Mary and two adult sons. Mr. Castro died in 1911, after which his wife Mary continued to operate the ranch until 1920 when she divided interests in the property to her children and their spouses. After Mary died in 1925, the 9.5 acres fronting along Mabury Road was sold to Antonio Azevedo to be subdivided as Mayflower Park Subdivision in 1926. The subdivision was prepared and surveyed by F.A. Harriman, to create a row of 33 residential lots, five on King Road the rest along Mabury Road in the unincorporated area of Santa Clara County. The owners who petitioned for the subdivision were Antonio Frank Azevedo (a barber), Archer Bowden (an attorney) and Manuel Correia (apartment building owner). At the time it was subdivided, the ca. 1896 single story Queen Anne Cottage was the only house on the land. Most of the Mayflower Park Subdivision houses along Mabury Road were constructed between 1930 and 1941. In addition, houses of 84, 91, 96, and 106 years of age have been moved on to lots along Mabury Road in the APE for Architecture (see Attachments, Bamburg 2007 report).

7.0 FIELD SURVEY/REVIEW

7.1 ARCHAEOLOGICAL SURVEY

A field survey of the APE for Archaeology was conducted by Mr. Christopher Canzonieri (M.A.) on January 24, 2007. Survey transects varied from 1-5 meters in width and were oriented north to south and east to west. The project area is characterized by single story concrete light commercial and industrial buildings (warehouses), asphalt driveways, parking lots and

15. Extracted from Urban Programmers/Bonnie Bamburg with some modification. See report for additional information.

landscaping. No evidence of prehistoric or significant historic features or sites was observed during the survey conducted for the project.

Access to four of the nine project parcels was restricted due to fencing with a combination of masonry walls, chain-link capped with barbed wire/razor tape and electronic gates. These parcels are occupied by warehouses and have large paved parking lots for vehicle storage and include narrow sections of landscaping along North King Road and Dobbin Drive.

These four parcels consist of APN 254-04-076 in the northwest corner, adjacent APNs 254-04-088 and 254-04-087 in the southwest corner, and, APN 254-55-006 in the northeast corner. Parcel APN 254-04-076, located at 686 North King Road (Parcels A and C) is currently occupied by a business of unknown type/name. Surface visibility was poor, less than 30 percent due to the built environment and dense grass. Parcels APNs 254-04-087 and -088 (Parcels A and D) are currently occupied by Matos Auto Center at 670 North King Road. Visibility was also poor due to the built environment, dense grass and ice plant. Parcel 254-55-006 in the northeast corner (mostly Parcel G) is occupied by an abandoned building/warehouse. The parcel is surrounded by a chain-link fence capped with barbed wire along the north, south, and west side. A masonry wall along the east side separates the parcel from a residential neighborhood along Pine Hollow Circle.

Four of the five other project parcels are also occupied by buildings, parking lots, driveways and limited landscaping. Surface visibility was poor, approximately 30 percent due to the built environment.

Parcel 254-04-079 at 1745 Dobbin Drive (part Parcel E) is occupied by Eastern-The Furniture Company (est. 1957). Surface visibility was about 30 percent with landscaping limited to shrubs and redwood wood chips along Dobbin Road and along the front façade of the building.

Parcel 254-04-080 at 1855 Dobbin Drive (part Parcel F) is occupied by BR, DeHarts-Media Services Inc., and Agilaire-Print and Packaging Logistics. Surface visibility in the landscaped area, an area with several trees, was excellent, approximately 90%.

Parcel 254-04-082 at 1855 Dobbin Drive¹⁶ (part Parcel E) is occupied by SemiSpares. Most of this parcel is occupied by parking lots and driveways with landscaping - conifer trees and others - along Dobbin Drive and along the west side of the building. Surface visibility was good, approximately 50-65 percent.

Parcel 254-55-010 at 1881, 1893, 1895, and 1899 Dobbin Drive (Parcel H) is occupied by D&T Machining and New Age-Metal Finishing, LLC. Units #1881 and #1899 of this southeast corner parcel appear to be vacant. Surface visibility was good, approximately 50-65 percent within the landscaping - Eucalyptus and conifer trees - along Dobbin Drive and the north end of the parcel.

16. Note the same address APN 254-04-080.

Parcel 254-04-098 (part Parcels E, F, and G), conforms to the alignment of a former railroad spur (e.g., 1980 USGS San Jose East) and lacks a building, parking, etc. This approximately 30-60 foot wide curvilinear "parcel" runs from the northwest corner of the APE for Archaeology near North King Road (adjacent to the APE for Architecture) and curves southeasterly through the APE for Archaeology to Dobbin Drive. Surface visibility was fair, approximately 30-50 percent due to short grasses, trees, shrubs and modern trash.

7.2 BUILT ENVIRONMENT REVIEW [see Figs. 3-4]

The identification effort for architecture (built environment and landscape) was completed by Bonnie Bamburg, Urban Programmers and included archival research, a review of pertinent records and literature, a field review and an evaluation of the built environment for National Register of Historic Places¹⁷ and California Register of Historical Resources¹⁸ eligibility (see Attachments for report and DPR forms).

The *King and Dobbin Transit Village Planned Development Zoning* Project development site is currently in light industrial. The Project South portion of the APE for Architecture on the south side of Dobbin Drive is occupied by industrial buildings that were built in 1972 and in the early 1980s. The Project East portion of the APE for Architecture on Pine Hollow Circle consists of a 1980-1981 subdivision of detached single-family residences. The Project North portion (Mayflower Park Subdivision) consists of single-family detached houses on N. King Road and Mabury Road constructed and/or moved to the area between ca. 1896 and remodeled in 1999.

The APE for Architecture includes 40 buildings and one recent residential subdivision of 19 buildings. The 19 residences within the Pine Hollow Subdivision along the eastern boundary were not individually evaluated. The residential area, King/Mabury, includes 28 buildings and three vacant parcels. The industrial area, King/Dobbin, includes 12 buildings.

With one exception, none of the buildings in the APE for Architecture satisfy the criteria of the National Register of Historic Places and/or the California Register of Historical Resources. The exception, a ca. 1896 Queen Anne Cottage at 12320 Mabury Road (APN 254-04-090), appears eligible under Criterion c for the National Register and as a result appears to be eligible for

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17. Eligibility criteria for the National Register of Historic Places (NRHP) include: 1. is at least 50 years unless of exceptional historical significance; 2. retains integrity of location, design, setting, materials, workmanship, feeling, and association; and, 3. has one or all of the following characteristics associated: a. . . . with events that have made a significant contribution to the broad patterns of our history; or, b. . . . with the lives of persons significant in our past; or, c. . . . embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction; or, d. . . . have yielded, or may be likely to yield, information important in prehistory or history.
18. A historical resource may be listed in the California Register if it meets one or more of the following criteria: "(1) it is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; (2) it is associated with the lives of persons important to local, California or national history; (3) it embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or (4) it has yielded or has the potential to yield information important in the prehistory or history of the local area, California or the nation."

inclusion on the California Register. This residence was constructed by Anibali Frank Biaggi and Mary Biaggi who purchased the 9.5-acre fruit orchard in 1896. The building was situated in a rural/orchard setting and later on Lot 10 of the Mayflower Park Subdivision.¹⁹ The residence appears to be a significant example of the Queen Anne Cottage with spindle-work. The residence is also unusual in its location and degree of integrity.²⁰ Alterations include: the wood front porch balustrade which has been replaced with a vertical metal fence; concrete steps replaced the wooden front steps; and, the extension of the rear by enclosing the back porch in 1930.

As a potential historic district, the Mayflower Park Subdivision for the period of significance of the Inter-War period (1917-1941)²¹ does not satisfy National Register and/or California Register criteria. This subdivision was created in 1926. At the time, the ca. 1896 Queen Anne Cottage at 12320 Mabury Road which appears individually eligible for inclusion under Criterion c was the only building extant. The other residences present date to between 45 and 106 years of age, but all exhibit some alteration²² - and many have major alterations -. In addition, a number of residences, including residences dating to 84, 91, 96, and 106 years of age have been moved to various Mabury Road parcels.

The district does retain sufficient integrity, or demonstrate sufficient association with important events (NR/CR criterion a/1) or individuals (criterion b/2); or exhibit the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction (criterion c/3); or a potential to yield significant information in prehistory or history (criterion d/4).

8.0 FINDINGS

8.1 RECORDS SEARCH RESULTS (CHRIS/NWIC File Nos. 05-686 and 06-1084)

No prehistoric or historic period sites have been recorded or reported in or adjacent to the project.²³

Five cultural resource compliance reports on file with the CHRIS/NWIC include part of the APE for Archaeology (Dietz 1977; Anastasio and Guedon 1985; Busby 2006b) or adjacent areas

19. This 1926 subdivision resulted in five lots on King Road and 28 lots on Mabury Road.

20. Integrity - *authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic or prehistoric period* (US/NPS-IRD 1991:IV:2).

21. City of San Jose lists the Inter-War period as between 1918-1945 (SJHLC 2006).

22. Nonetheless, many of the residences were evaluated as possessing integrity.

23. S-# assigned by the CHRIS/NWIC.

(Flynn 1978; Parkman 1979). These reports are negative for the project and adjacent areas and are summarized below (arranged by S-#).²⁴

Lands of the Mead Corporation at King Road and Dobbin Drive report included a records search and field survey of a parcel adjacent to King Avenue within the west part of the APE.²⁵ At the time the entire surface was obscured by fill (Dietz 1977).

A letter report for a *Property located on Mabury Road, south of Capitol Expressway and east of King Road* was limited to a survey of a 25-acre parcel adjacent to the east side of the project (Flynn 1978).

Cultural Resources Assessment of the Proposed City of San Jose Enterprise Zone provides a comprehensive background context including a records and literature review. The southeast portion of the APE for Archaeology was among the areas to subject to an archaeological survey. This parcel was covered by light industrial buildings, paved parking areas, and landscaping (op cit.:44, Fig. 8, Area #16). The preliminary windshield survey of buildings concluded that further survey was required (Anastasio and Guedon 1985).

A Letter Report regarding an *Archaeological Survey of Intersection of King and Mabury Roads* which extended "approximately 500-feet in each of the four directions" appears to have extended to along the northwest corner of the project. This report summarized the one recorded prehistoric site within 1.5 miles and historic refuse deposit within 0.25 miles, listed compliance reports within 2.0 miles, and noted the Costanoan (Ohlone) occupied the study area (Parkman 1979).

The proposed *Dobbin Drive General Plan Amendment* report provided the results of an archaeological records and limited literature review of the APE for Archaeology in order to fulfill the various mandates of the California Environmental Quality Act (CEQA) and other cultural resources and planning directives of the City of San Jose (Busby 2006b).²⁶

8.2 NATIVE AMERICAN RESOURCES

No known prehistoric, ethnographic, traditional or contemporary Native American resources have been identified in or adjacent to the APE for Archaeology or APE for Architecture.

24. Two sites, P-43-001716 and P-43-001719, buildings located at 777 and 771 North King Road, have been recorded within 0.25 mile of the project (Goetz and Kobza 1999a-b/forms). In addition, two informally reported "historic trash dumps per M. Wire" have been reported within 0.25 miles of the APE for Archaeology. Archaeologist Marsha Wire appears to have annotated the USGS maps at Cabrillo College. No additional information is available. Cartier (1998) refers to them as the "Mabury Dump Sites." The small dump is located just north of the northwest corner of the project; the larger dump is located about 0.25 miles southwest and includes both sides of Coyote Creek.
25. The map attached to the report appears to include APN 254-04-088 and part of APN 254-04-076 and possibly the west part of the Architectural APE.
26. The proposed General Plan Amendment in a zoning change from Light Industrial to Transit Corridor Residential.

8.3 HISTORIC PERIOD RESOURCES

8.3A Hispanic Era Resources

No Hispanic Period dwellings or features have been recorded or identified in or adjacent to the APE for Archaeology or APE for Architecture.

8.3B American Era Resources

Archaeological Resources

No American Period archaeological sites have been recorded or reported in or adjacent to the APE for Archaeology or APE for Architecture. No potentially significant sites have been identified in the APE for Archaeology as a result of research and/or survey conducted for the proposed project.

Architectural Resources

One architectural resource, a ca. 1896 Queen Anne style Cottage at 12320 Mabury Road in the APE for Architecture appears eligible under Criterion c for inclusion on the National Register of Historic Places. As a result, this property appears to be eligible for inclusion on the California Register of Historical Resources.

8.4 LISTED HISTORICAL PROPERTIES

None of the historic properties within the APE for Archaeology or APE for Architecture appear on any local, state or federal lists of historically or architecturally significant structures, landmarks, or points of interest.

9.0 FINDING OF EFFECT

The City of San Jose has made a reasonable and good faith effort to identify historic properties listed, determined, or potentially eligible for inclusion on the National Register and/or the California Register within the two Areas of Potential Effects (APE) of the proposed undertaking pursuant to applicable federal and state regulatory requirements for cultural resources.

The identification effort consisted of archival research, field inventories and consultation with local Native Americans and others.

No listed, determined or potentially eligible resources were identified in or adjacent to the APE for Archaeology (the project development site) or in or adjacent to the APE for Architecture prior to the research undertaken for this document.

As a result of work undertaken for the proposed project, one historic property in the APE for Architecture has been evaluated as eligible for inclusion on National Register of Historic Places and also appears to be eligible for inclusion on the California Register of Historical Resources. The historic property, a ca. 1896 Queen Anne style Cottage at 12320 Mabury Road, appears eligible under Criterion c for inclusion on the National Register of Historic Places. No other historic properties in either the APE for Archaeology or APE for Architecture appear eligible for either the National or California Register.

The regulations implementing Section 106 of the NHPA (36 CFR Part 800) define an effect as any action that would alter the characteristics of the property that may qualify the property for inclusion in the National Register; and, diminish the integrity of a property's location, setting, design, materials, workmanship, feeling or association (36 CFR Part 800.5(a)(1-2)). It is the opinion of the City that a determination of *No Historic Properties Affected* is applicable (36 CFR Part 800.4(d)(1)) since the undertaking will have no effect on any historic properties within or adjacent to the two APEs as defined in 36 CFR Part 800.16(i).

The contemporary setting of the 1896 Queen Anne style cottage will be modified by the undertaking. However, the historic 9.5-acre rural/orchard setting of the cottage was diminished in 1926 when it was reduced to Lot 10 of the 33 lot Mayflower Park Subdivision.²⁷ At present, there is a fence along the lot line, industrial buildings and a parking lot on the parcel (APN 254-04-076) opposite the residence within the project development site. The undertaking will remove the existing industrial buildings, parking etc. from the project development site. The development project will provide a buffer between a proposed three story residential building opposite the National Register eligible residence parcel. From north to south, this buffer will consist of landscaping with a row of trees, a driveway (from King Street) with parking stalls opposite, and, an additional 20 feet of landscaping and trees.

In regard to CEQA, the project will not have a significant effect on archaeological sites or a property of historic or cultural significance to a community or ethnic group eligible for inclusion in the California Register (CEQA *Guidelines*).

10.0 MITIGATION MEASURES

No mitigation measures are required. The proposed undertaking will not adversely affect any National Register properties or adversely affect any historic resources eligible for the California Register.

Post-review discoveries of cultural resources²⁸ shall be treated in accordance with 36 CFR Part 800.13(b). The development of a formal *Post-Review Discovery Plan* is not recommended due

27. The Queen Anne style Cottage is on a parcel which is 228 feet long. The residence is set back approximately 20 feet from the front property line and approximately 100 feet from the rear property line.

28. Significant prehistoric cultural materials may include:

- a. Human bone - either isolated or intact burials.
- b. Habitation (occupation or ceremonial structures as interpreted from rock rings/features, distinct ground depressions, differences in compaction (e.g., house floors).
- c. Artifacts including chipped stone objects such as projectile points and bifaces; groundstone artifacts such as manos, metates, mortars, pestles, grinding stones, pitted hammerstones; and, shell and bone artifacts including ornaments and beads.
- d. Various features and samples including hearths (fire-cracked rock; baked and vitrified clay), artifact caches, faunal and shellfish remains (which permit dietary reconstruction), distinctive changes in soil stratigraphy indicative of prehistoric activities.
- e. Isolated artifacts

Significant historic cultural materials may include finds from the late 19th through early 20th centuries. Objects and features associated with the Historic Period can include.

- a. Structural remains or portions of foundations (bricks, cobbles/boulders, stacked field stone,

to the very low potential for exposing archaeological material within the property. The exposure of any Native American burials shall be handled in accordance with state law.

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- b. postholes, etc.).
 - b. Trash pits, privies, wells and associated artifacts.
 - c. Isolated artifacts or isolated clusters of manufactured artifacts (e.g., glass bottles, metal cans, manufactured wood items, etc.).
 - d. Human remains.

In addition, cultural materials including both artifacts and structures that can be attributed to Hispanic, Asian and other ethnic or racial groups are potentially significant. Such features or clusters of artifacts and samples include remains of structures, trash pits, and privies.

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Ann Marie Sayers, Indian Canyon Mutsun Band of Costanoan, Hollister;
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Abbreviations

n.d. no date
 v.d. various dates
 N.P. no publisher noted
 n.p. no place of publisher noted

The abbreviated phrase "CHRIS/NWIC, CSU Sonoma, Rohnert Park" is used for material on file at the California Historical Resources Information System, Northwest Information Center, California State University Sonoma, Rohnert Park.

ATTACHMENTS

FIGURES

- FIGURE 1 GENERAL PROJECT LOCATION
- FIGURE 2 ARCHAEOLOGICAL AND ARCHITECTURAL AREAS OF POTENTIAL EFFECTS (USGS Milpitas, Calif. 1980; Calaveras Reservoir, Calif. 1980; San Jose West, Calif. 1980; and, San Jose East, Calif. 1980)
- FIGURE 3 AERIAL VIEW OF ARCHAEOLOGICAL AND ARCHITECTURAL AREAS OF POTENTIAL EFFECTS
- FIGURE 4 NRHP ELIGIBILITY STATUS OF BUILDINGS WITHIN THE ARCHITECTURAL AREA OF POTENTIAL EFFECTS
- FIGURE 5 PROPOSED LAND USE PLAN
- FIGURE 6 CONCEPTUAL SITE PLAN

NOTICES

- NOTICE 1 NOTICE OF PREPARATION OF A DRAFT EIR FOR THE DOBBIN DRIVE RESIDENTIAL GENERAL PLAN AMENDMENT (4/19/06)

CORRESPONDENCE

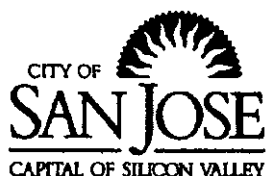
- LETTER City File No. GP06-03-01 – NATIVE AMERICAN CULTURAL RESOURCES CONSULTATION – GP Amendment (9/1/06)
- LETTER REQUEST TO NATIVE AMERICAN HERITAGE COMMISSION (1/11/07)
- LETTER NATIVE AMERICAN HERITAGE COMMISSION RESPONSE (1/19/07)
- LETTERS REQUEST TO NATIVE AMERICANS IDENTIFIED BY NATIVE AMERICAN HERITAGE COMMISSION (1/23/07)
- MEMO RECORD OF NATIVE AMERICAN CONTACTS (Basin Research Associates, 2007)

CHRIS/NWIC SEARCH

- SEARCH File No. 06-1084 (1/29/07) and No. 05-686 (3/3/06)

REPORTS

- REPORT 1 Urban Programmers/Bamburg (2007) - *Evaluation of Historic Resources in Compliance with the National Historic Preservation Act of 1976 (as amended) 36 CFR Part 800 Section 106 to Consider the Potential for Historic Resources to be Effected by the Undertaking. A Planned Development Rezoning of 24.7 acres to Allow development of 1,287 Homes and 5,000 Square feet of community services space, a day care facility, and 25,000 Square Feet of Commercial Use Space and a Public Park Located on the North/East corner of Dobbin Drive and N. King Road, San Jose, Santa Clara County, California 95133.* August 2, 2007, Urban Programmers, San Jose.



Department of Planning, Building and Code Enforcement

JOSEPH HORWEDEL, ACTING DIRECTOR

**NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT (E.I.R.)
FOR THE DOBBIN DRIVE RESIDENTIAL GENERAL PLAN AMENDMENT**

File number: GP06-03-01

Applicant: San Jose Transit Village Partners, LLC

Proposed project: General Plan Amendment from *Light Industrial* to *Transit Corridor Residential*
(20+ dwelling units per acre) with a *Floating Park* designation

Project location: Northeast corner of North King Road and Dobbin Drive

As the lead agency, the City of San Jose will prepare an Environmental Impact Report (EIR) for the project referenced above. The City welcomes your input regarding the scope and content of the environmental information that is relevant to your area of interest, or to your agency's statutory responsibilities in connection with the proposed project. If you are affiliated with a public agency, this EIR may be used by your agency when considering subsequent approvals related to the project.

The project description, location, and probable environmental effects that will be analyzed in the EIR for the project are attached. According to state law, the deadline for your response is 30 days after receipt of this notice. However, we would appreciate an earlier response, if possible.

If you have any comments on this Notice of Preparation, please identify a contact person and send your correspondence to:

- City of San Jose Planning Division, Attn: Darren McBain
200 East Santa Clara Street, 3rd Floor, San Jose, CA 95113-1905
Phone: (408) 535-7822, e-mail: darren.mcbain@sanjoseca.gov

If you have general, non-E.I.R. related questions or comments about the Dobbin Drive General Plan Amendment, including anticipated scheduling of next steps in the review process, please contact the Planning Division's project manager Allen Tai at 535-7866 or e-mail allen.tai@sanjoseca.gov

The Draft E.I.R. for the Dobbin Drive project is currently in the process of being prepared. A separate E.I.R. Notice of Availability will be circulated when the Draft EIR becomes available for public review and comments (currently anticipated to begin in July 2006).

The Planning Division will hold a neighborhood meeting and an EIR public scoping meeting to describe the proposed project and the environmental review process, and to obtain your input on the EIR analysis for the proposal. The meeting will be held on Thursday, May 4, 2006. Please refer to the attached notice for more detail regarding the meeting.

Joseph Horwedel, Acting Director
Planning, Building and Code Enforcement

/s/ Akoni Daniels
Deputy

Date: April 19, 2006

NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT (E.I.R.) FOR THE DOBBIN DRIVE RESIDENTIAL GENERAL PLAN AMENDMENT

April 2006

A. Introduction

The purpose of an Environmental Impact Report (EIR) is to inform decision-makers and the general public of the environmental effects of a proposed project that an agency may implement or approve. The EIR process is intended to provide information sufficient to evaluate a project and its potential for significant impacts on the environment; to examine methods of reducing adverse impacts; and to consider alternatives to the project.

The EIR for the proposed project will be prepared and processed in accordance with the California Environmental Quality Act (CEQA) of 1970, as amended. In accordance with the requirements of CEQA, the EIR will include the following:

- A summary of the project;
- A project description;
- A description of the existing environmental setting, potential environmental impacts, and mitigation measures;
- Alternatives to the project as proposed; and
- Environmental consequences, including (a) any significant environmental effects which cannot be avoided if the project is implemented; (b) any significant irreversible and irretrievable commitments of resources; (c) the growth inducing impacts of the proposed project; (d) effects found not to be significant; and (e) cumulative impacts.

B. Project Location

The proposed project is located on a 24.8-acre site on the northeast corner of North King Road and Dobbin Drive in San Jose. The project site is comprised of nine parcels (County Tax Assessor's Parcel Numbers [APNs]: 254-04-097, 254-04-076, 254-04-079, 254-04-080, 254-04-082, 254-04-087, 254-04-088, 254-55-006, and 254-55-010) that are currently developed with light industrial and warehouse buildings. The site is bordered to the north with single-family residential uses and to the south and west by light industrial uses (refer to the attached vicinity map).

C. Overview and Description of the Project

The proposal is a General Plan Amendment request to change the City's General Plan land use designation on the site from *Light Industrial* to *Transit Corridor Residential (20+ dwelling units per acre)* with a "Floating Park" designation. The *Transit Corridor Residential* designation allows medium-high and high density residential uses within, or very near, Transit-Oriented Development Corridors and BART Station Area Nodes, Housing Initiative Areas, or major bus routes. Under this designation, neighborhood-serving commercial uses are encouraged within 2,000 feet of reasonably walking distance of existing or planned light rail and within BART Station Area Nodes. BART Station Area Nodes are areas defined by a circle with a radius of 3,000 feet from a planned BART station and are intended for higher residential densities, more intensive job generating uses, and mixed use development to support BART ridership. This subject site is located within 3,000 feet of the future Berryessa BART station, and the overall density within this BART station node is 55 dwelling units per acre. The *Floating Park* designation implies that a park is needed in the general area, but details of the size, location, and configuration of the park and surrounding development have not been specified.

The project site is currently developed with approximately 421,000 square feet of light industrial and warehouse buildings. The proposed change in land use designation from *Light Industrial* to *Transit Corridor Residential (20+ DU/AC)* allow consideration of a subsequent rezoning and permits to allow replacement of the existing buildings with residential or residential/commercial "mixed use" development.

No specific development project is currently proposed. However, it is anticipated that a minimum of 496 residential units, up to a maximum of 1,364 residential units, and up to 250,000 square feet of commercial uses could later be developed on the site if the currently proposed General Plan Amendment is approved by the City Council. If the amendment is approved, any future development of the site in accordance with the *Transit Corridor Residential (20+ DU/AC)* General Plan designation would be subject to separate subsequent review by the Director of Planning, the Planning Commission, and the City Council.

D. Potential Environmental Impacts of the Project

The EIR will describe the existing environmental conditions on the project site and will identify the significant environmental impacts anticipated to result from potential future development of the project with the land uses as proposed. Where potentially significant environmental impacts are identified, the EIR will also discuss mitigation measures that may make it possible to avoid or reduce significant land use impacts, as appropriate.

The analysis in the EIR will include the following specific categories of environmental impacts and concerns related to the proposed project. Additional subjects may be added at a later date, as new information comes to light.

1. Land Use: The EIR will identify the land uses on and around the project site and evaluate potential land use constraints created by existing conditions in the project area. The EIR will also identify potential land use impacts and conflicts that could result to the proposed land use from on-site and nearby land uses, such as the remaining industrial uses, as well as potential impacts upon nearby land uses resulting from the project.

2. Transportation: The EIR will describe the existing traffic conditions in the project area, based on the City of San José's Level of Service (LOS) Policy. A transportation modeling analysis will be prepared in order to evaluate the long-term impacts of the proposed project on the overall transportation network in the General Plan.

3. Cultural Resources: Due to the location of the site in an area of archaeological sensitivity, the EIR will discuss the potential for archaeological resources to be present on the site.

4. Hazardous Materials: The EIR will discuss the potential for soil and groundwater contamination from existing and previous users of the project site as well as other hazardous materials users in the project area. The potential for impacts to future residents of the site will be discussed.

5. Noise: The EIR will characterize the existing noise environment in the project area and the compatibility of the ambient noise levels with the proposed noise-sensitive residential uses. Potential noise impacts on the project resulting from nearby noise sources, including King Road and the adjacent light industrial land uses, will be discussed.

6. Geology and Soils: The EIR will discuss the existing geologic and soil conditions on the project site. Any potential impacts to future residential uses of the site will be identified.

7. Hydrology and Water Quality: The EIR will discuss the drainage conditions in the project area and the potential for flooding on the site. The impacts of residential redevelopment of the site on the quality of storm water runoff will also be addressed.

8. Population and Housing: The EIR will describe the existing and projected employment, population, and housing conditions in the City of San José, and evaluate the potential for the project to result in impacts due to increases in population.

9. Biological Resources: The EIR will discuss the potential for the proposed General Plan Amendment to result in impacts to biological resources on the site, including removal of mature trees.

10. Air Quality: The EIR will discuss the project's consistency with the Clean Air Plan and Ozone Strategy and the impacts of the project on local and regional air quality.

11. Water Supply and Utilities and Service Systems: The EIR will discuss the availability of the existing water supply to provide for the residential uses of the site. The EIR will also discuss the ability of existing infrastructure in the project area to serve residential uses.

12. Visual and Aesthetics: This section will discuss the visual and aesthetic resources of the site and any impacts that would potentially occur as a result of the proposed General Plan Amendment.

13. Energy and Mineral Resources: The EIR will describe current energy demand from uses on the site and will summarize any mineral resource on the project site or in the project vicinity. The EIR will describe potential impacts associated with energy and mineral resources.

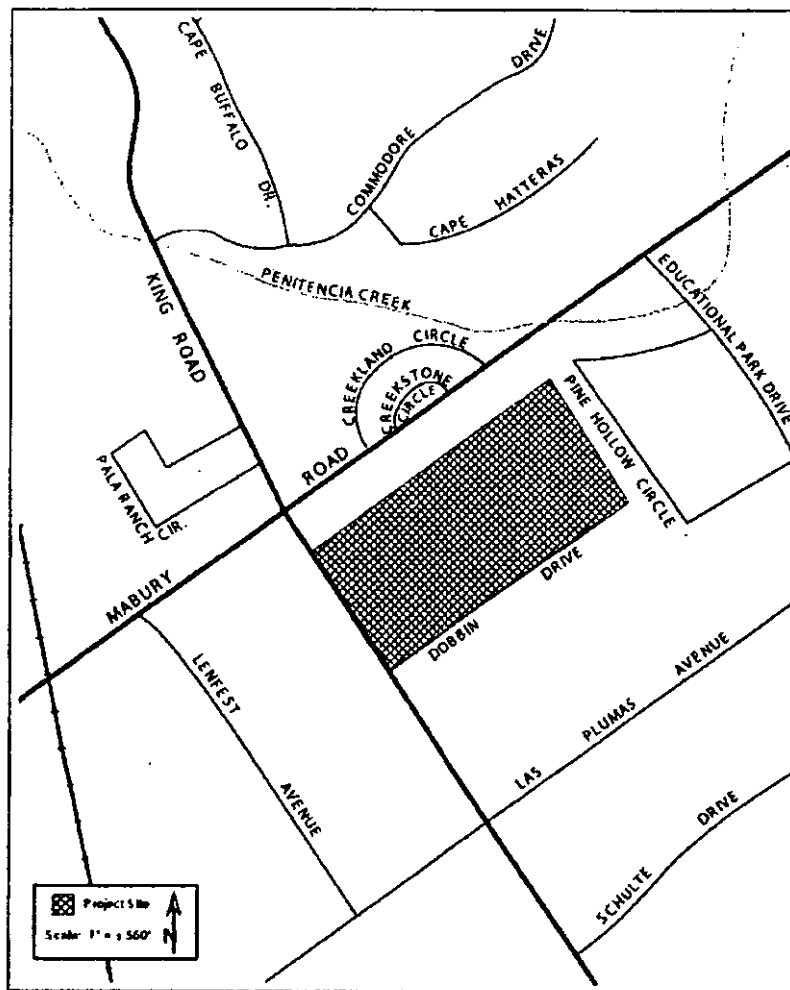
14. Availability of Public Facilities and Services: The EIR will discuss the availability of public facilities and service systems, and the potential for the project to require the construction of new facilities. This discussion will include a review of the effects on the provision of police and fire services, public school districts, libraries, and parks that would occur as a result of the project.

15. **Cumulative Impacts:** The EIR will include a discussion of the potentially significant cumulative impacts of the project when considered with other past, present, and reasonably foreseeable future projects in the area. The analysis will include a discussion of all General Plan amendment projects for which applications have been filed. This section will cover all relevant subject areas discussed in the EIR (e.g., traffic, air quality, and noise) and will specify which of the areas are anticipated to experience significant cumulative impacts. Cumulative impacts will be discussed qualitatively, unless specific quantitative information on other pending projects is available prior to publication of the Draft EIR.

16. **Alternatives to the Project:** The EIR will identify and evaluate project alternatives that might reasonably be assumed to reduce significant project impacts. The No Project Alternative is required by law. Other alternatives that may be discussed could include a Reduced Scale Alternative (either reduced development intensities and/or a smaller project area), Alternative Land Uses, and an Alternative Location.

The EIR will identify the degree to which each alternative might reduce one or more of the project's impacts, whether or not the alternative could result in other or increased impacts, the viability of the alternative, and the degree to which the alternative is consistent with the project's goals and objectives.

17. **Other Required Sections:** The EIR will also include other information typically required for an EIR. These other sections include the following: 1) Growth Inducing Impacts; 2) Significant, Unavoidable Impacts; 3) Significant Irreversible Environmental Changes; 4) References; and 5) EIR Authors. Relevant technical reports will be provided in a technical appendix.



PROJECT LOCATION



September 1, 2006

Ann Marie Sayers, Chairperson
Indian Canyon Mutsun Band of Costanoan
P.O. Box 28
Hollister, CA 95024

**RE: City File No. GP06-03-01 – NATIVE AMERICAN CULTURAL RESOURCES
CONSULTATION**

General Plan amendment request to change the Land Use/Transportation Diagram designation from Light Industrial to Transit Corridor Residential (20+ dwelling units per acre) on a 24.8-acre site, located on the northeasterly side of North King Road, approximately 640 feet south of Mabury Road. (Various, Owner/San Jose Transit Village Partners, LLC)

The City of San Jose invites your participation in the consultation process for the proposed General Plan amendment (City File No. GP06-03-01). Your tribe was identified by the Native American Heritage Commission as potentially having traditional lands or cultural places within the boundaries of this project. The proposed General Plan amendment project area is located on northeasterly side of North King Road, approximately 640 feet south of Mabury Road. in the City of San Jose (see attached map).

The existing area around the subject site is designated Medium Low Density Residential (8 dwelling units per acre) to the north and northeasterly side, which has been developed with single-family detached residences. The remaining surrounding area is designated Light Industrial, which has been developed with warehouses, storage yards and professional office buildings. Existing developed land uses on the subject site are warehouses and parking lots, and other light industrial buildings.

If approved, the proposed General Plan amendment would allow residential uses at a minimum density of 20 dwelling units per acre on 24.8 acres, typified by three- to four-story apartments or condominiums over parking. This designation is intended for medium-high density and high density residential uses within, or very near, transit-oriented development corridors or BART Station area nodes. This land use category is intended to expand the potential for residential and mixed-use development near major public transit facilities, housing initiative areas. or major bus routes.

The proposed General Plan amendment is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]). The Native American Heritage Commission (NAHC) has advised us that we should consult with you regarding the potential for the presence of Native American cultural resources that may be

impacted by future development or redevelopment that could potentially occur if the proposed General Plan amendment were approved. An environmental initial study is currently being prepared that will include an assessment of whether the proposed project would impact cultural resources within the boundaries of the project site. Although the potential impacts are not yet known, some initial existing background information has been compiled that we would be happy to share and discuss with you.

The City of San Jose feels that your comments regarding land use decisions that may affect ancestral tribal sites are very important. We are very interested to know if your tribal government has already established consultation protocols that you could share with us.

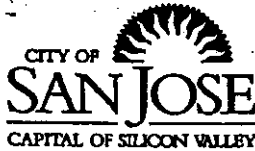
Please respond to this invitation to consultation within 90 days of your receipt of this letter. Please reply and provide any comments regarding this project to me. You can e-mail comments to me via the project manager at Allen Tai, allen.tai@sanjoseca.gov.

Should you have any questions please feel free to call me at (408) 535-7800. Thank you for your assistance in this matter.

Sincerely,

Stanley Ketchum
Principal Planner
Planning, Building and Code Enforcement

cc: Renee Gurza, City Attorney's Office
NAHC, Sacramento



Department of Planning, Building and Code Enforcement

JOSEPH HORWEDEL, ACTING DIRECTOR

RECEIVED

September 1, 2006

JAN 17 2007

Valentin Lopez, Chairperson
Amah Mutsun Tribal Band
3015 Eastern Avenue, #40
Sacramento, CA 95821

DAVID J. POWERS
& ASSOCIATES, INC.

**RE: City File No. GP06-03-01 – NATIVE AMERICAN CULTURAL RESOURCES
CONSULTATION**

General Plan amendment request to change the Land Use/Transportation Diagram designation from Light Industrial to Transit Corridor Residential (20+ dwelling units per acre) on a 24.8-acre site, located on the northeasterly side of North King Road, approximately 640 feet south of Mabury Road. (Various, Owner/San Jose Transit Village Partners, LLC)

The City of San Jose invites your participation in the consultation process for the proposed General Plan amendment (City File No. GP06-03-01). Your tribe was identified by the Native American Heritage Commission as potentially having traditional lands or cultural places within the boundaries of this project. The proposed General Plan amendment project area is located on northeasterly side of North King Road, approximately 640 feet south of Mabury Road. in the City of San Jose (see attached map).

The existing area around the subject site is designated Medium Low Density Residential (8 dwelling units per acre) to the north and northeasterly side, which has been developed with single-family detached residences. The remaining surrounding area is designated Light Industrial, which has been developed with warehouses, storage yards and professional office buildings Existing developed land uses on the subject site are warehouses and parking lots, and other light industrial buildings.

If approved, the proposed General Plan amendment would allow residential uses at a minimum density of 20 dwelling units per acre on 24.8 acres, typified by three- to four-story apartments or condominiums over parking. This designation is intended for medium-high density and high density residential uses within, or very near, transit-oriented development corridors or BART Station area nodes. This land use category is intended to expand the potential for residential and mixed-use development near major public transit facilities, housing initiative areas, or major bus routes.

The proposed General Plan amendment is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]). The Native American Heritage Commission (NAHC) has advised us that we should consult with you regarding the potential for the presence of Native American cultural resources that may be

impacted by future development or redevelopment that could potentially occur if the proposed General Plan amendment were approved. An environmental initial study is currently being prepared that will include an assessment of whether the proposed project would impact cultural resources within the boundaries of the project site. Although the potential impacts are not yet known, some initial existing background information has been compiled that we would be happy to share and discuss with you.

The City of San Jose feels that your comments regarding land use decisions that may affect ancestral tribal sites are very important. We are very interested to know if your tribal government has already established consultation protocols that you could share with us.

Please respond to this invitation to consultation within 90 days of your receipt of this letter. Please reply and provide any comments regarding this project to me. You can e-mail comments to me via the project manager at Allen Tai, allen.tai@sanjoseca.gov.

Should you have any questions please feel free to call me at (408) 535-7800. Thank you for your assistance in this matter.

Sincerely,



Stanley Ketchum
Principal Planner
Planning, Building and Code Enforcement

cc: Renee Gurza, City Attorney's Office
NAHC, Sacramento

GP06-03-01 GENERAL PLAN AMENDMENT proposal to change the Land Use/Transportation Diagram designation from Light Industrial to Transit Corridor Residential (20+ Dwelling Units/Acre) on a 24.8-acre site located on northeasterly side of North King Road, approximately 640 feet south of Mabury Road. (Various, Owner/San Jose Transit Village Partners, LLC)

Existing General Plan Designation:

Light Industrial

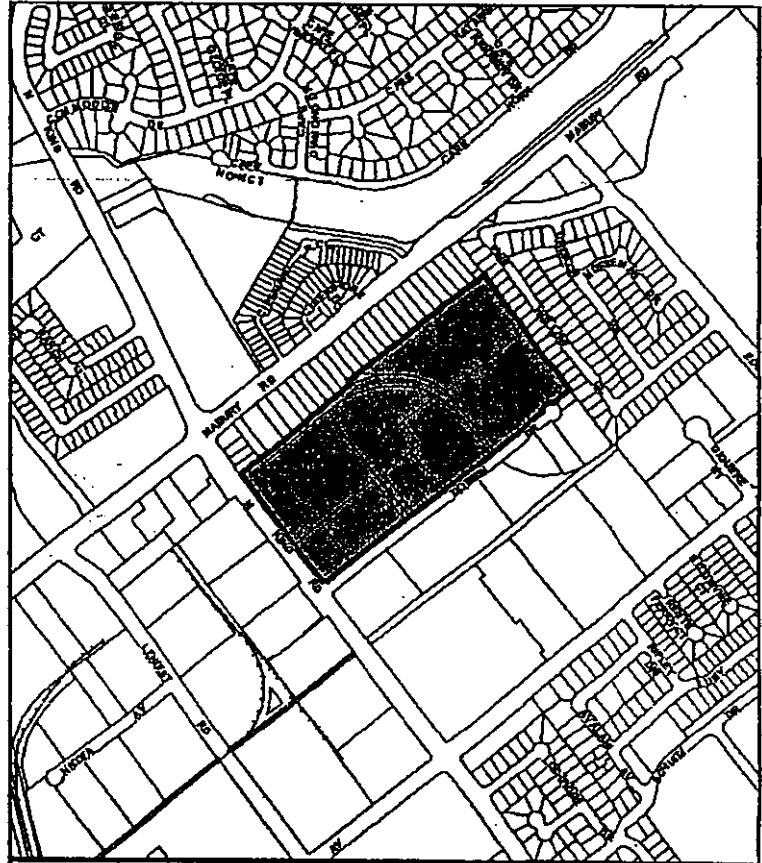
This land use category is typified by warehousing, wholesaling and light manufacturing. Uses with unmitigated hazardous or nuisance effects are excluded.

Proposed General Plan Designation:

Transit Corridor Residential (20+ Dwelling Units/Acre)

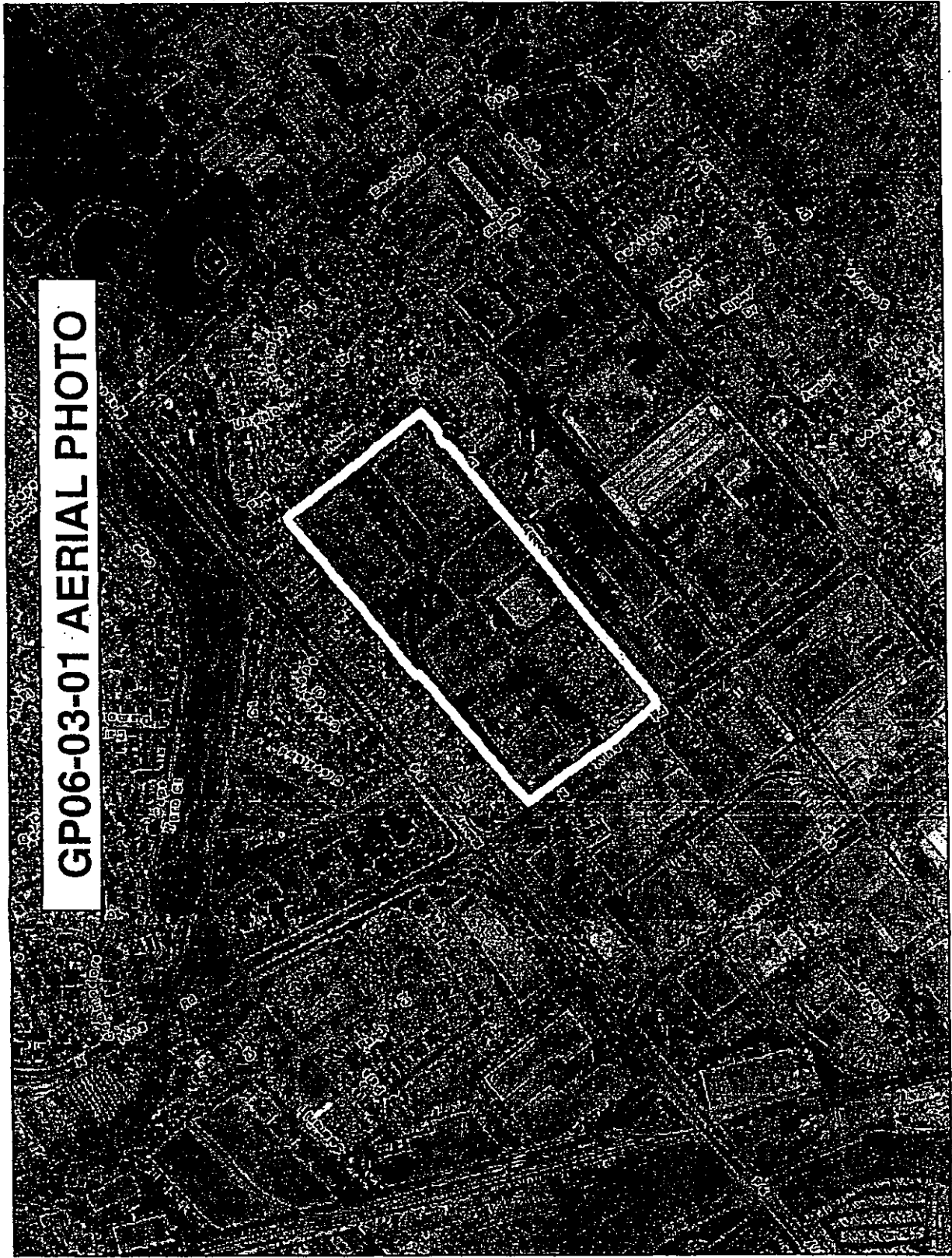
This designation is intended for medium-high density and high density residential uses within, or very near, transit-oriented development corridors or BART Station Area Nodes. This land use category is intended to expand the potential for residential and mixed-use development near major public transit facilities, housing initiative areas, or major bus routes.

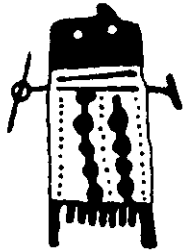
GP06-03-01



 Department of Planning, Building and Code Enforcement Planning Services Division	 SITE	 NORTH Sheet 67
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GP06-03-01 AERIAL PHOTO





January 11, 2007

BASIN
RESEARCH
ASSOCIATES

VOICE : (510) 430-8441
FAX : (510) 430-8443
1933 DAVIS ST. STE 210
SAN LEANDRO CA 94577

Mr. Larry Meyers
Executive Secretary
Native American Heritage Commission
915 Capitol Mall, Room 364
Sacramento, CA 95814

RE: Request for Review of Sacred Lands Inventory
Dobbin Drive at North King Road, City of San Jose, Santa Clara County

Dear Mr. Meyers,

Please let this letter stand as our request for the Native American Heritage Commission (NAHC) to conduct a review of the NAHC *Sacred Lands Inventory* to determine if any listed properties are present within or adjacent to the above proposed project area (see enclosed USGS map).

The approximately 24.35-acre site is located at the northern corner of North King Road and Dobbin Drive in San Jose. Information from the NAHC *Sacred Lands Inventory* will be used in a *Historic Properties Survey Report/Finding of Effect (HPSR/FOE)* to be submitted to the U.S. Department of Housing and Urban Development (HUD) for a residential project with an affordable housing component which will use local, state, and federal grants.

If I can provide any further information, please don't hesitate to contact me (510 430-8441 or Basinres@Gmail.com). Thank you for your timely review of our request.

Sincerely yours,

Colin I. Busby
Principal

CIB/m
Enclosures - Location Map

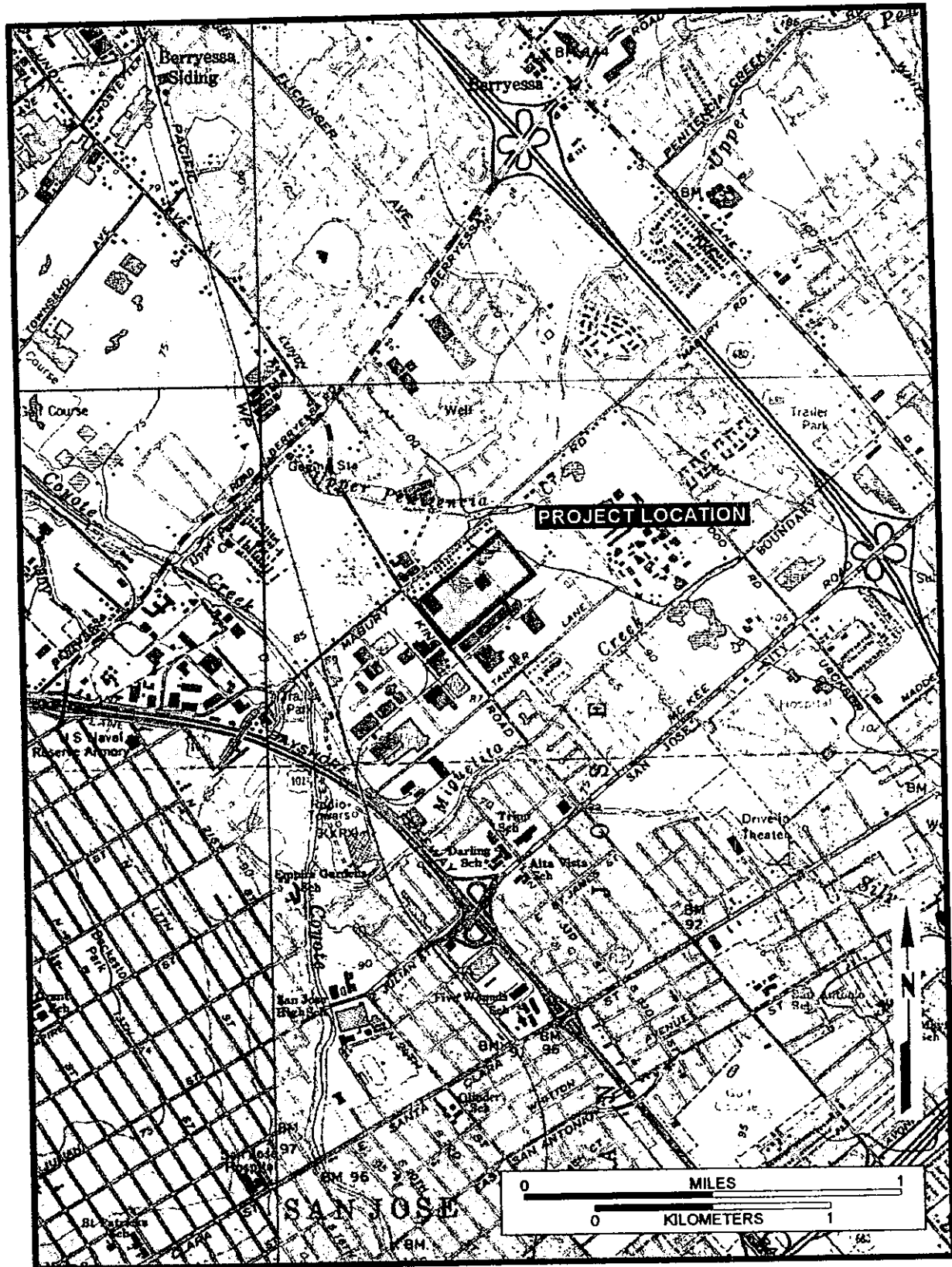


Figure 1: Project Location T6S R1E (USGS Milpitas, Calif. 1980; Calaveras Reservoir, Calif. 1980; San Jose West, Calif. 1980; and San Jose East, Calif. 1980)

STATE OF CALIFORNIA

Arnold Schwarzenegger GOVERNOR

NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 364
SACRAMENTO, CA 95814
(916) 653-4082
Fax (916) 657-5390
Web Site www.nahc.ca.gov



January 19, 2007

Colin I. Busby
Principal
Basin Research Associates

Sent by Fax: 510-430-8443
Number of Pages: 3

Re: Proposed Dobbin Drive at North King Road, Santa Clara County.

Dear Mr. Busby:

A record search of the sacred land file has failed to indicate the presence of Native American cultural resources in the immediate project area. The absence of specific site information in the sacred lands file does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Enclosed is a list of Native Americans individuals/organizations who may have knowledge of cultural resources in the project area. The Commission makes no recommendation or preference of a single individual, or group over another. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated, if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe or group. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from any of these individuals or groups, please notify me. With your assistance we are able to assure that our lists contain current information. If you have any questions or need additional information, please contact me at (916) 653-4038.

Sincerely,


Debbie Pilas-Treadway
Environmental Specialist III

**Native American Contacts
Santa Clara County
January 19, 2007**

Jakki Kehl
720 North 2nd Street
Patterson , CA 95363
jakki@bigvalley.net
(209) 892-2436
(209) 892-2435 - Fax

Ohlone/Costanoan

Amah/Mutsun Tribal Band
Irene Zwierlein, Chairperson
789 Canada Road
Woodside , CA 94062
amah_mutsun@yahoo.com
(650) 851-7747 - Home
(650) 851-7489 - Fax

Ohlone/Costanoan

Amah Mutsun Tribal Band
Valentin Lopez, Chairperson
3015 Eastern Ave, #40
Sacramento , CA 95821
(916) 481-5785

Ohlone/Costanoan

Indian Canyon Mutsun Band of Costanoan
Ann Marie Sayers, Chairperson
P.O. Box 28
Hollister , CA 95024

Ohlone/Costanoan

Amah Mutsun Tribal Band
Edward Ketchum
35867 Yosemite Ave
Davis , CA 95616
aerleways@aol.com

Ohlone/Costanoan
Northern Valley Yokuts

Muwekma Ohlone Indian Tribe of the SF Bay Area
Rosemary Cambra, Chairperson
PO Box 360791
Milpitas , CA 95036
muvekma@muvekma.org
408-434-1668
408-434-1673

Ohlone / Costanoan

Amah/Mutsun Tribal Band
Michelle Zimmer, Cultural Resource Coordinator
PO Box 62-558
Woodside , CA 94062
408-375-4281

Ohlone/Costanoan

The Ohlone Indian Tribe
Andrew Galvan
PO Box 3152
Mission San Jose , CA 94539
chochenyo@AOL.com
(510) 656-0787 - Voice
(510) 882-0527 - Cell
(510) 687-9393 - Fax

Ohlone/Costanoan
Bay Miwok
Plains Miwok
Patwin

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.54 of the Public Resources Code and Section 5097.58 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed Dobbin Drive at North King Road, Santa Clara County.

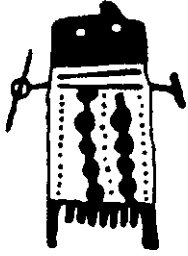
**Native American Contacts
Santa Clara County
January 19, 2007**

Trina Marine Ruano Family
Ramona Garibay, Representative
16010 Halmar Lane Ohlone/Costanoan
Lathrop , CA 95330 Bay Miwok
510-300-5971 - cell Plains Miwok
 Patwin

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.99 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed Dobbin Drive at North King Road, Santa Clara County.



January 23, 2007

BASIN
RESEARCH
ASSOCIATES

VOICE: (510) 430-8441
FAX: (510) 430-8443
1933 DAVIS ST. STE 210
SAN LEANDRO CA 94577

Ms. Jakki Kehl
720 North 2nd Street
Patterson, CA 95363

RE: Request for Information
Dobbin Drive at North King Road, City of San Jose, Santa Clara County

Dear Jakki,

The Native American Heritage Commission has provided your name as an individual who may have information regarding Native American sites within or adjacent to the above proposed project area (see enclosed USGS map).

The approximately 24.35-acre site is located at the northern corner of North King Road and Dobbin Drive in San Jose. Information will be used in a *Historic Properties Survey Report/Finding of Effect* (HPSR/FOE) to be submitted to the U.S. Department of Housing and Urban Development (HUD) for a residential project with an affordable housing component which will use local, state, and federal grants.

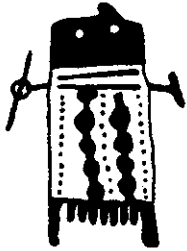
If I can provide any further information, please don't hesitate to contact me (510 430-8441 or Basinres@gmail.com). Thank you for your timely review of our request.

Sincerely yours,

Colin I. Busby ^{by DM6}

Colin I. Busby
Principal

CIB/m
Enclosures - Location Map



January 23, 2007

BASIN
RESEARCH
ASSOCIATES

VOICE : (510) 430-8441
FAX : (510) 430-8443
1933 DAVIS ST. STE 210
SAN LEANDRO CA 94577

Mr. Valetin Lopez, Chairperson
Amah Mutsun Tribal Band
3015 Eastern Avenue, #40
Sacramento, CA 95821

RE: Request for Information
Dobbin Drive at North King Road, City of San Jose, Santa Clara County

Dear Mr. Lopez,

The Native American Heritage Commission has provided your name as an individual who may have information regarding Native American sites within or adjacent to the above proposed project area (see enclosed USGS map).

The approximately 24.35-acre site is located at the northern corner of North King Road and Dobbin Drive in San Jose. Information will be used in a *Historic Properties Survey Report/Finding of Effect* (HPSR/FOE) to be submitted to the U.S. Department of Housing and Urban Development (HUD) for a residential project with an affordable housing component which will use local, state, and federal grants.

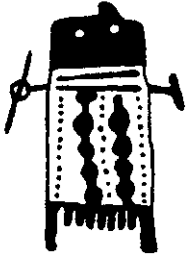
If I can provide any further information, please don't hesitate to contact me (510 430-8441 or Basinres@Gmail.com). Thank you for your timely review of our request.

Sincerely yours,

Colin I. Busby ^{by DMG}

Colin I. Busby
Principal

CIB/m
Enclosures - Location Map



January 23, 2007

BASIN
RESEARCH
ASSOCIATES

VOICE : (510) 430-8441
FAX : (510) 430-8443
1933 DAVIS ST. STE 210
SAN LEANDRO CA 94577

Mr. Edward Ketchum
Amah Mutsun Tribal Band
35867 Yosemite Avenue
Davis, CA 95616

RE: Request for Information
Dobbin Drive at North King Road, City of San Jose, Santa Clara County

Dear Mr. Ketchum,

The Native American Heritage Commission has provided your name as an individual who may have information regarding Native American sites within or adjacent to the above proposed project area (see enclosed USGS map).

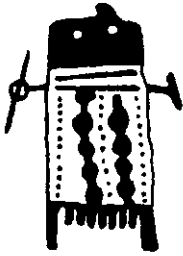
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If I can provide any further information, please don't hesitate to contact me (510 430-8441 or Basinres@Gmail.com). Thank you for your timely review of our request.

Sincerely yours,

Colin I. Busby
Principal

CIB/m
Enclosures - Location Map



January 23, 2007

BASIN
RESEARCH
ASSOCIATES

VOICE : (510) 430-8441
FAX : (510) 430-8443
1933 DAVIS ST. STE 210
SAN LEANDRO CA 94577

Ms. Michelle Zimmer
Cultural Resource Coordinator
Amah/Mutsun Tribal Band
P.O. Box 62-558
Woodside, CA 94062

RE: Request for Information
Dobbin Drive at North King Road, City of San Jose, Santa Clara County

Dear Michelle,

The Native American Heritage Commission has provided your name as an individual who may have information regarding Native American sites within or adjacent to the above proposed project area (see enclosed USGS map).

The approximately 24.35-acre site is located at the northern corner of North King Road and Dobbin Drive in San Jose. Information will be used in a *Historic Properties Survey Report/Finding of Effect* (HPSR/FOE) to be submitted to the U.S. Department of Housing and Urban Development (HUD) for a residential project with an affordable housing component which will use local, state, and federal grants.

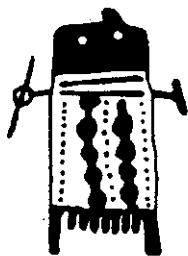
If I can provide any further information, please don't hesitate to contact me (510 430-8441 or Basinres@gmail.com). Thank you for your timely review of our request.

Sincerely yours,

Colin I. Busby ^{by drub}

Colin I. Busby
Principal

CIB/m
Enclosures - Location Map



January 23, 2007

BASIN
RESEARCH
ASSOCIATES

VOICE : (510) 430-8441
FAX : (510) 430-8443
1933 DAVIS ST. STE 210
SAN LEANDRO CA 94577

Ms. Irene Zwierlein, Chairperson
Amah/Mutsun Tribal Band
789 Canada Road
Woodside, CA 94062

RE: Request for Information
Dobbin Drive at North King Road, City of San Jose, Santa Clara County

Dear Irene,

The Native American Heritage Commission has provided your name as an individual who may have information regarding Native American sites within or adjacent to the above proposed project area (see enclosed USGS map).

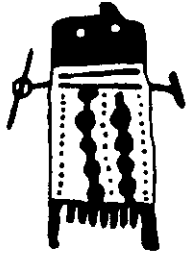
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If I can provide any further information, please don't hesitate to contact me (510 430-8441 or Basinres@Gmail.com). Thank you for your timely review of our request.

Sincerely yours,

Colin I. Busby
Principal

CIB/m
Enclosures - Location Map



January 23, 2007

BASIN
RESEARCH
ASSOCIATES

VOICE : (510) 430-8441
FAX : (510) 430-8443
1933 DAVIS ST, STE 210
SAN LEANDRO CA 94577

Ms. Ann Marie Sayers, Chairperson
Indian Canyon Mutsun Band of Costanoan
P.O. Box 28
Hollister, CA 95024

RE: Request for Information
Dobbin Drive at North King Road, City of San Jose, Santa Clara County

Dear Anne Marie,

The Native American Heritage Commission has provided your name as an individual who may have information regarding Native American sites within or adjacent to the above proposed project area (see enclosed USGS map).

The approximately 24.35-acre site is located at the northern corner of North King Road and Dobbin Drive in San Jose. Information will be used in a *Historic Properties Survey Report/Finding of Effect* (HPSR/FOE) to be submitted to the U.S. Department of Housing and Urban Development (HUD) for a residential project with an affordable housing component which will use local, state, and federal grants.

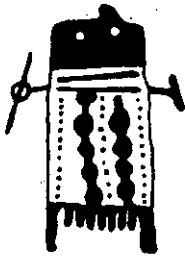
If I can provide any further information, please don't hesitate to contact me (510 430-8441 or Basinres@Gmail.com). Thank you for your timely review of our request.

Sincerely yours,

Colin I. Busby by *DMB*

Colin I. Busby
Principal

CIB/m
Enclosures - Location Map



January 23, 2007

BASIN
RESEARCH
ASSOCIATES

VOICE : (510) 430-8441
FAX : (510) 430-8443
1933 DAVIS ST. STE 210
SAN LEANDRO CA 94577

Ms. Rosemary Cambra, Chairperson
Muwekma Ohlone Tribe of the SF Bay Area
P.O. Box 360791
Milpitas, CA 95036

RE: Request for Information
Dobbin Drive at North King Road, City of San Jose, Santa Clara County

Dear Ms. Cambra,

The Native American Heritage Commission has provided your name as an individual who may have information regarding Native American sites within or adjacent to the above proposed project area (see enclosed USGS map).

The approximately 24.35-acre site is located at the northern corner of North King Road and Dobbin Drive in San Jose. Information will be used in a *Historic Properties Survey Report/Finding of Effect (HPSR/FOE)* to be submitted to the U.S. Department of Housing and Urban Development (HUD) for a residential project with an affordable housing component which will use local, state, and federal grants.

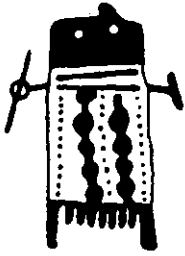
If I can provide any further information, please don't hesitate to contact me (510 430-8441 or Basinres@gmail.com). Thank you for your timely review of our request.

Sincerely yours,

Colin I. Busby ^{by DM6}

Colin I. Busby
Principal

CIB/m
Enclosures - Location Map



January 23, 2007

BASIN
RESEARCH
ASSOCIATES

VOICE : (510) 430-8441
FAX : (510) 430-8443
1933 DAVIS ST. STE 210
SAN LEANDRO CA 94577

Mr. Andrew Galvan
The Ohlone Indian Tribe
P.O. Box 3152
Mission San Jose, CA 94539

RE: Request for Information
Dobbin Drive at North King Road, City of San Jose, Santa Clara County

Dear Andrew,

The Native American Heritage Commission has provided your name as an individual who may have information regarding Native American sites within or adjacent to the above proposed project area (see enclosed USGS map).

The approximately 24.35-acre site is located at the northern corner of North King Road and Dobbin Drive in San Jose. Information will be used in a *Historic Properties Survey Report/Finding of Effect* (HPSR/FOE) to be submitted to the U.S. Department of Housing and Urban Development (HUD) for a residential project with an affordable housing component which will use local, state, and federal grants.

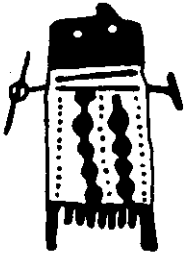
If I can provide any further information, please don't hesitate to contact me (510 430-8441 or Basinres@Gmail.com). Thank you for your timely review of our request.

Sincerely yours,

Colin I. Busby ^{by Mub}

Colin I. Busby
Principal

CIB/m
Enclosures - Location Map



January 23, 2007

BASIN
RESEARCH
ASSOCIATES

VOICE: (510) 430-8441
FAX: (510) 430-8443
1933 DAVIS ST. STE 210
SAN LEANDRO CA 94577

Ms. Ramona Garibay, Representative
Trina Marine Ruano Family
16010 Halmar Lane
Lathrop, CA 95330

RE: Request for Information
Dobbin Drive at North King Road, City of San Jose, Santa Clara County

Dear Ms. Garibay,

The Native American Heritage Commission has provided your name as an individual who may have information regarding Native American sites within or adjacent to the above proposed project area (see enclosed USGS map).

The approximately 24.35-acre site is located at the northern corner of North King Road and Dobbin Drive in San Jose. Information will be used in a *Historic Properties Survey Report/Finding of Effect* (HPSR/FOE) to be submitted to the U.S. Department of Housing and Urban Development (HUD) for a residential project with an affordable housing component which will use local, state, and federal grants.

If I can provide any further information, please don't hesitate to contact me (510 430-8441 or Basinres@Gmail.com). Thank you for your timely review of our request.

Sincerely yours,

Colin I. Busby by *MM6*

Colin I. Busby
Principal

CIB/m
Enclosures - Location Map

Record of Native American Contacts

Proposed Dobbin Drive at North King Road, San Jose, Santa Clara County.

- 01/11/07 Letter to Mr. Larry Meyers, Executive Secretary, Native American Heritage Commission (NAHC), Sacramento. Regarding: Request for Review of Sacred Lands Inventory for project.
- 01/19/07 Letter response by Debbie Pilas-Treadway, NAHC
- 01/23/07 Letters sent to all parties recommended by NAHC

Letters to Jakki Kehl, Patterson; Valentin Lopez, Chairperson, Amah Mutsun Tribal Band, Sacramento; Edward Ketchum, Amah Mutsun Tribal Band, Davis; Michelle Zimmer, Amah/Mutsun Tribal Band, Woodside; Irene Zwierlein, Amah/Mutsun Tribal Band, Woodside; Ann Marie Sayers, Chairperson, Indian Canyon Mutsun Band of Costanoan, Hollister; Rosemary Cambra, Chairperson, Muwekma Ohlone Tribe of the SF Bay Area; Andrew Galvan, The Ohlone Indian Tribe, Fremont; and Ramona Garibay, Representative, Trina Marine Ruano Family, Newark.

- 1/26/07 Valentin Lopez replied to Colin I. Busby via email dated 1/26/07; stating "This location is outside our traditional tribal area and thus we have no information or comment."
- 4/6/07 Telephone calls and emails by Basin Research Associates (Christopher Canzonieri, M.A.) in late morning to non-responding parties.

Jakki Kehl — no answer at 10:58 AM (answering machine did not pick up)

Valentin Lopez — did not call; he replied via email dated 1/26/07

Edward Ketchum — sent email at 12:06 PM with attachment of project location and cover letter; responded at 11:44 PM on 4/6/07 stating " My ancestors are the primarily Mutsun speaking people of the Pajaro River and surrounding area. I'm sorry I don't have any information for this area."

Michelle Zimmer — message left; spoke with her mother, Irene Zwierlein (see below) who stated that Michelle would also have no concerns

Irene Zwierlein — left message at 11:02 AM; returned call has no concerns 2:35 PM

Ann Marie Sayers — has concerns do to proximity to Penitencia Creek, recommends archaeology and Native American monitoring (preferably she) on site

Rosemary Cambra — left message at 11:18 AM

Andrew Galvan — Aware of one site at Story Road and King Road at the Jack in the Box. Human remains encountered during construction in the 1960's (the site is not documented/recorded). Andy was told by the contractors in 1973/74 who built the restaurant that they had encountered the remains. To the best of Andy's knowledge no formal documentation exists of the find(s). This area is approximately 2.20 miles south of the project area and is outside of the Area of Potential Effect (APE).

Ramona Garibay — no concerns

Colin Busby

From: <vjlttestingcenter@aol.com>
To: <Basinres@Gmail.com>
Sent: Friday, January 26, 2007 9:11 AM
Subject: Info Request

Mr. Colin I Busby,

I received your letter dated January 23, 2007 requesting information related to:

Dobbin Drive at North King Road, city of San Jose, Santa Clara County.

This location is outside our traditional tribal area and thus we have no information or comment.

Thank you,
Valentin Lopez, Chairman
Amah Mutsun Tribal Band
(916) 481-5785

Check out the new AOL. Most comprehensive set of free safety and security tools, free access to millions of high-quality videos from across the web, free AOL Mail and more.

1/26/2007

Chris Canzonieri

From: "Chris Canzonieri" <canz@basinresearch.com>
To: "Edward Ketchum" <Aerieways@aol.com>
Sent: Friday, April 06, 2007 12:05 PM
Attach: EmailattachtoKetchumDobbinDr.PDF
Subject: RE: Request for information-Dobbin Dr. San Jose

Ed,

I have attached a copy of the letter that we sent out on Jan 23, 2007 requesting any information for a project located on Dobbin Drive at North King Road. No prehistoric cultural material was observed during the field review. The NAHC has no documentation of any sacred lands in the area. Any information you can provide will be greatly appreciated.

Sincerely,

Chris

Christopher Canzonieri, M.A.
Physical Anthropologist & Archaeologist
BASIN RESEARCH ASSOCIATES, INC.
1933 Davis Street, Suite 210
San Leandro, CA 94577
Office (510) 430-8441 ext 207
Fax (510) 430-8443
Cell (510) 220-1822
chris@basinresearch.com
www.basinresearch.com

4/6/2007

Chris Canzonieri

From: <Aerieways@aol.com>
To: <canz@basinresearch.com>
Sent: Friday, April 06, 2007 11:44 PM
Subject: Re: Request for information-Dobbin Dr. San Jose

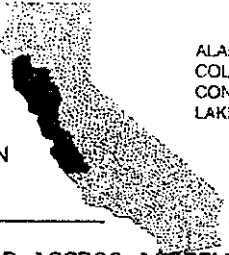
My ancestors are the primarily Mutsun speaking people of the Pajaro River and surrounding area. I'm sorry I don't have any information for this area.

Ed

See what's free at AOL.com.

4/9/2007

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SANTA CRUZ
SOLANO
SONOMA
YOLO

Northwest Information Center
Sonoma State University
1303 Maurice Avenue
Rohnert Park, California 94928-3609
Tel: 707.664.0880 • Fax: 707.664.0890
E-mail: leigh.jordan@sonoma.edu

RECEIVED
1/30/2007

FILE

INFORMATION CENTER ACCESS AGREEMENT

FILE NO.: 06-1084

I, the undersigned, have been granted access to historical resources data on file at the Northwest Information Center (NWIC) of the Historical Resources Information System, for the purpose of 1. Project Planning XX or 2. Scientific Research _____ or 3. Other (specify) _____.

I understand that all access fees charged for in-person use or services provided by the Information Center Staff are subject to a one hour minimum charge, thereafter increased by half hour increments, and that payment must be remitted within thirty days of billing.

I understand that any confidential information that I access at the NWIC must remain out of the public domain, except in those circumstances which may be required by law. I fully understand the confidential nature of this information and I agree to respect that confidentiality. I will attempt to ensure that specific site locations are not distributed in public documents or made available to unauthorized individuals within my institution or agency. I also understand that prior written consent of the Information Center Coordinator or the State Historic Preservation Officer is required for any exceptions to the above stipulations.

I agree to forward to the Northwest Information Center, no later than 30 after completion, a final version of any report(s) and/or site record(s) resulting from access to the NWIC database for this project. I also agree to forward to the Northwest Information Center any subsequent reports or records for which I am responsible.

Failure to comply with above agreement is grounds for denial of access to the historical resources data on file at the Northwest Information Center.

*** PLEASE SIGN AND RETURN THIS FORM. SEE ATTACHED INVOICE ***

Donna Garaventa Donna M. Garaventa DATE: 1/30/2007
 Printed Name/Signature of Researcher
 Affiliation: Basin Research Associates, Inc.
 Address: 1933 Davis Street, #210, San Leandro, CA 94577-1258
 Phone: 510-430-8441 x201 FAX: _____
 Contact person/agency for which work conducted: _____
 Telephone: _____ FAX: _____
 Project: POWERS - HUD Dobbin Drive, CSJ (update to 05-686)
 County: Santa Clara
 Map: San Jose East 7.5'
 COMMENTS:

-----STAFF USE ONLY-----

Date request rec'd: Mail 1/12/07 Phone _____ Fax 1/11/07 In person _____
 Date of response: Mail 1/29/07 Phone 1/26/07 Fax _____ In person _____

CHECK IN: _____ CHECK OUT: _____
 Staff processing: 1 hour(s) @ \$150/hour \$ 150.00
 In person research: _____ hour(s) @ \$100/hour/person \$ _____
 Xerox/Computer Search: _____ page(s) @ \$0.15/page \$ _____
 Labor Charge: _____ hour(s) @ \$40.00/hour \$ _____
 Fax @ \$1/page \$ _____
 Other: _____ \$ _____

Rapid Response surcharge of 50% of total cost:

SUBTOTAL \$ _____
 SURCHARGE \$ _____

Lisa C. Hagel Invoice N9500 TOTAL \$ 150.00
 Information Center Staff

[Handwritten signature]

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Northwest Information Center
Sonoma State University
1303 Maurice Avenue
Rohnert Park, California 94928-3609
Tel: 707.664.0880 • Fax: 707.664.0890
E-mail: leigh.jordan@sonoma.edu

MEMO

Date: 29 January 2007

To: Donna Garaventa, Basin Research Associates, Inc., 1933 Davis Street, #210, San Leandro, CA 94577-1258

From: Lisa Hagel

Re: POWERS – HUD Dobbin Drive, CSJ (Update to 05-686); NWIC File #: 06-1084

San Jose East 7.5'

Sites in or within 1/4 mile radius of the project area: There were no additional recorded sites within the project area or within 1/4 mile.

Studies in or within 1/4 mile radius of the project area: There were no additional studies within the project area or within 1/4 mile.

OHP Historic Properties Directory: We haven't received an update to the 9/18/06 listings.

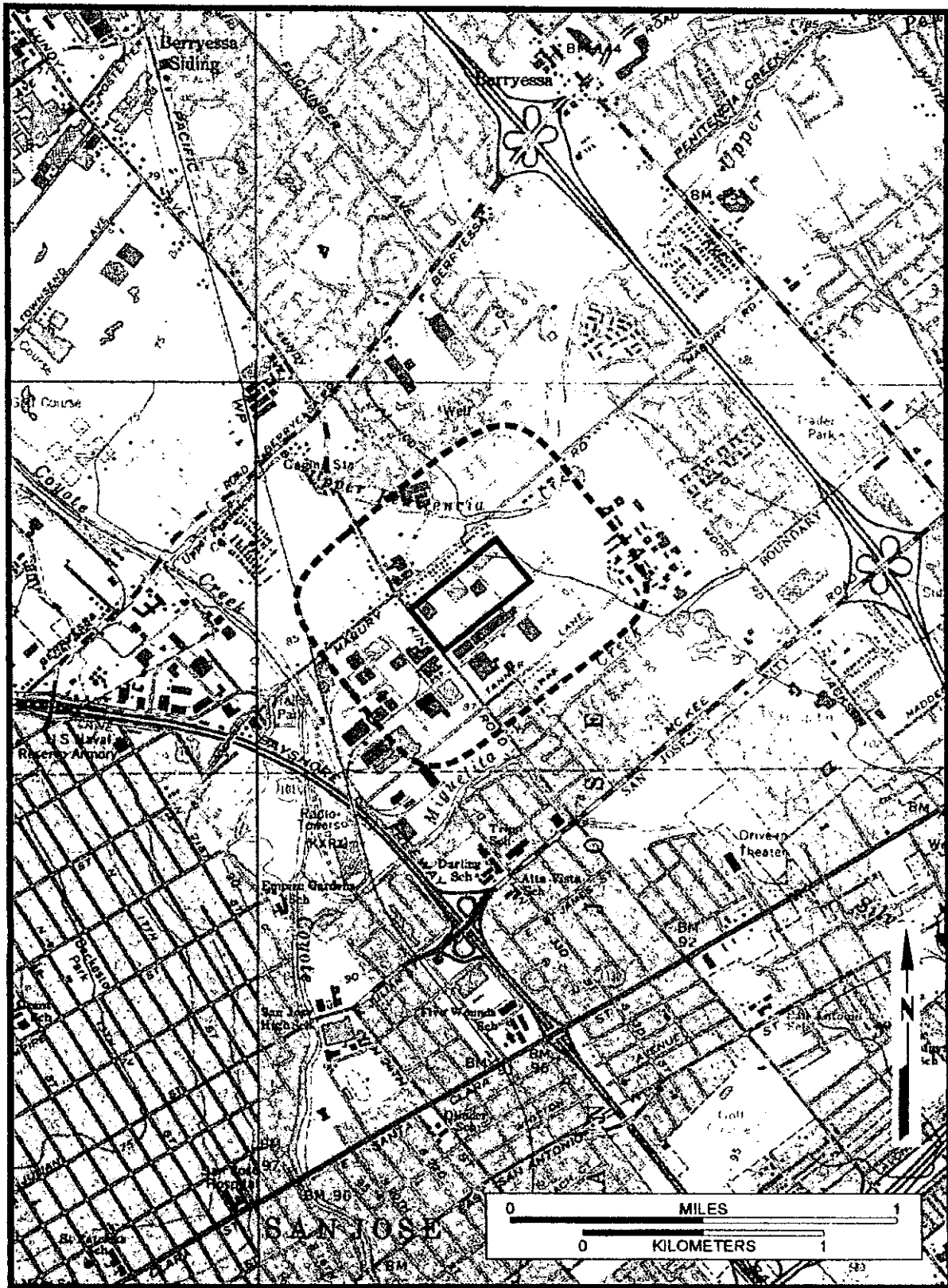


Figure 1: Project Location (USGS Milpitas, Calif. 1980; Calaveras Reservoir, Calif. 1980; San Jose West, Calif. 1980; and San Jose East, Calif. 1980)

p. 3067

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Tel: 707.664.0880 • Fax: 707.664.0890
E-mail: leigh.jordan@sonoma.edu

RECEIVED
3/16/06

INFORMATION CENTER ACCESS AGREEMENT

FILE NO.: 05-686

I, the undersigned, have been granted access to historical resources data on file at the Northwest Information Center (NWIC) of the Historical Resources Information System, for the purpose of 1. Project Planning XX or 2. Scientific Research _____ or 3. Other(specify) _____.

I understand that all access fees charged for in-person use or services provided by the Information Center Staff are subject to a one hour minimum charge, thereafter increased by half hour increments, and that payment must be remitted within thirty days of billing.

I understand that any confidential information that I access at the NWIC must remain out of the public domain, except in those circumstances which may be required by law. I fully understand the confidential nature of this information and I agree to respect that confidentiality. I will attempt to ensure that specific site locations are not distributed in public documents or made available to unauthorized individuals within my institution or agency. I also understand that prior written consent of the Information Center Coordinator or the State Historic Preservation Officer is required for any exceptions to the above stipulations.

I agree to forward to the Northwest Information Center, no later than 30 after completion, a final version of any report(s) and/or site record(s) resulting from access to the NWIC database for this project. I also agree to forward to the Northwest Information Center any subsequent reports or records for which I am responsible.

Failure to comply with above agreement is grounds for denial of access to the historical resources data on file at the Northwest Information Center.

PLEASE SIGN AND RETURN THIS FORM WITH ATTACHED INVOICE.

Donna Garaventa Donna M. Garaventa DATE: 3/16/06 for
 Printed Name/Signature of Researcher
 Affiliation: Basin Research Associates, Inc.
 Address: 1933 Davis Street, Suite 210, San Leandro, CA 94577-1258
 Phone: 510-430-8441 x201 FAX: _____
 Contact person/agency for which work conducted: _____
 Telephone: _____ FAX: _____
 Project: POWERS - Dobbin Drive General Plan Amendment, CSI
 County: Santa Clara
 Map: San Jose East 7.5'
 COMMENTS: See attached Summary Letter

-----STAFF USE ONLY-----

Date request rec'd: Mail 2/13/06 Phone _____ Fax 2/10/06 In person _____
 Date of response: Mail 3/3/06 Phone 2/28/06 Fax _____ In person _____

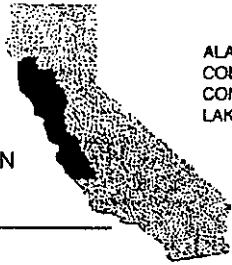
CHECK IN: _____ CHECK OUT: _____
 Staff processing: 2.5 hour(s) @ \$120/hour \$ 300.00
 In person research: _____ hour(s) @ \$ 80/hour/person \$ _____
 Xerox/Computer Search: 146 page(s) @ \$ 0.15/page \$ 21.90
 Labor Charge: _____ hour(s) @ \$ 30.00/hour \$ _____
 Fax @ \$10 minimum charge for up to 10 pages, \$1/page thereafter: \$ _____
 Other: \$ _____

Rapid Response surcharge of 50% of total cost: _____
 SUBTOTAL \$ _____
 SURCHARGE \$ _____
 TOTAL \$ 321.90

Lisa C. Hagel Invoice N8441
 Information Center Staff

Lisa C. Hagel

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1303 Maurice Avenue
Rohnert Park, California 94928-3609
Tel: 707.664.0880 • Fax: 707.664.0890
E-mail: leigh.jordan@sonoma.edu

M E M O

Date: 3 March 2006

To: Donna Garaventa, Basin Research Associates, Inc., 1933 Davis Street, Suite 210, San Leandro, CA 94577-1258

From: Lisa Hagel

Re: POWERS – Dobbin Drive General Plan Amendment, CSJ; NWIC File No.: 05-686

San Jose East 7.5'

Sites in or within 1/4 mile radius of the project area: There were no recorded sites within the project area. P-43-1716 & 1719 are within 1/4 mile. Enclosed are copies of the site record forms. The site locations are plotted on your map.

Studies in or within 1/4 mile radius of the project area: S-4198 & 7712 included part of the project area.

S-8514, 4459, & 4187 are adjacent to the project.

S-6315, 8580, 20144*, 4172, 4221, 20444*, 5988, 12438, 6012, 4985, 6168, 9728, 6170, 6169, 7043, 7207, 7952, 8474, 6617, 8519, 4429, 4730, 7844, 7734*, 29302*, 24200*, 24227*, 21147, 21584, 24010, 22473*, 22179*, 27102*, 23382, 21709*, 27196*, & 24128* are within 1/4 mile.

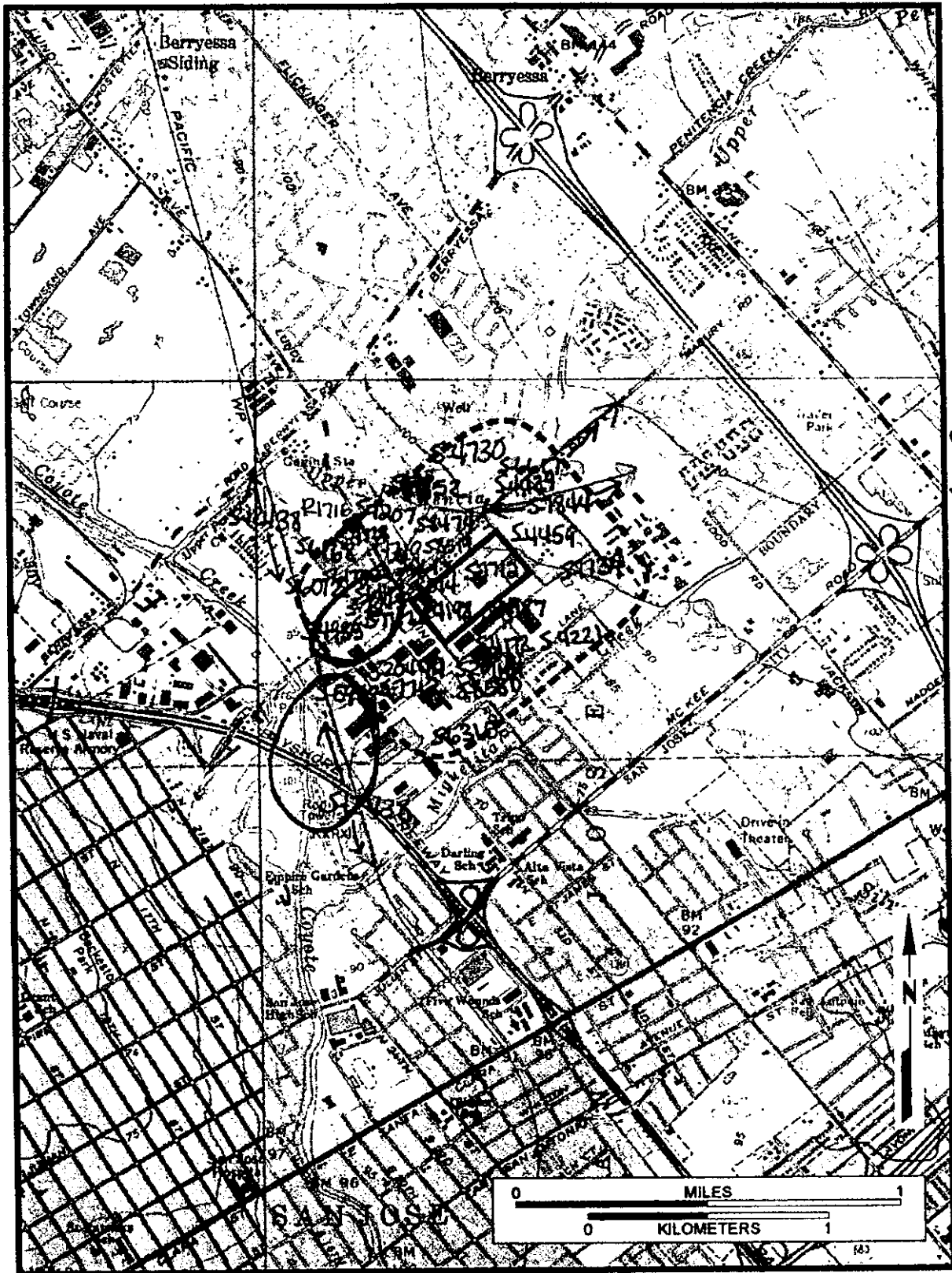
* = Xeroxed. Study locations are plotted on the enclosed maps.

Historic Maps: 1872 GLO Plat Map, T6S, R1E: Nothing is shown in the vicinity of the project.

1866 & 1879 Pueblo Lands of San Jose Plat Map: Copied the pertinent section of the map.

1899 (reprinted 1909) USGS San Jose Quadrangle: Copied the pertinent section of the map.

Map 1 of 2



PAWERS - Dobbin Drive GP Amendment, CSJ
CHRIS/NWLC # 05-686 dated 3/3/06

Figure 1: Project Location (USGS Milpitas, Calif. 1980; Calaveras Reservoir, Calif. 1980; San Jose West, Calif. 1980; and San Jose East, Calif. 1980)

O = "historic trash dumps per H. Wire"

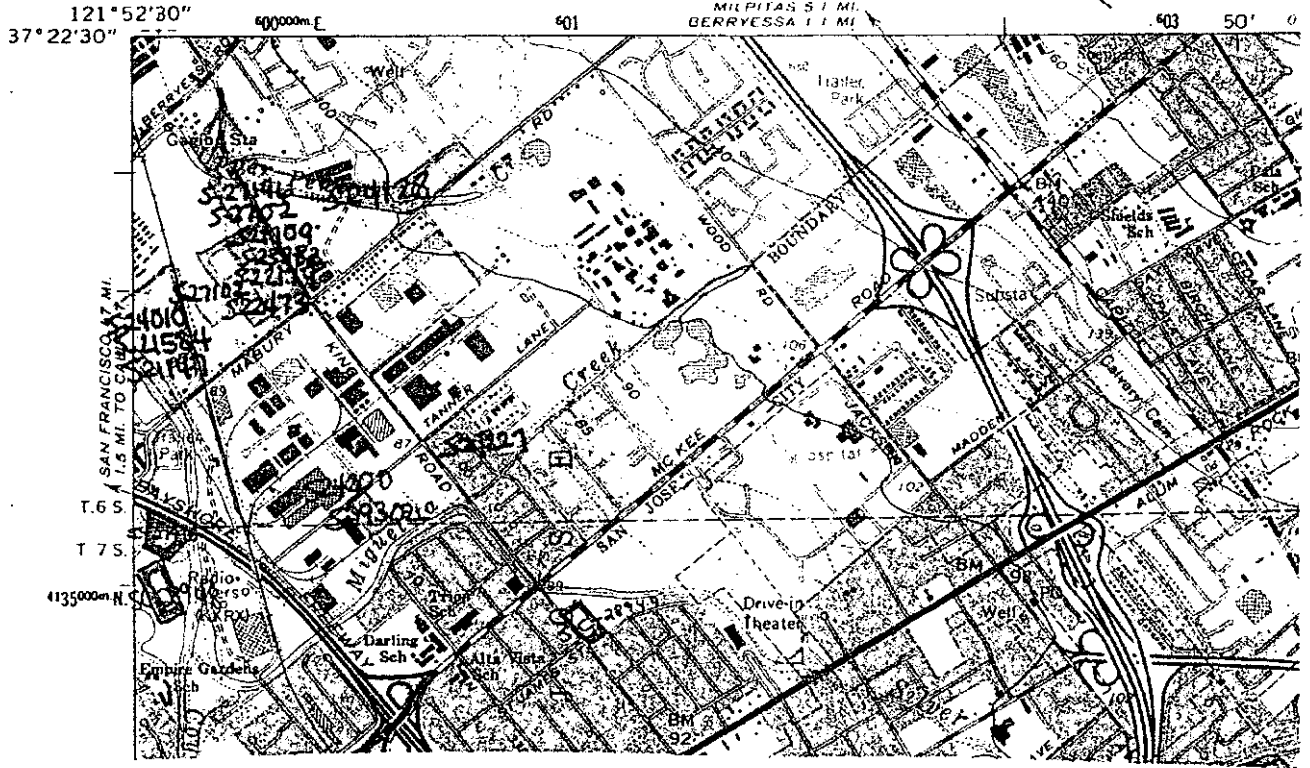
P. 3/83

1888 IV NW
(MILPITAS)

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

Map 2 of 2

POZZES-Dobbin Drive
& P. Anderson (TS)
Chesapeake #05787
Date 3/3/04



Copies of the historical resources data are on file with City of San José Department of Planning, Building, and Code Enforcement.

EVALUATION OF HISTORIC RESOURCES
IN COMPLIANCE WITH
THE NATIONAL HISTORIC PRESERVATION ACT OF 1976
(as amended)

36 CFR PART 800

SECTION 106

to Consider the

Potential for Historic Resources to be Effected by the
Undertaking

A Planned Development Rezoning of 24.7 acres
to Allow development of 1,287 Homes, 5,000 Square feet of
community services space, a day care facility, and 25,000
Square Feet of Commercial Use Space and a Public Park

Located on the North/East corner of Dobbin
Drive and N. King Road, San Jose, Santa Clara County,
California 95133

August 2 2007

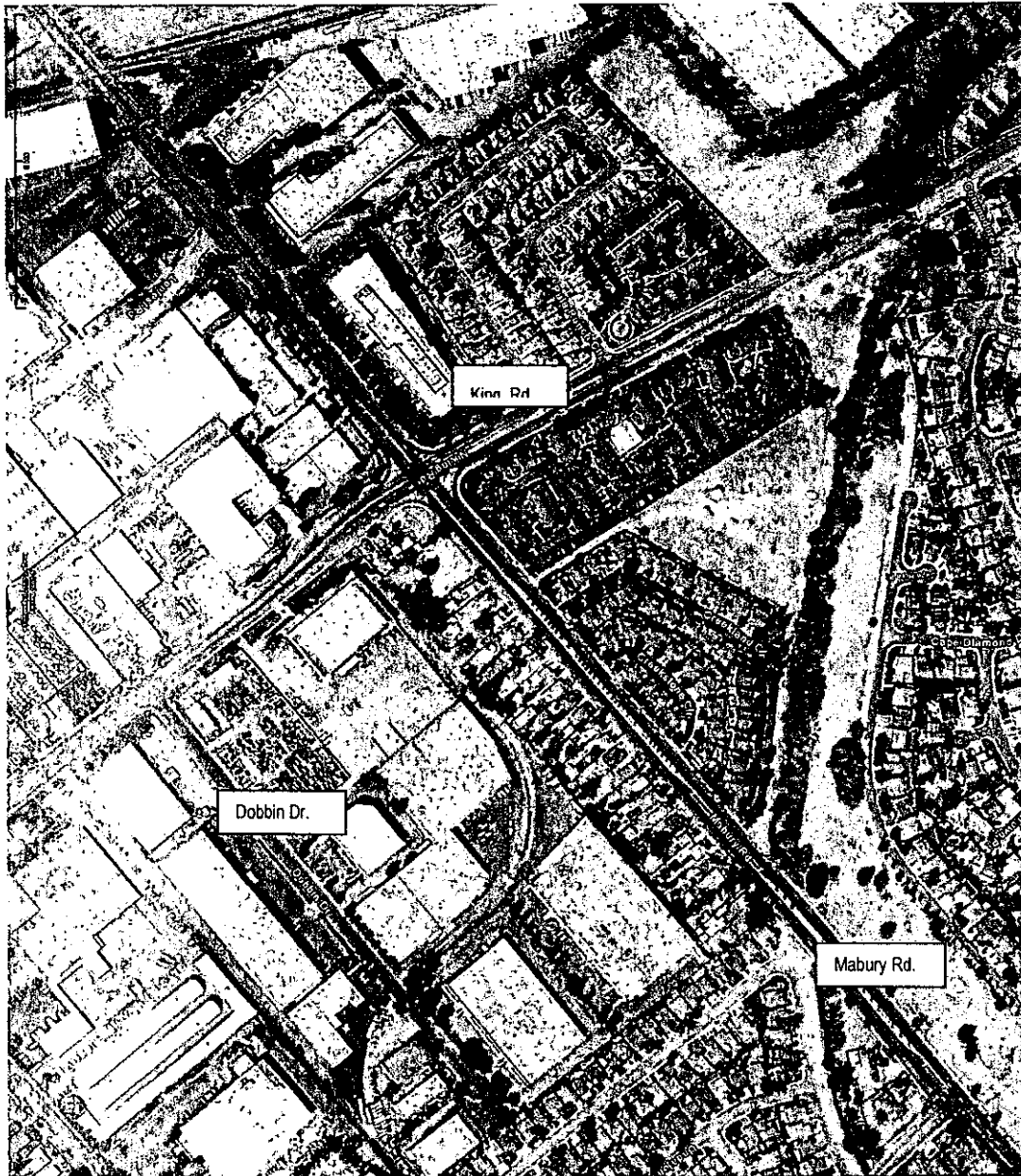
Prepared by: Urban Programmers
10710 Ridgeview Ave.
San Jose CA 95127

CONTENTS OF THIS SECTION 106 EVALUATION SUBMISSION

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1.2	Location Map /Aerial Photograph	3
1.3	Description of the Proposed Project and Potential for Cultural Resources to Be Effected	4
1.4	Description of the Undertaking	4
1.5	Evaluation of Potential Effects to Historic Resources	5
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2.3	South of the Proposed Development Site	14
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Section 4	Assessment of Adverse Effect	37
4.1	Finding of No Adverse Effect	40
Section 5	APPENDIX	41
	Sources consulted	
	DPR 523 forms: 12320 Mabury Road (Eligible)	
	772 King Rd	
	12280 Mabury Rd	
	12330 Mabury Rd	
	12340 Mabury Rd	
	12350 Mabury Rd	
	12370 Mabury Rd	
	12390 Mabury Rd	
	12460 Mabury Rd.	

Section I.I Location Map

FIGURE #1 Aerial Photograph of the site of the proposed undertaking and APE
(Source Google Earth)



SECTION 1.3 – Description of the Proposed Project and potential for cultural resources to be effected

The proposed project is a Planned Development (PD) zoning of the approximately 25-acre site to allow development of up to 1,287 dwelling units (du) and 25,000 square feet (sf) of commercial uses. Residential densities will include high density (25-110 du/ac) in the portion of the site closest to King Road, medium-high density (20-80 du/ac) in the center of the site, and medium density (12-24 du/ac) in the eastern portion of the site, closest to the existing single-family neighborhood to the east. The project includes 100 units of permanent, affordable rental housing to be developed by Charities Housing Development Corporation of Santa Clara County (CHDC) and the relocation of the San Jose Family Shelter with 38 units, on approximately 1.7 acres in the northwest corner of the site. The affordable development will also include 5000 square feet of community program spaces including: a daycare program for approximately 20 small children (ages two months to school-aged), an after-school homework program, an evening activity program, computer laboratory, employment center, and individual case management and counseling rooms. Common areas will include a commercial kitchen and dining room, reception area, restrooms, staff offices, and an exam room to be used for on-site nurse/doctor visits. The project will include one acre of public open space. Access to the site will be from one driveway on King Road and one driveway on Dobbin Drive.

The proposed rezoning will include 100 units of permanent affordable rental housing, an improved shelter with support programs and improved safety for the new and existing residents of the area by providing street improvements and one acre of public open space.

The property is a light industrial use area with single family dwellings on two sides. The undertaking will remove the concrete warehouse buildings dating from the late 1960's & 1970's and replace them with a new infrastructure and buildings.

SECTION 1.4 Description of the Undertaking

(36 CFR Part 800.16(y)) Undertaking means a project, activity, or program funded in whole or in part under the direct or indirect jurisdiction of a Federal agency, including those carried out by or with Federal financial assistance; those requiring a Federal permit, license or approval; and those subject to state or local regulation administered pursuant to a delegation or approval by a Federal agency.

The Federal agency, The U.S. Department of Housing and Urban Development is requested to provide through a delegation to the City of San Jose, funds to assist with the development of affordable housing and shelter units. The proposed buildings on Parcel B may be developed with federal funds from the U.S. Department of Housing and Urban Development (HUD) HOME Investment Partnerships Program (HOME) authorized by Title II of the Cranston-Gonzalez National Affordable Housing Act (NAHA) and, therefore, is subject to NEPA environmental review.

SECTION 1.5 Evaluation of Potential Effects to Historic Resources

The National Historic Preservation Act requires that all Federal agencies take into account the effects of their undertakings on historic properties and provide the Advisory Council on Historic Preservation an opportunity to comment on such undertakings. The first step in the Section 106 process is to identify the undertaking and then to identify the area of potential effect that the undertaking may have on resources that are eligible for listing or are listed in the National Register of Historic Places.

Criteria for evaluation: The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures and objects that possess integrity of location, design, setting, materials, workmanship, feeling and association and

- (a) that are associated with events that have made a significant contribution to the broad patterns of our history; or
- (b) that are associated with the lives of persons significant in our past; or
- (c) that embody distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- (d) that have yielded, or may be likely to yield, information important in prehistory or history.

SECTION 2 AREA OF POTENTIAL EFFECT

(36 CFR Sec 800.16(d)) Area of potential effects means the geographic area or areas within which an undertaking may directly or indirectly cause changes in the character or use of historic properties, if any such properties exist. The area of potential effects is influenced by the scale and nature of an undertaking and may be different for different kinds of effects caused by the undertaking.

The proposed development site is the west side of Dobbin Drive at N. King Road consisting of nine parcels totaling 24.77 acres. A proposed rezoning will allow a new mixed-use residential development similar to ones already under construction or constructed in the area. The Area of Potential Effect is considered to be the project site and adjoining parcels to the south along N. King Road (east side of the street), along the south side of Mabury Road where the proposed development is adjacent to existing single family development; on the west side of Pine Hollow Circle adjacent to the proposed development and one parcel deep on the south side of Dobbin Drive, across from the proposed project.

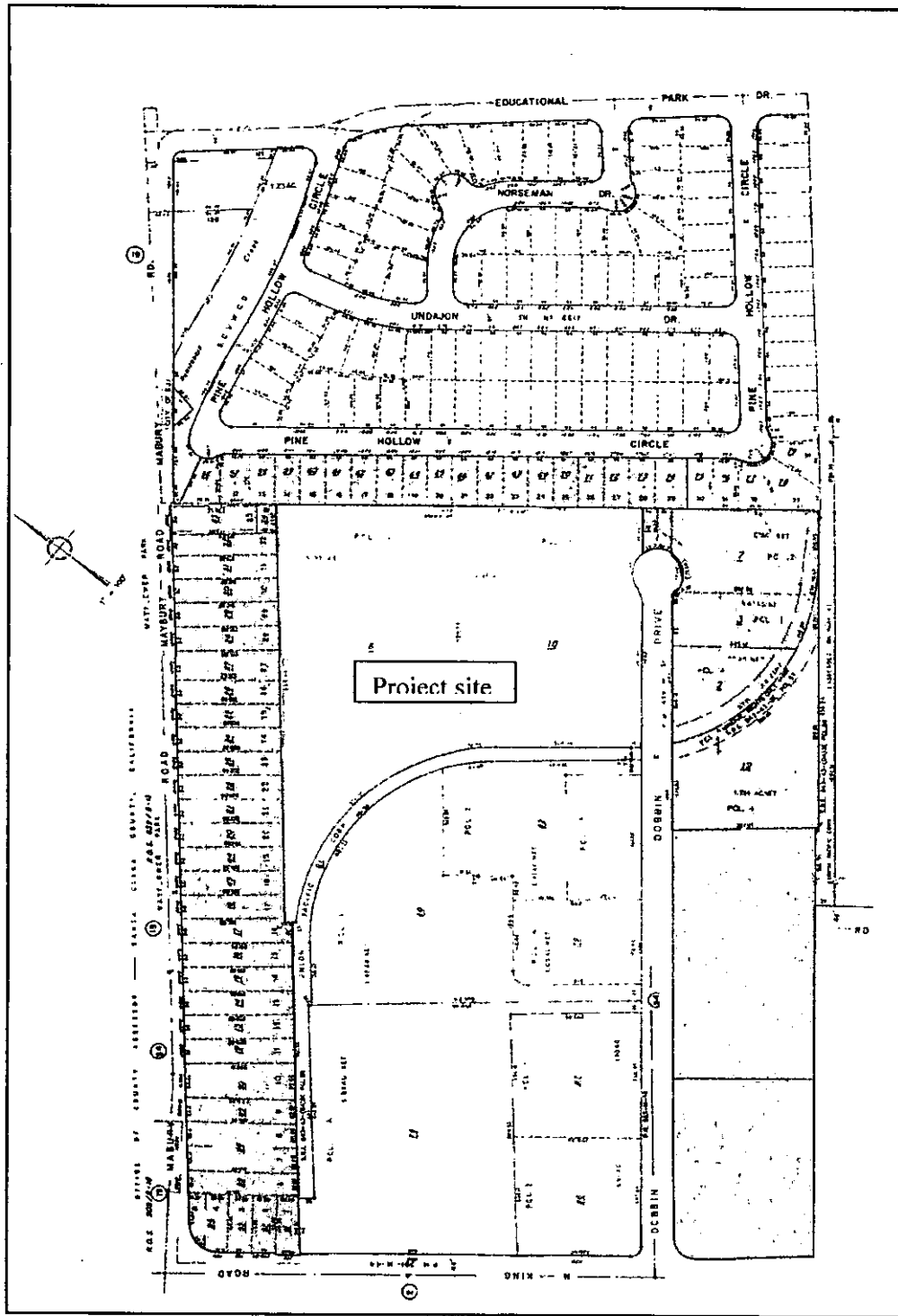
N. King Road is a major collector street that extends north and south across the eastern side of San Jose. Mabury extends from the foothills in the east through San Jose to The Alameda in the west where it is Taylor Street. Historically, the area was ranch land then planted in orchards in the 1800's. The large parcels were developed with industrial buildings in the late 1960's to the 1980's., but have started redeveloping with mixed-use residential.

The Historic Resources Inventory of the City of San Jose and the County of Santa Clara does not list any potential or existing historic resources in the Area of Potential Effects. The inventory does not list historic cultural resource entries within 1/4 mile of the proposed development. Across Mabury Road is Penitencia Creek Park.

The land uses in the immediate area of the proposed development are single family residential detached to the east on Pine Hollow Circle, a subdivision that was developed in 1980. To the north are single family detached houses that were developed between 1896 and 1999. The south side of Dobbin Drive is developed with industrial buildings that were developed in the 1980's. Across Mabury Road is multi-family residential development 1990-2007.

The site is located within 250 feet of the Penitencia Creek Park located on the west side of Maybury Road

Figure # 2 Area of Potential Effect

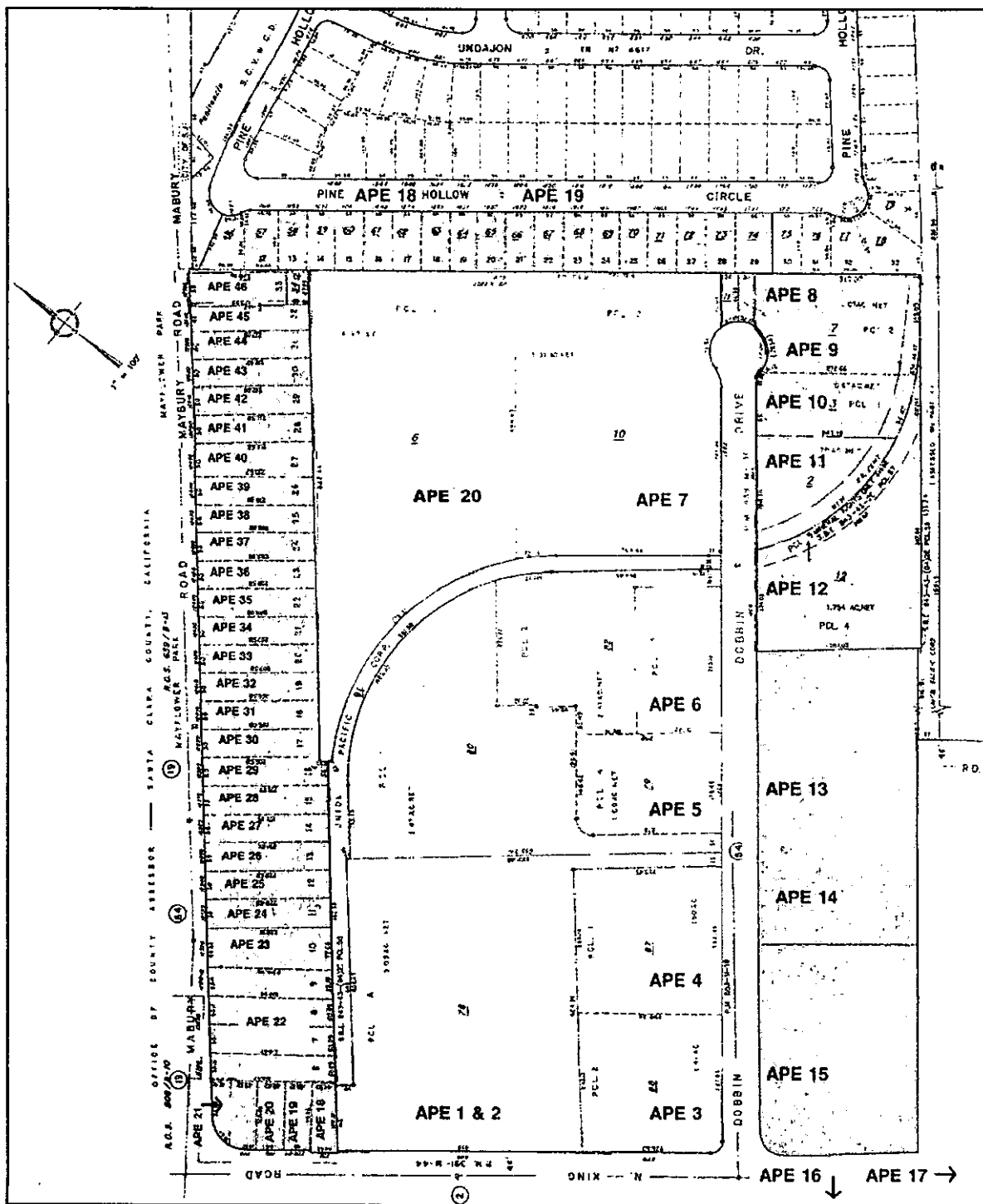


SECTION 2.1 Resources Within the Area of Potential Effect (APE)

The Area of Potential Effect (APE) is the 24.77 acre project parcels and those properties adjoining or directly across Dobbin Drive. Within the APE resources investigated and evaluated are those buildings over 50 years in age, natural or man made features, and any area where there is a potential for prehistoric resources.

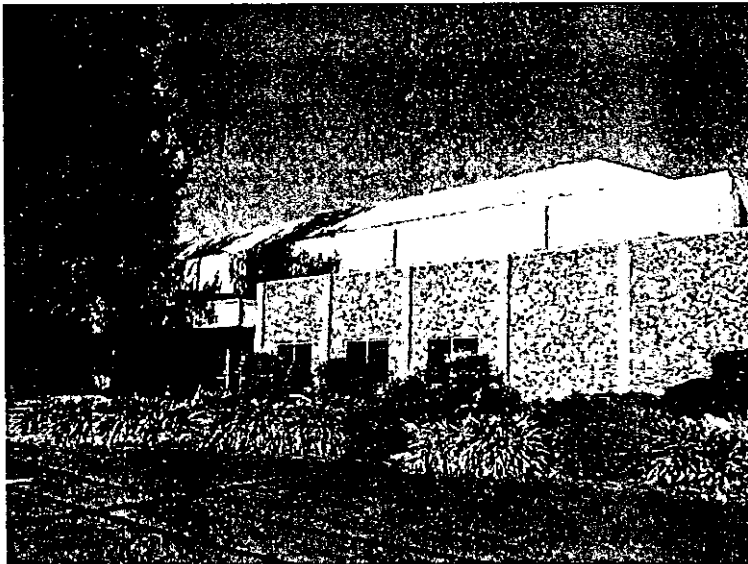
The boundaries of the APE on the north and west are two major collector streets, N. King Road and Mabury Road which are divided roads with two or more lanes of traffic in each direction, parking lanes and center turn lanes. A field survey indicated that there were no properties older than 50 years and no potential historic properties across these streets. Across these streets the improvements were constructed within the past 25 years, some are currently under construction; incorporating uses that are either light industrial and set back from the front property line, or multi-story, multi-family housing. The east boundary is Pine Hollow Circle, a residential street within a subdivision of similar homes that are not over 50 years and are not potential historic resources. To the south the boundary is between industrial developments where the buildings across the boundary line are not over 50 years and are not potential historic resources.

FIGURE # 3 Photograph Key to the Area of Potential Effects

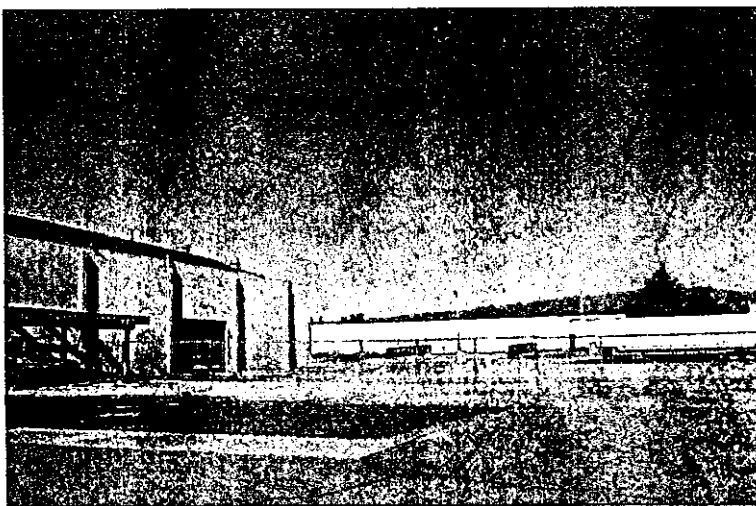


Section 2.2 Proposed Development Site: No historic resources exist within the proposed development site.

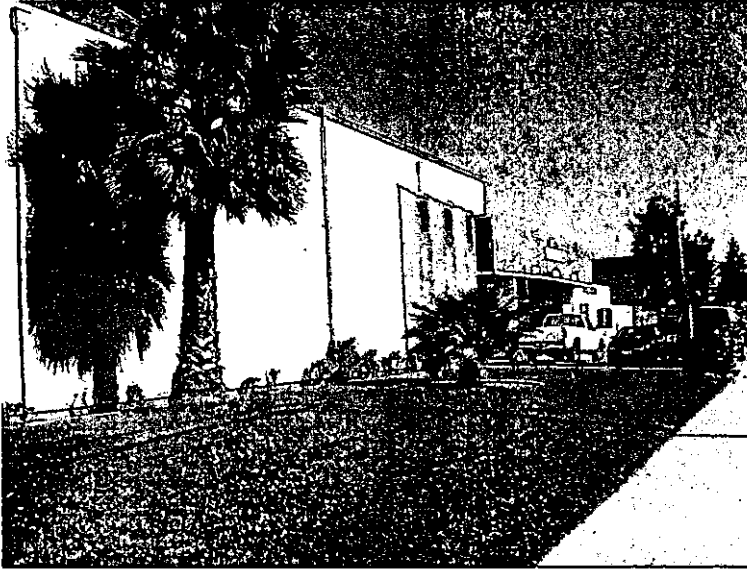
The 24.77 acre site is developed with light industrial buildings, large areas of asphalt and concrete paving and small amounts of landscaping along the street frontage. The property had a few houses along N. King Road, but was primarily farm/orchard land from the 1870's until industrial development occurred beginning in the late 1960's and continuing into the mid 1980's. All buildings and improvements on the site will be removed. None of the buildings are over 50 years old.



Photograph: APE# 1
Address: 686 N. King Road
APN:254-04-076
Age: 41 yrs. Constructed in 1966.
Photograph : P-1
View: Front Façade, vacant industrial building.
Camera pointing: north
Date of Photograph: 2/3/07



Photograph: APE# 2
Address: 686 N. King Road
APN: 254-04-076
Age: 41 yrs. Constructed in 1966.
Photograph: P-2
View: South side façade, and lot of the vacant industrial building.
Camera pointing: northwest
Date of Photograph: 2/3/07



Photograph: APE # 3
Address: 670 N. King Road
APN: 254-04-088
View: Front Façade, industrial building.

Age: 27 yrs. Constructed in 1980.

Photograph: P-3

View: South side façade, and lot of the vacant industrial building.

Camera pointing: SE

Date of Photograph: 2/3/07



Photograph: APE# 4
Address: 670 N. King Road
APN: 254-04-088

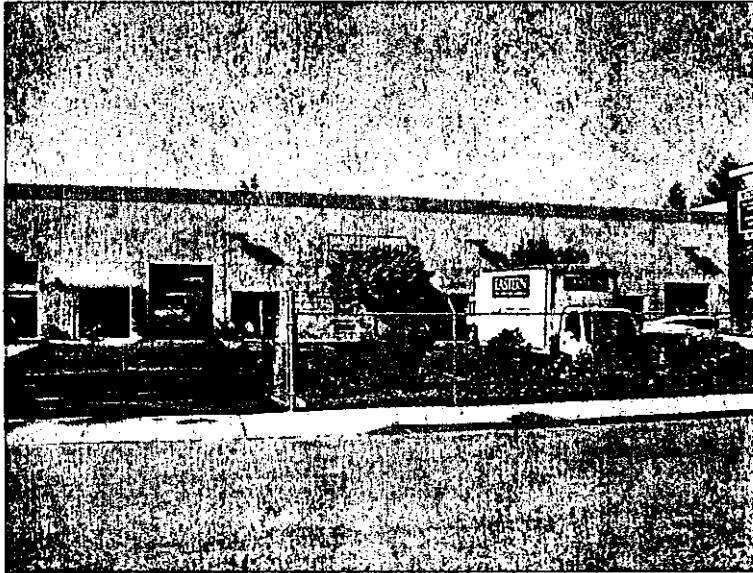
Age: 27 yrs. Constructed in 1980.

Photograph # P-4

View: South side façade, and lot of the vacant industrial building.

Camera pointing: NW

Date of Photograph: 2/3/07



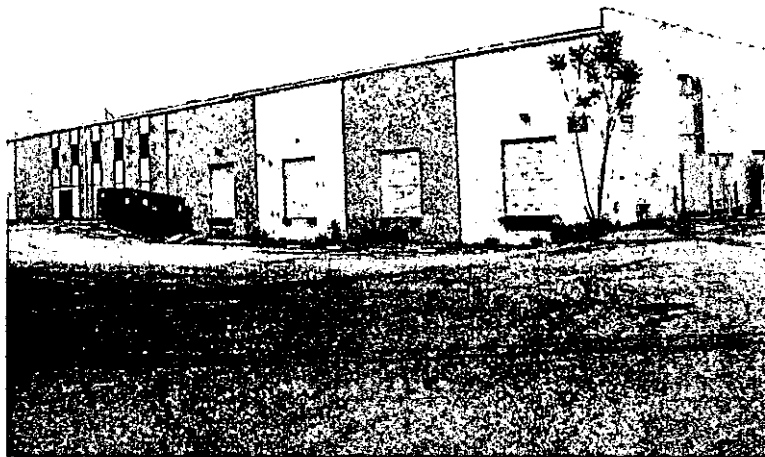
Photograph: APE # 5
Address: 1745 Dobbin Drive
APN: 254-04-079
View: Front Façade, concrete industrial warehouse building.
Camera pointing: NW
Date of Photograph: 2/3/07
Age: 23 yrs. Constructed in 1984.



Photograph: APE# 6
Address: 1855 Dobbin Drive
APN: 254-04-082
View: Front façade, of the vacant industrial warehouse building.
Age: 29 yrs. Constructed in 1978.
Camera pointing: NW
Date of Photograph: 2/3/07



Photograph: APE# 7
Address: 1895 Dobbin
Drive
APN: 254-55-010
View: Front façade, of the
vacant industrial warehouse
building.
Age: 23 yrs. Constructed in
1984.
Camera pointing: NW
Date of Photograph: 2/3/07



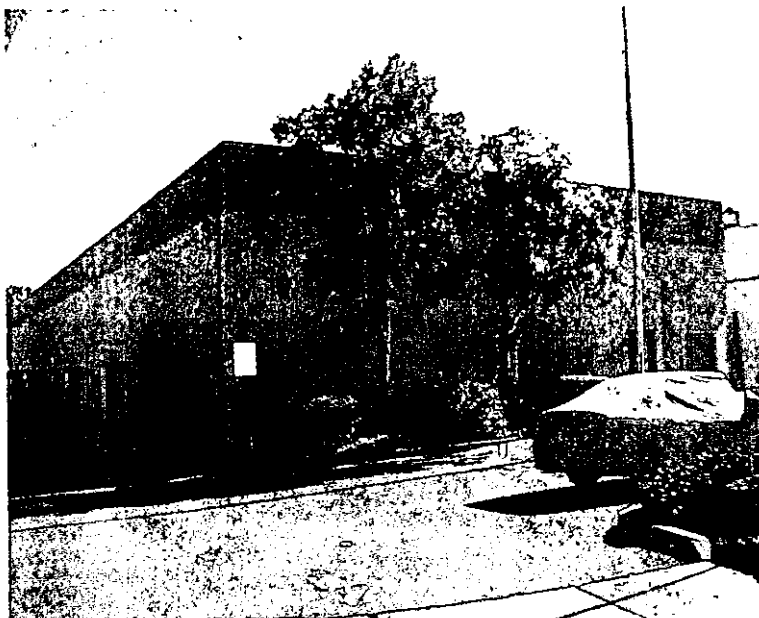
Photograph APE # 20
Address: 1875 Dobbin
Drive
APN: 254-55- 006
View: Front façade, vacant
industrial building (set
behind the 1893 Dobbin
Dr.)
Age: 34 yrs. Constructed
1973
Camera pointing: SW
Date of Photograph 2/3/07

SECTION 2.3 South of the Project Site: Within the APE, No properties on the South side of Dobbin Drive are eligible for listing in the National Register of Historic Places.

Industrial buildings and lots within the APE were developed in the 1970's and 1980's, no buildings east of the project site are over 50 years old and none are eligible for listing in the National Register of Historic Places.



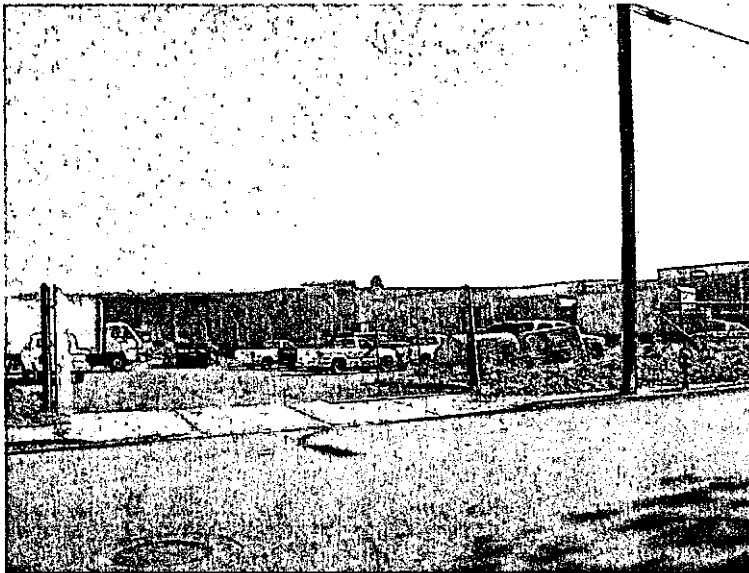
Photograph: APE # 8
Address: 1900 Dobbin Drive
APN: 254-55-007
View: Front Façade, entrance drive to concrete block industrial warehouse building. Platinum Roofing Company
Age: 26 yrs. Constructed in 1981.
Camera pointing: N
Date of Photograph: 2/3/07



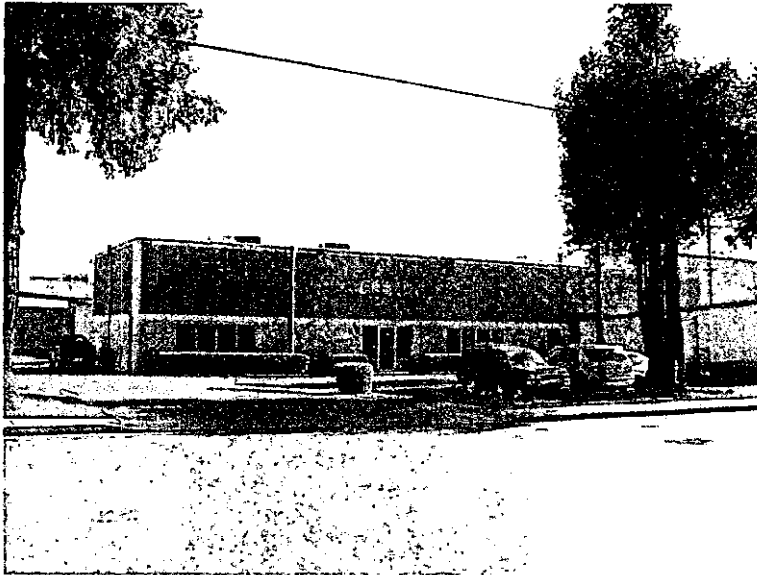
Photograph: APE# 9
Address: 1900 Dobbin Drive
APN: 254-55-007
View: Front façade, of the warehouse building.
Age: 26 yrs. Constructed in 1981.
Camera pointing: NE
Date of Photograph: 2/3/07



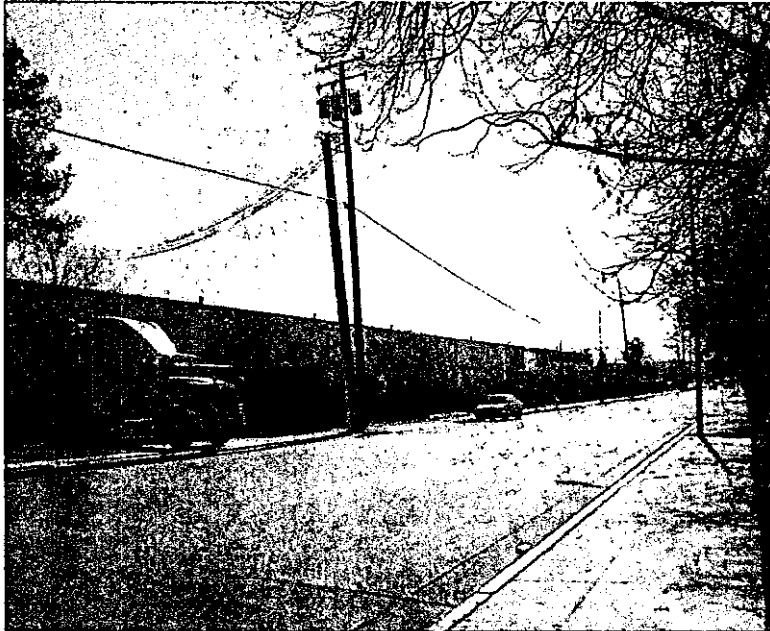
Photograph: APE # 10
Address: 1890 Dobbin Drive
APN: 254-55-003
View: Front Façade, concrete
industrial warehouse building.
Age: 27 yrs. Constructed in
1980.
Camera pointing: NE
Date of Photograph: 2/3/07



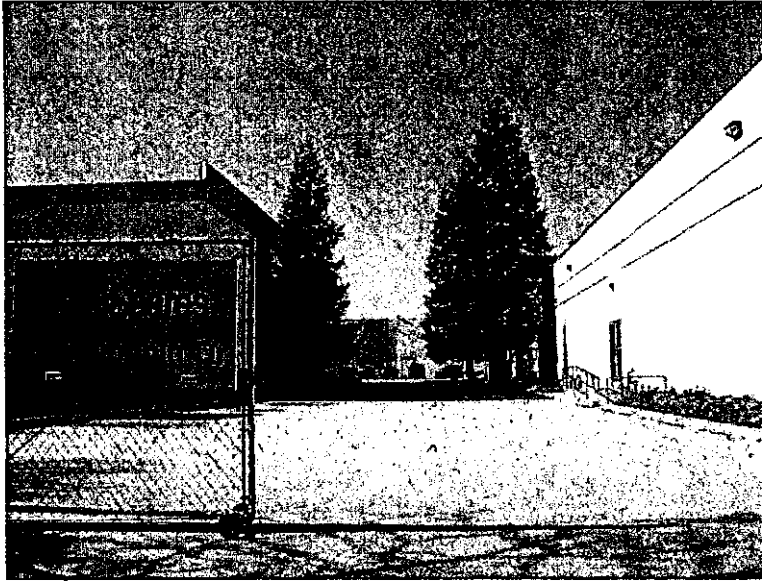
Photograph: APE# 11
Address: 1880 Dobbin Drive
APN: 254-55-002
View: Front façade, of the
concrete warehouse building.
Age: 27 yrs. Constructed in
1980.
Camera pointing: E
Date of Photograph: 2/3/07



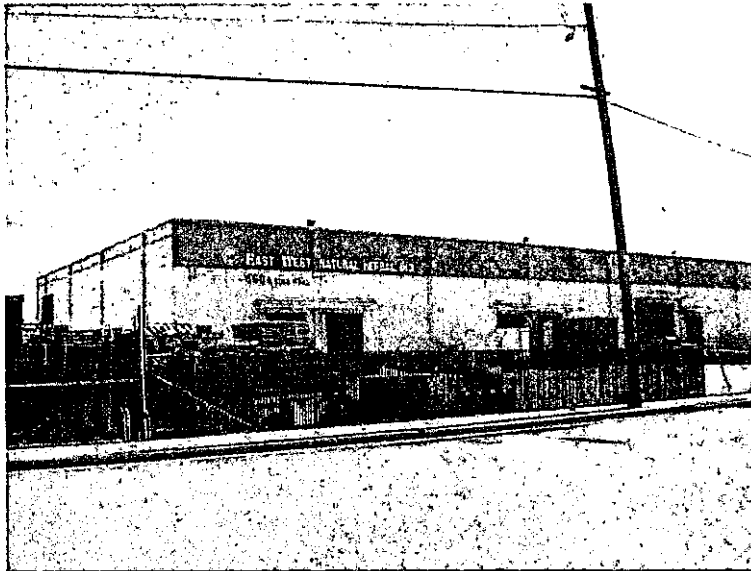
Photograph: APE # 12
Address: 1880 Dobbin Drive
APN: 254-55-012
View: side & lot concrete
industrial warehouse building.
Age: 27 yrs. Constructed in
1980.
Camera pointing: SE
Date of Photograph: 2/3/07



Photograph: APE# 13
Address: 1860 Dobbin Drive
APN: 254-55-012
View: Front façade, of the
concrete warehouse building.
Age: 35 yrs. Constructed in
1972.
Camera pointing: S E
Date of Photograph: 2/3/07



Photograph: APE # 14
Address: 1860 Dobbin Drive
APN: 254-55-012
View: side & lot concrete
industrial warehouse building.
Age: 27 yrs. Constructed in
1980.
Camera pointing: SE
Date of Photograph: 2/3/07



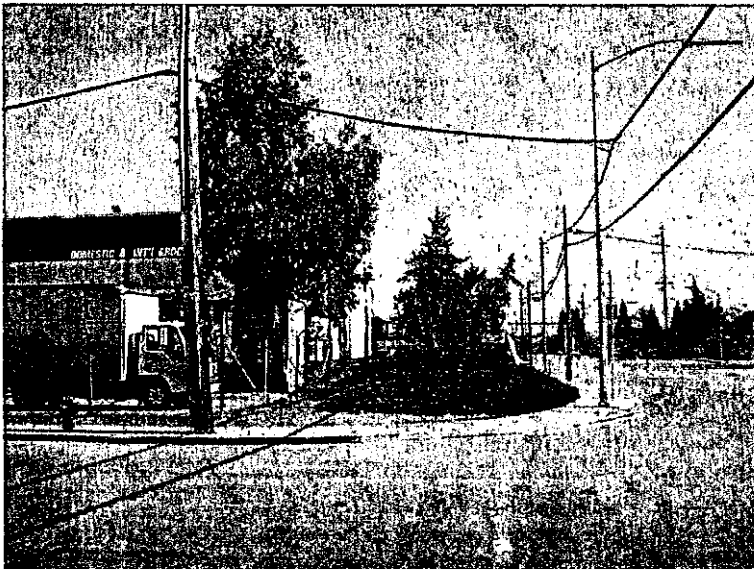
Photograph: APE# 15
Address: 650 N. King Road
APN: 254-54-006
View: Front façade, of the
concrete warehouse building.
Age: 35 yrs. Constructed in
1972.
Camera pointing: S E
Date of Photograph: 2/3/07

SECTION 2.4 West of the Project Site: Within the APE, no properties south of the project site are eligible for listing in the National Register of Historic Places

The project site and the APE are bounded on the west by N. King Road, a four and five lane divided street.



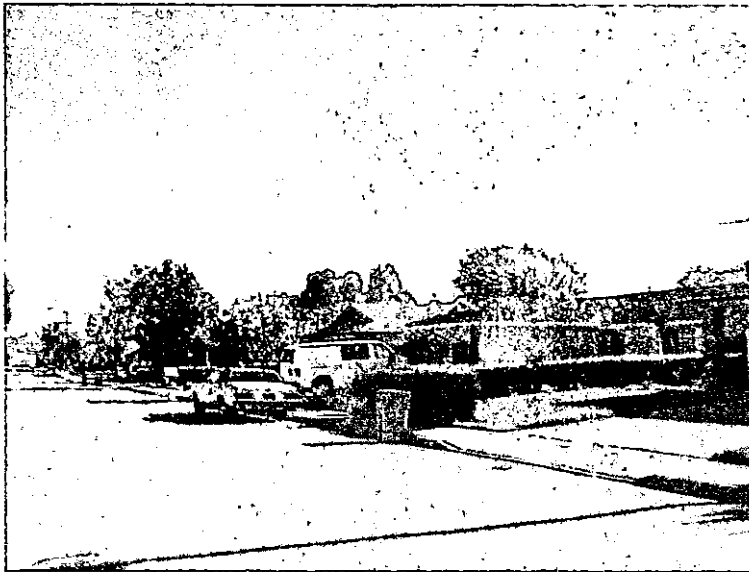
Photograph: APE #16
View: N. King Road
looking across from the
Proposed Project Site.
N. King Road is the west
boundary of the APE
Camera pointing: SW
Date of Photograph: 2/3/07



Photograph: APE# 17
View: N. King Road
looking south from the
proposed project site. N.
King Road is the west
boundary of the APE.
Camera pointing: S E
Date of Photograph: 2/3/07

SECTION 2.5 East of the Proposed Project Site: no properties are eligible for listing in the National Register of Historic Place.

East of the project site is a residential subdivision of single family houses constructed in 1980-1981. The properties are not 50 years old and are not eligible for listing in the National Register of Historic Places.



Photograph: APE #18
View: Looking south on Pine Hollow Circle, the east boundary of the APE

Camera pointing: SE
Date of Photograph: 2/3/07



Photograph: APE# 19
View: Looking north on Pine Hollow Circle, the east boundary of the APE

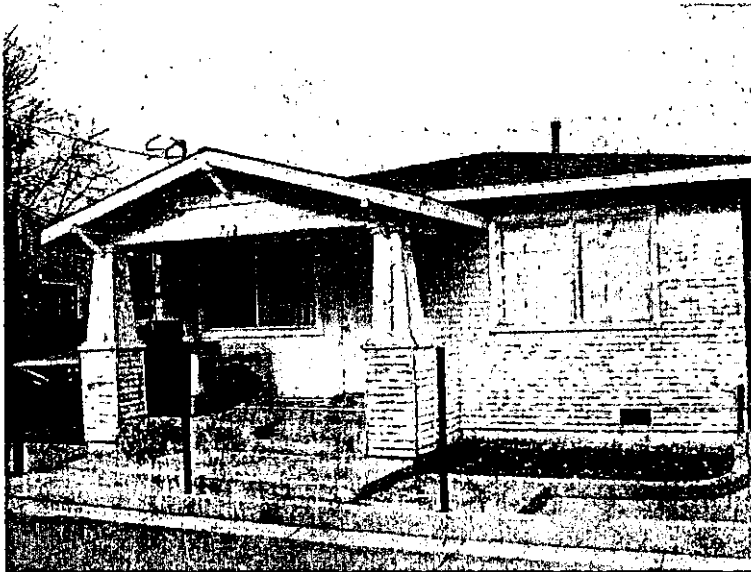
Camera pointing: NW
Date of Photograph: 2/3/07

SECTION 2.6 North of the Project Site: Within the APE, to the north of the project site, one property appears eligible for listing in the National Register of Historic Places, 12320 Mabury Road.

The northern boundary is Mabury Road (Maybury Road) a five lane divided street. Between the project site and Mabury Road is a row of single family detached houses fronting onto Mabury Road that were constructed between 1895 and 1999. The area was originally 500 acres of lot 47 of the Pueblo Lands. It was later owned and divided by the Overfelt family and sold to William H. Pyle and his wife Mary, who sold the land to Daniel Tanner in 1873 (Book 31 of Deeds, p. 244) as is shown on the 1876 Thompson & West Historical Atlas of Santa Clara County. In 1894 the land was sold to George Fogerty (Book 172 of Deeds, p. 140). Anibali Frank Biaggi purchased the land in 1896 and constructed a Queen Anne Cottage. Frank H. Castro purchased the 9.5 acres with the house in 1906. The 1910 U.S. Census lists Frank H. Castro, as a farmer, residing on Mabury Road with his wife Mary and two adult sons. Mr. Castro died in 1911, after which his wife Mary continued to operate the ranch until 1920 when she divided interests in the property to her children and their spouses. After Mary died in 1925, the property 9.5 acres fronting along Mabury Road was sold to Antonio Azevedo to be subdivided as Mayflower Park Subdivision in 1926. The subdivision was prepared and surveyed by F.A. Harriman, to create a row of 33 residential lots, five on King Road the rest along Mabury Road in the unincorporated area of Santa Clara County. The owners who petitioned for the subdivision were Antonio Frank Azevedo (a barber), Archer Bowden (an attorney) and Manuel Correia (apartment building owner). At the time it was subdivided, the Castro house, a single story Queen Anne Cottage c. 1896, existed and has remained in the same location on the property, becoming Lot 10 of the Mayflower Park Subdivision. This house is the only house on the land at the time of the subdivision. The rest of the houses were constructed or moved to the parcels at different times, mostly between 1930 and 1941, although one lot was rebuilt in 1999. Many of the buildings have been significantly altered, all have some modifications.

The original owners and occupants of the houses appear to have had little in common, except that they were part of the work force for industries in the County. Several of the houses have remained in the same families for two generations, while others changed owners every few years. The majority of the houses are owner occupied.

When compared to the Criteria of the National Register of Historic Places it is determined that the buildings developed after the 1926 subdivision do not meet the level of significance required by the Register. As a group the buildings were evaluated for historic district potential. It was determined that the group is not eligible. Evaluating the subdivision within the historical context of the Inter war period 1917-1941, the subdivision does not retain sufficient historical integrity and there was no association with an important broad pattern, significance people or significant events. The Mayflower Park Subdivision does not exhibit significant architectural characteristics that would be necessary to meet the level significance under Criteria C.



Address: 772 N. King Rd.
APN: 254-04-091
Age: 89 yrs
Eligible NR: NO
Integrity: yes
NR Criteria: NA
Photograph: APE# 18
View: front facade
Date: 3/1/07
Camera Facing: NE

DPR 523 Attached: yes



Address: 778 N. King Rd
APN: 254-04-092
Age: 0 yrs
Eligible NR: No
Integrity: NA
NR Criteria: NA
Photograph: APE# 19
View: lot under
construction
Date: 7/20/07
Camera Facing: East

DPR523 Attached: No



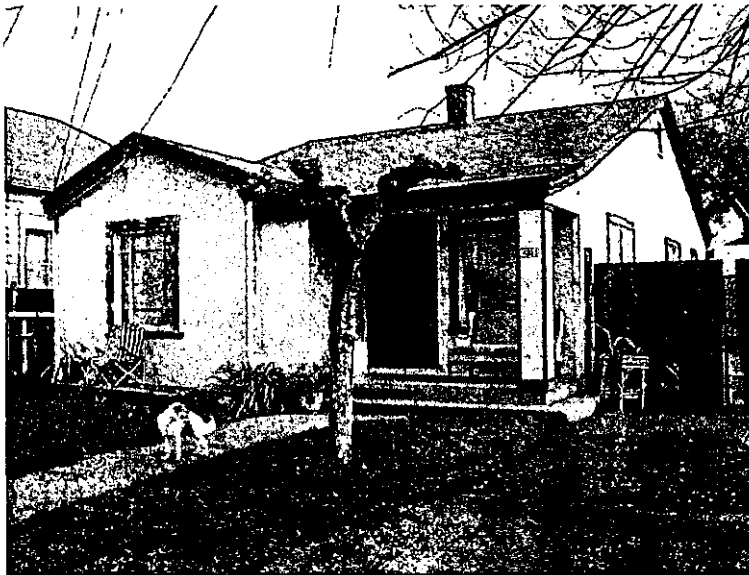
Address: 780 N. King Rd
APN: 154-04-093
Age: 0 yrs
Eligible NR: no
Integrity: NA
NR Criteria: NA
Photograph: APE# 20
View: Parcel under
construction
Date: 7/20/07
Camera Facing:: South

DPR 523 Attached: No



Address: 12280 Mabury Rd.
APN: 254-04-94,95
Age: NA
Eligible NR: no
MR Criteria: NA
Integrity: No -
Photograph: APE # 21
View: vacant lot under
construction
Date: 7/20/07
Camera Facing: SE

DPR523 Attached: No



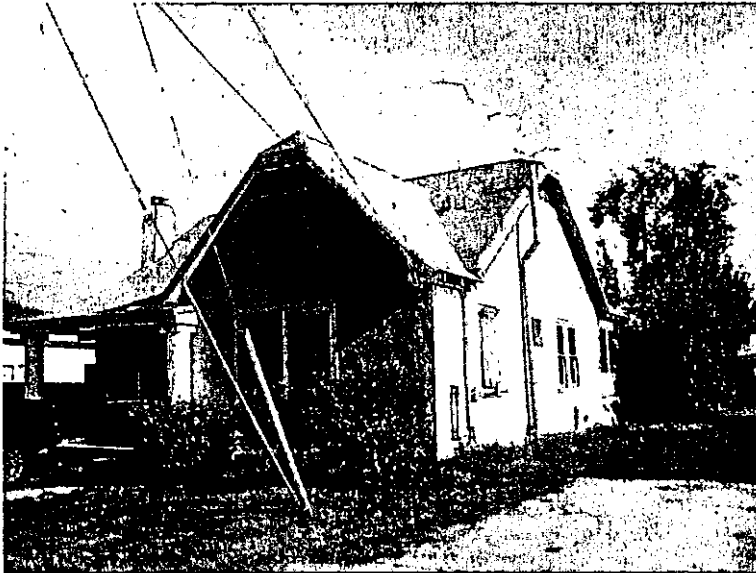
Address: 12280 Mabury Rd
APN: 154-04-095
Age: 65 yrs
Eligible NR: no
Integrity: Yes
NR Criteria: NA
Photograph: APE# 22
View: front facade
Date: 3/1/07
Camera Facing: N

DPR 523 Attached: yes



Address: 12320 Mabury Rd.
APN: 254-04-96
Age: 107
Eligible NR: Yes
NR Criteria: C
Integrity: yes
Photograph: APE# 23
View: Front and west
facades
Date: 3/1/07
Camera Facing: SE

DPR 523 Attached: Yes



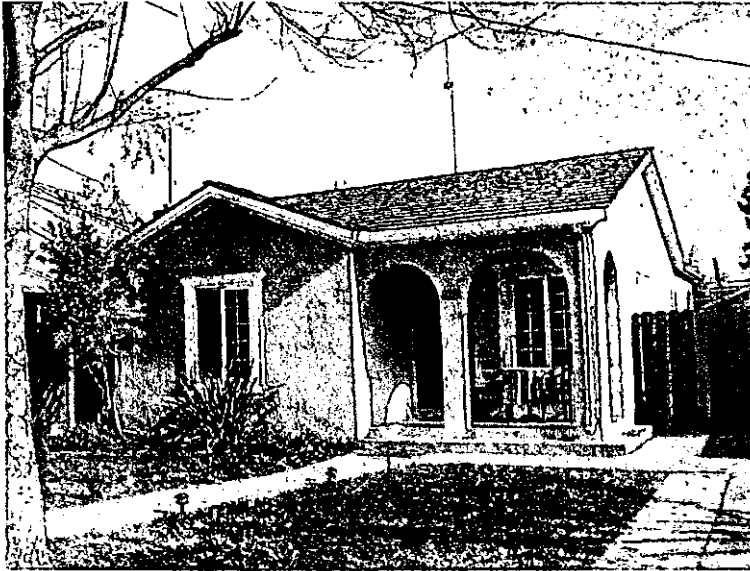
Address: 12330 Mabury Rd
APN: 254-04-012
Age: 78
Eligible NR: No
NR Criteria: NA
Integrity: Yes
Photograph: APE# 24
View: Front and south facades
Date: 3/1/07
Camera Facing:

DPR 523 Attached: yes



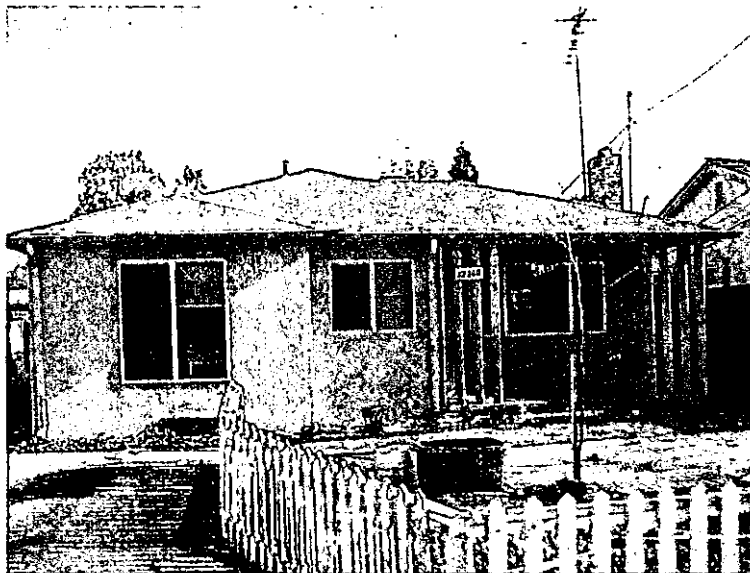
Address: 12340 Mabury Rd
APN: 254-04-013
Age: 77
Eligible NR: No
Nr Criteria: NA
Integrity: Yes
Photograph: APE# 25
View: Front Facade
Date: 3/1/07
Camera Facing: SE

DPR523 Attached: yes



Address: 12350 Mabury Rd.
APN: 254-04-014
Age: 70
Eligible NR: no
NR Criteria: NA
Integrity: Yes
Photograph: APE# 26
View: Front facade
Date: 3/1/07
Camera Facing: SE

DPR 523 Attached: yes



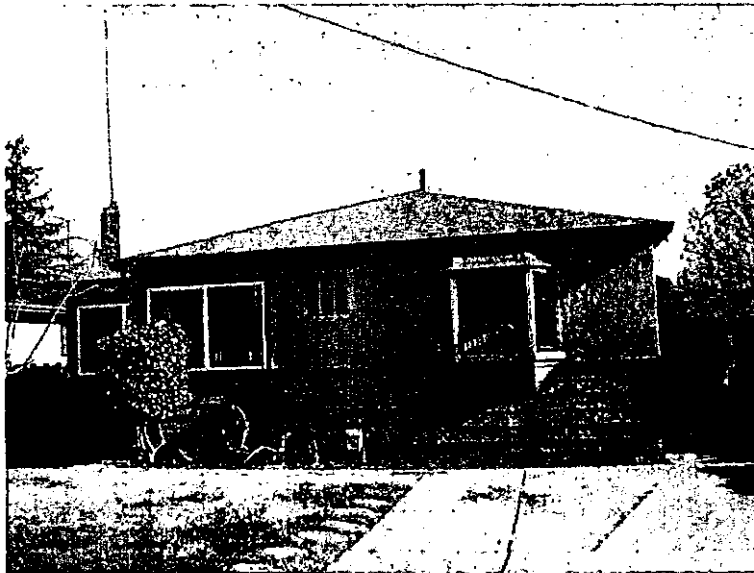
Address: 12360 Mabury Rd.
APN: 254-04-015
Age: 57
Eligible NR: no
NR Criteria: NA
Integrity: no- windows
changed, front gable added
Photograph: APE# 27
View: front facade
Date: 3/1/07
Camera Facing: SE

DPR 523 Attached: no



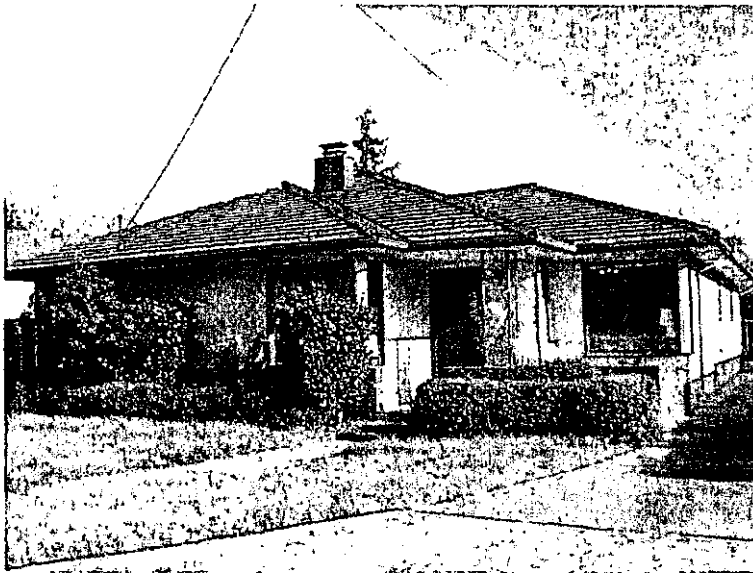
Address: 12370 Mabury Rd.
APN: 254-04-016
Age: 59
Eligible NR: no
Nr Criteria: NA
Integrity: yes
Photograph: APE# 28
View: front facade
Date: 3/1/07
Camera Facing: SE

DPR 523 Attached: yes



Address: 12380 Mabury Rd.
APN: 254-04-017
Age: 52 yrs
Eligible NR: no
NR Criteria: NA
Integrity: no, altered facades
Photograph: APE# 29
View: front facade
Date: 3/1/07
Camera Facing: SE

DPR Attached: no



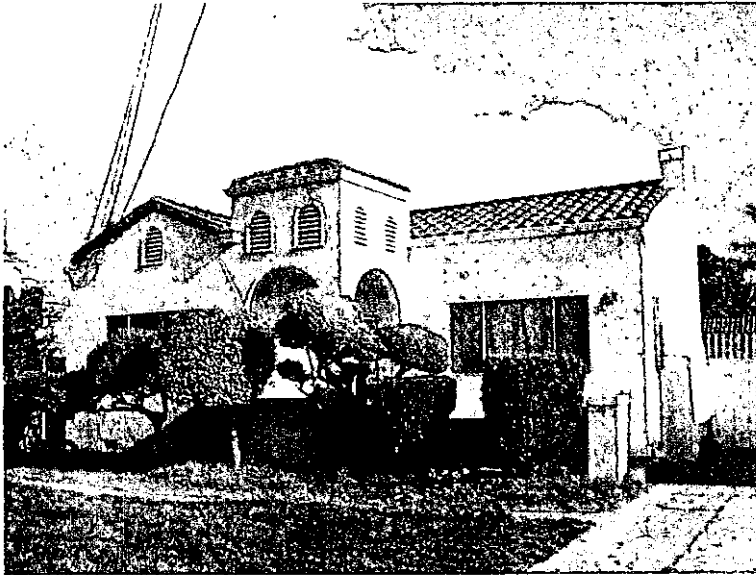
Address: 12390 Mabury Rd.
APN: 254-04-018
Age: 55
Eligible NR: no
NR Criteria: NA
Integrity: yes
Photograph: APE# 30
View: front facade
Date: 3/1/07
Camera Facing: SE

DPR Attached: yes



Address: 12400 Mabury Rd
APN: 254-04-043
Age: 66
Eligible NR: No
NR Criteria: NA
Integrity: no, stucco over
wood, tile roof added
Photograph: APE# 31
View: front facade
Date: 3/1/07
Camera Facing: SE

DPR Attached: no



Address: 12410 Mabury Rd.
APN: 254-04-044
Age: 60 yrs.
Eligible NR: No
Nr Criteria: NA
Integrity: No- façade
remodeled c 1995
Photograph: APE# 32
View: Front Facade
Date: 3/1/07
Camera Facing: SE

DPR Attached: No



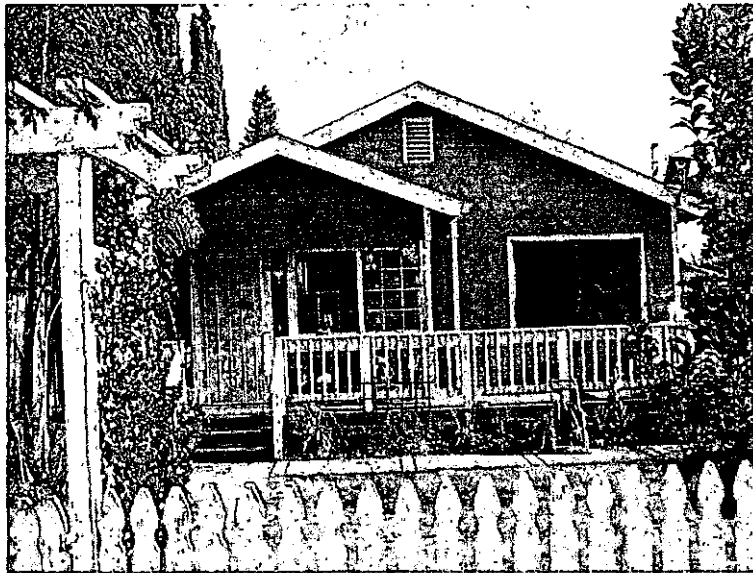
Address: 12420 Mabury Rd
APN: 254-04-020
Age: 75 yrs.
Eligible NR: no
NR Criteria: NA
Integrity: no – moved to the
site, c. 1935 gable added to
front facade
Photograph: APE# 33
View: front facade
Date: 3/1/07
Camera Facing: SE

DPR Attached: no



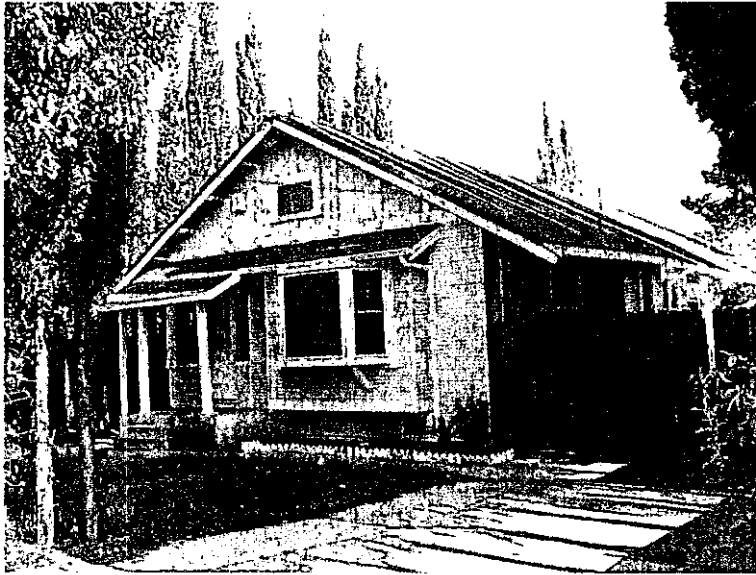
Address: 12430 Mabury Rd.
APN: 254-04-021
Age: 63
Eligible NR: No
NR Criteria: NA
Integrity: No, altered facades
remodeled 1999
Photograph: APE# 34
View: Front Facade
Date: 3/1/07
Camera Facing:

DPR Attached: No



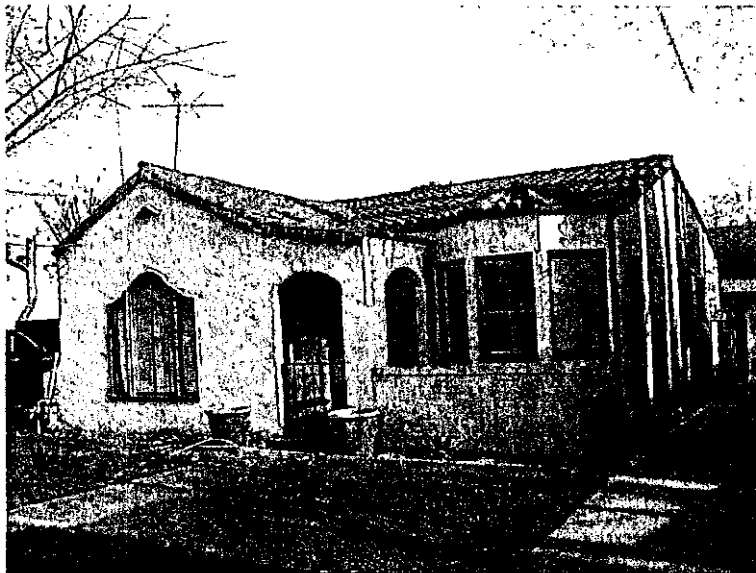
Address: 12440 Mabury Rd.
APN: 254-04-022
Age: 80 yrs.
Eligible NR: no
NR Criteria: NA
Integrity: No-altered porch
and windows
Photograph: APE# 35
View: Front facade
Date: 3/1/07
Camera Facing: SE

DPR Attached: no



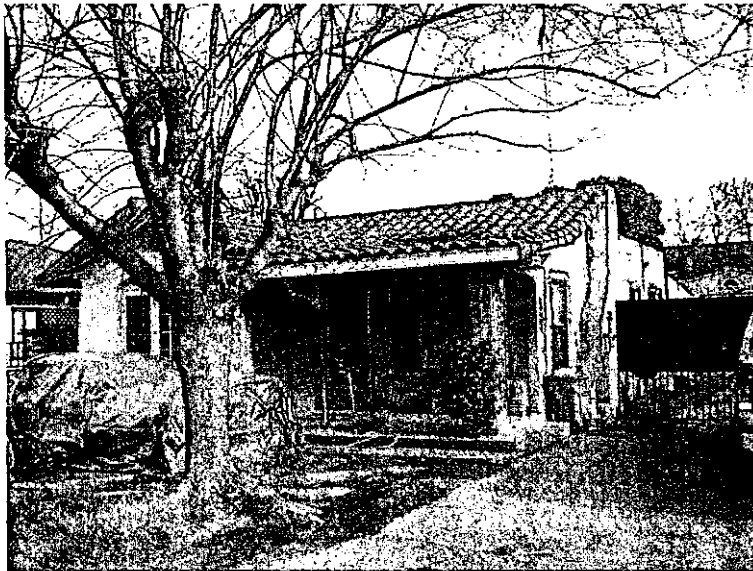
Address: 12450 Mabury Rd.
APN: 254-04-023
Age: 84 yrs.
Eligible NR: no
NR Criteria : NA
Integrity: No, moved to site
remodeled façade, enclosed
porch, stucco
Photograph: APE# 36
View: Front facade
Date: 3/1/07
Camera Facing: SE

DPR Attached: No



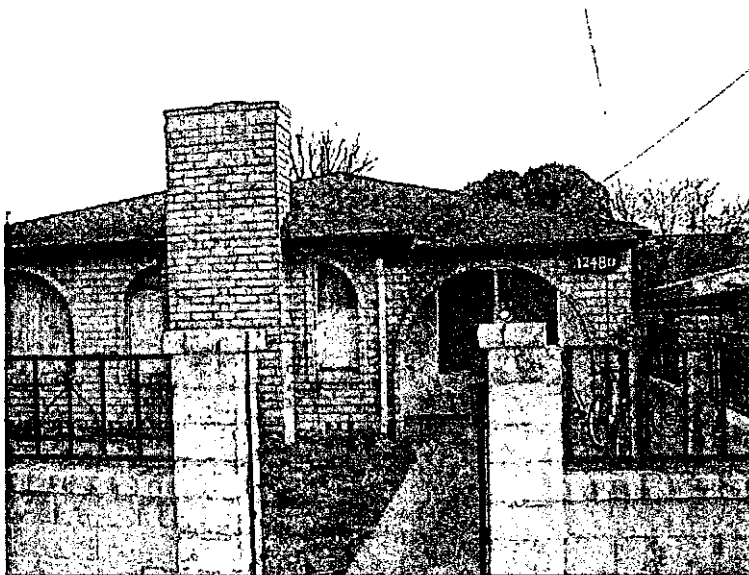
Address: 12460 Mabury Rd.
APN: 254-04-024
Age: 80 yrs.
Eligible NR: no
NR Criteria: NA
Integrity: yes- façade altered ,
bay added, entry altered
Photograph: APE# 37
View: Front Facade
Date: 3/1/07
Camera Facing:

DPR Attached: yes



Address: 12470 Maybury Rd.
APN: 254-04-025
Age: 80 yrs.
Eligible NR: No
NR Criteria: NA
Integrity: no, stucco over wood,
altered size and style of
windows, heavy tile roof.
Photograph: APE# 38
View: Front Facade
Date: 3/1/07
Camera Facing: SE

DPR Attached: No



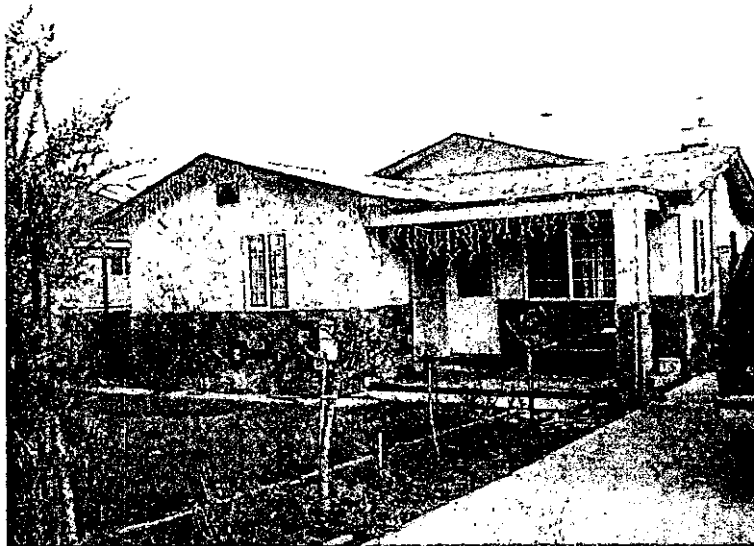
Address: 12480 Mabury Rd
APN: 254-04-026
Age: 45 yrs.
Eligible NR: No
NR Criteria: NA
Integrity: no, altered front
façade with concrete block
Photograph: APE# 39
View: front facade
Date: 3/1/07
Camera Facing: SE

DPR Attached: no



Address: 12490 Mabury Rd
APN: 254-04-027
Age: 75 yrs.
Eligible NR: No
Nr Criteria: NA
Integrity: No, resized
windows, wall cladding,
artificial siding and stucco
Photograph: APE# 40
View: front facade
Date: 3/1/07
Camera Facing:

DPR Attached: no



Address: 12500 Maybury
APN: 254-04-028
Age: 75 yrs.
Eligible NR: No
NR Criteria: NA
Integrity: No, remodeled
plan, facades, windows,
stucco stone.
Photograph: APE# 41
View: front facade
Date: 3/1/07
Camera Facing: SE

DPR Attached: no



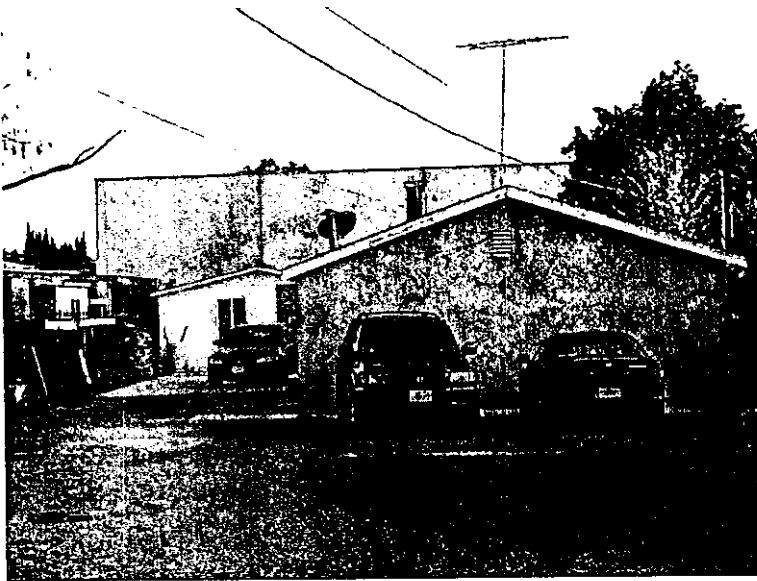
Address: 12510 Mabury Rd.
APN: 254-04-029
Age: 91 yrs,
Eligible NR: No moved to
the site, remodeled facade
NR Criteria: NA
Integrity: no, altered
windows, addition in rear,
moved to site
Photograph: APE# 42
View: Front facade
Date: 3/1/07
Camera Facing: SE

DPR Attached: no



Address: 12520 Mabury Rd.
APN: 254-04-030
Age: 91 yrs.
Eligible NR: no moved to
the site; remodeled ancillary
building.
NR Criteria: NA
Integrity: no, additions and
alterations in rear, moved
Photograph: APE# 43
View: front facade
Date: 3/1/07
Camera Facing:

DPR Attached: no



Address: 12530 Mabury Rd.
APN: 254-04-031
Age: 61 yrs
Eligible NR: no
NR Criteria: NA
Integrity: no, remodeled to
expand plan, resized
openings to replace
windows
Photograph: APE# 44
View: Front façade, end of
new wing and garage
Date: 3/1/07
Camera Facing:

DPR Attached: No



Address: 12540 Mabury Rd
APN: 254-04-032
Age: 106 yrs
Eligible NR: no
NR Criteria: NA
Integrity: no, moved to the
site and extensive
remodeling, added stucco
and stone elements,
windows altered
Photograph: APE# 45
View: front facade
Date: 3/1/07
Camera Facing:

DPR Attached: No



Address: 12550 Mabury Rd.

APN: 254-04-033

Age: 96 yrs.

Eligible NR: no

NR Criteria: NA

Integrity: no, moved to the site; extensive remodeling, altered plan, windows removed, porch removed.

Photograph: APE# 46

View: front facade

Date: 3/1/07

Camera Facing:

DPR Attached: No

SECTION 3 DETERMINATION OF ELIGIBILITY

Evaluation of the properties within the Area of Potential Effect followed the Secretary of the Interior's Standards for Evaluation, applying the National Register Criteria (CFR 30, Section 800.4(C) (1) (2). The evaluation concluded one property appears eligible for listing in the National Register of Historic Places.

12320 Mabury Road: The Queen Anne Cottage with spindle-work was constructed c. 1896, and retains integrity from that period. The building exhibits distinctive characteristics of the style also known as "Victorian Gingerbread", and the method of construction from the period 1896, in a rural/orchard setting. The integrity is diminished by the loss of the orchard setting, yet the distinctive architecture and original design, material, workmanship, feeling and association remain evident. While many fine examples of this style exist in the urban center of the cities that were developed during the last quarter of the nineteenth century, this house is one of the few Queen Anne Cottages that remains where it was developed outside the urban core. The building is a significant example of the Queen Anne Cottage with Spindle-work architecture and is unusual in its location and degree of integrity.

The formally rural Victorian style farm-ranch house appears to meet Criteria "C" at the local level of significance. The house retains integrity and distinctive characteristics of a Victorian Cottage with Spindle Work, exhibiting a type, period and method of construction within the context of the Horticultural Era, 1870-1917 in San Jose within the theme of Architecture and Shelter.

The remaining buildings within the APE were compared to the National Register Criteria and considered for integrity. They were found to have lost integrity, be less than 50 years old, do not exhibit significant artistic design or unusual construction methods, nor do any have significant associations with people or events. As a group they do not exhibit characteristics of similar age, design or setting that would constitute a potential residential historic district. These properties are not eligible for listing in the National Register of Historic Places.

SECTION 4 ASSESSMENT OF ADVERSE EFFECTS (CFR 800.5)

The definition of effect is the alteration to the characteristics of a historic property qualifying it for inclusion in or eligibility for the National Register (36CFR Part 800.16).

Criteria of Effect (CFR 800.5 (a) An undertaking has an effect on a historic property when the undertaking may alter characteristics of the property that may qualify the property for inclusion in the National Register. For purposes of determining effect, alteration to features of the property's location, setting, or use may be relevant depending on a property's significant characteristics and should be considered.

The proposed undertaking, the rezoning of 24.77 acres of industrial use land with development consisting of one and two story industrial buildings to a PD Zone with mixed uses, commercial and various density residential use would likely result in multi story and mixed use buildings, open space and increased intensity of use.

The likely and foreseeable effects that may result from the proposed undertaking - PD rezoning - would be development of buildings and infrastructure that would change from the current one and two story industrial manufacturing and warehousing with extensive truck traffic and activity to multi-family residential use with neighborhood serving retail/commercial spaces along King Road. The proposed undertaking - PD rezoning plan - has been designed to avoid significant impacts to the adjacent single family houses. Setbacks from the property line are a minimum of one foot for every foot of height, with two-story buildings along the north boundary, a minimum setback of 20 feet.

The proposed undertaking will likely result in and effect - the change in the setting, intensity of use and height of buildings located to the south - behind the historic property.

CFR 800.5(1) Criteria for adverse effect. An adverse effect is found when an undertaking may alter, directly or indirectly, any of the characteristics of a historic property that qualify the property for inclusion in the National Register in a manner that would diminish the integrity if the property's location, design, setting, materials, workmanship, feeling or association. Consideration shall be given to all qualifying characteristics of a historic property, including those that may have been identified subsequent to the original evaluation of the property's eligibility for the National Register. Adverse effects may include reasonably foreseeable effects caused by the undertaking that may occur later in time, be further removed in distance or be cumulative.

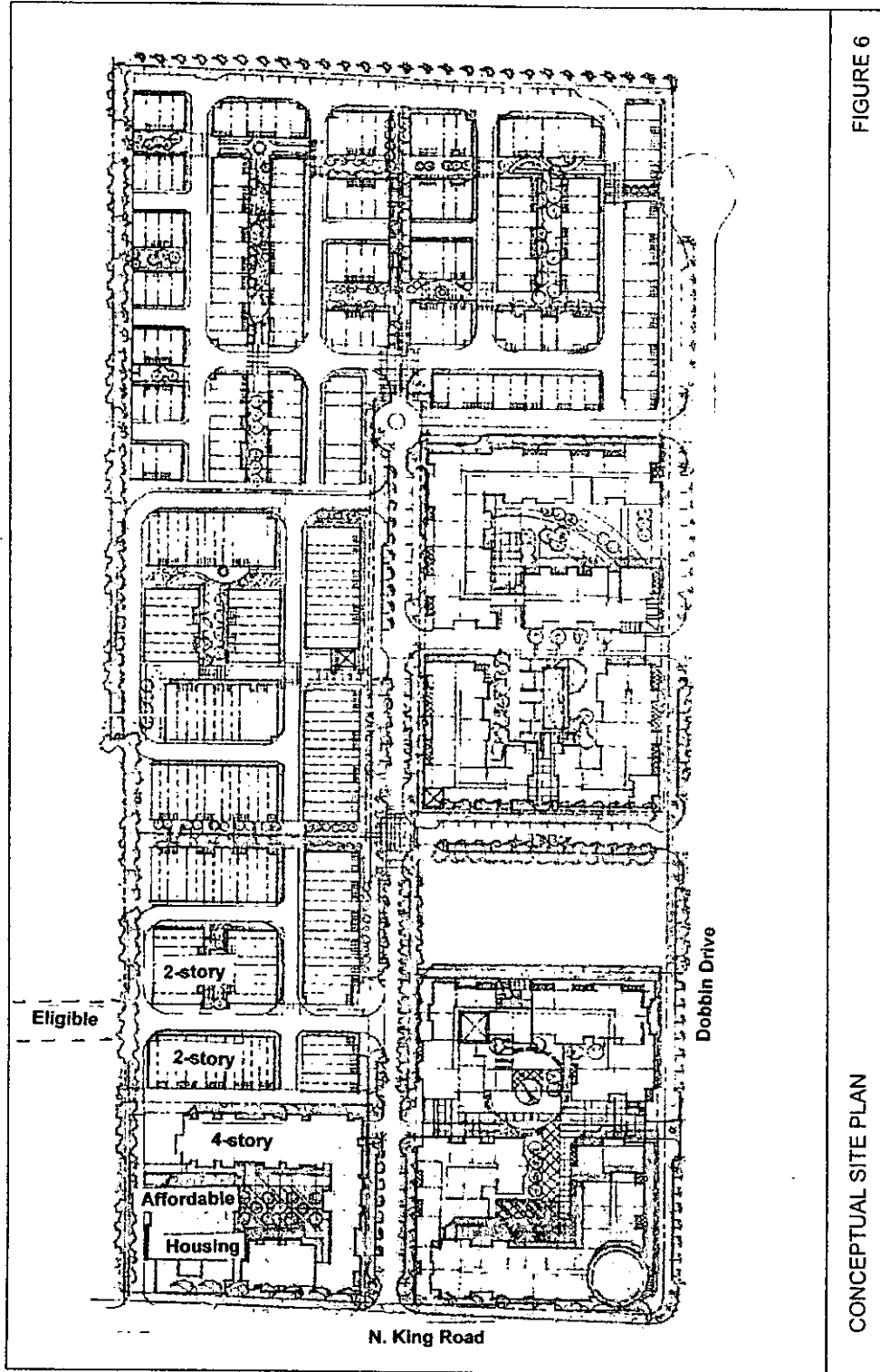
The proposed project will not alter characteristics of the eligible property that qualify it for inclusion in the National Register under Criteria "C", at the local level of significance. The proposed project will not affect the style, location, design, setting, materials workmanship, feeling, or association of the eligible property.

The development proposed for the site adjoining the rear property line of the eligible property is two-story housing. The proposed two-story buildings are set back approximately 20 feet from the property line (15 foot driveway and landscaping along the property line). Directly behind the eligible property, the proposed undertaking includes a driveway and a landscape area at the end of the building. The concept plan places the new two-story building approximately 30 feet away from the property line adjoining the eligible property (approximately 140 feet from the rear of the house). The potential for trees along the property line appears to be a positive effect that will provide a buffer to the property behind the eligible property and a visual setting more in keeping with the historic setting of the orchard. The change from industrial use to residential use may improve the opportunity to retain the eligible property, a single family house, in the historic use.

The eligible property is 228 feet deep, with a Queen Anne Cottage (single story) at the front of the property (facing Mabury Road) approximately 120 feet from the rear property line (adjacent to the Proposed Project Site property line).

The potential to effect the eligible property appears limited to the a visual change from the existing fence, industrial buildings and parking lot to the proposed row of trees along the property boundary and the potential to see the upper floors of the new buildings from some points on the parcel. The visual change appears to be a benefit the eligible property by restoring a boarder and view from the house of dense trees. The proposed project dose not appear to create an adverse effect.

FIGURE #4 Proposed Plan for Transit Village and Affordable Housing (Source: Master Plan)



4.1 FINDING OF NO ADVERSE EFFECT:

CFR 800.5(1) Criteria for adverse effect. An adverse effect is found when an undertaking may alter, directly or indirectly, any of the characteristics of a historic property that qualify the property for inclusion in the National Register in a manner that would diminish the integrity if the property's location, design, setting, materials, workmanship, feeling or association. Consideration shall be given to all qualifying characteristics of a historic property, including those that may have been identified subsequent to the original evaluation of the property's eligibility for the National Register. Adverse effects may include reasonably foreseeable effects caused by the undertaking that may occur later in time, be further removed in distance or be cumulative.

Considering the effect to the historic property it is found that the proposed undertaking will not have an adverse effect as described in Sub-section 800.5 (a) (1).

The preparation of the foregoing document describes the initial search through the Santa Clara County Historic Resources Inventory and the City of San Jose Historic Resources Inventory to determine if any properties within the immediate area of the proposed undertaking were identified as eligible for the National Register. Finding none listed, a physical survey of the area was conducted to identify potential historic properties. The survey identified potential historic properties. Research was conducted to determine the age, history, integrity and eligibility of the properties. One property was identified to meet the criteria of the National Register of Historic Places, under Criteria "C", at the local level. The property was documented using a California Department of Parks and Recreation Forms 523 A & B.

The criteria of effect was applied to the proposed undertaking considering the significant characterizes of the historic property. The effect identified appears limited to a visual change from the existing industrial buildings to taller residential buildings, intensity of activity from the residential use and the addition of landscaping to separate the proposed undertaking from the historic property.

Based upon the description of the proposed undertaking and the location of the historic property it is concluded that there is not an adverse effect. The historic property is located some distance from the proposed undertaking, landscaping will separate the undertaking from the historic property and the character defining attributes of the Queen Anne Cottage architecture for which the property was identified under National Register Criteria "C" are not changed by the proposed undertaking.

A finding of no adverse effect to the potentially eligible historic property appears appropriate.

SECTION 5 APPENDIX

State of California X The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 3S
Other Listings
Review Code Reviewer Date

Page 1 of 4 *Resource Name or #: (Assigned by recorder) 12320 Mabury Road

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County Santa Clara and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad San Jose East Date 1980 T ; R ; 3 of 3 of Sec ; B.M.

c. Address 12320 Mabury Road City San Jose Zip 95133

d. UTM: (Give more than one for large and/or linear resources) Zone 10, 600273 mE/ 4136013 mN

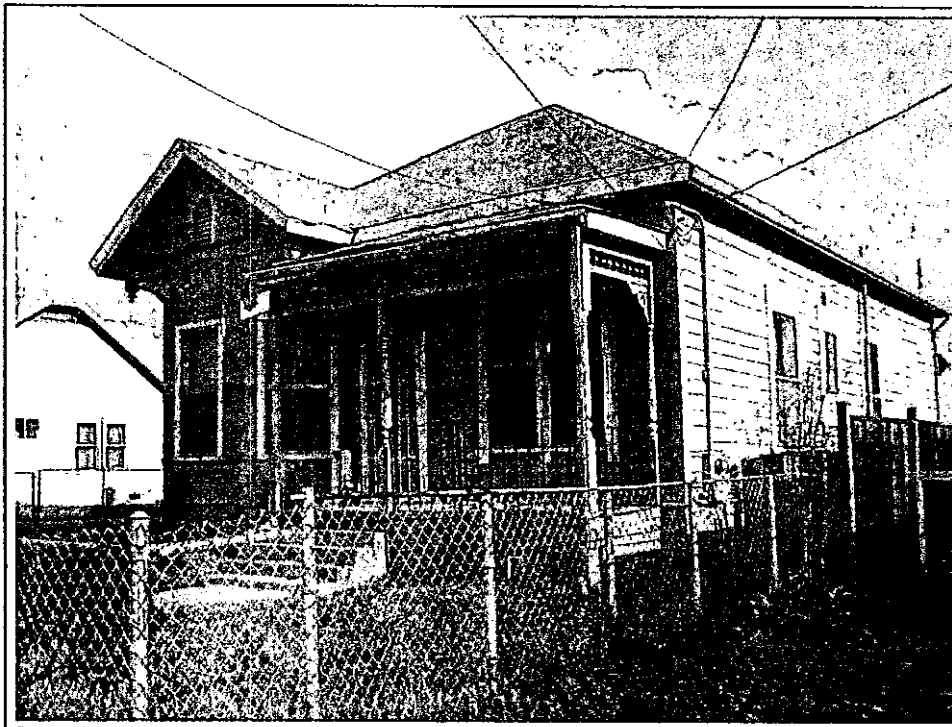
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
APN 254-04-090

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The property is located along a major street in an area that is redeveloping from industrial use to high density residential use. The relatively flat land was part of the Pueblo lands and was used primarily for agricultural until development of the Mayflower Park Subdivision in 1926 and the surrounding industrial development of the 1970's. The property is within the unincorporated land of Santa Clara County.

The property at 12320 Mabury is .25 acre and includes a single story Queen Anne Cottage c. 1896, of the Spindle-work subtype with a hipped roof and a front pitched-roof gable. The front façade is divided between a slanted bay gable and the front porch. The porch is covered by a slightly hipped porch roof supported by turned posts at the corners and pilasters, against the wall. Spindle work lines the edge of the porch roof, below the gutters, with carved brackets in the corners. The balustrade has been removed and replaced with a vertical metal fence. The original wood steps have been replaced with formed concrete.

*P3b. Resource Attributes: (List attributes and codes) Single family house HP2 *



P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)

P4. Resources Present: Building
Structure Object Site District
Element of District Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Front Façade, 3/2/07

*P6. Date Constructed/Age and Source: Historic Prehistoric Both
C 1896 (deed) addition c. 1930

*P7. Owner and Address:
Rajinder K. Dhillon
2677 Tilton Ct.
San Jose CA 95121

*P8. Recorded by: (Name, affiliation, and address)
Bonnie Bamburg
Urban Programmers
10710 Ridgeview Ave.
San Jose CA 95127

*P9. Date Recorded: 3/20/07

*P10. Survey Type: (Describe)
Project Specified*

P11. Report Citation: (Cite survey report and other sources, or enter "none.") None

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder) 12320 Mabury Road

B1. Historic Name: Biaggi House

B2. Common Name:

B3. Original Use: Single Family Ranch House B4. Present Use: Rental House

*B5. Architectural Style: Queen Anne Cottage -Spindle-work

*B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed c. 1896, additions c. 1930 -2000

*B7. Moved? No Yes Unknown Date: _____ Original Location:

*B8. Related Features:

Ancillary buildings, open sided shed and storage building c.1930-1950

B9a. Architect: UK

b. Builder: UK

*B10. Significance: Theme Residential Architecture Area Santa Clara County/ San Jose

Period of Significance 1896-1926 Property Type House Applicable Criteria C (distinctive Characteristics)

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The house at 12320 Mabury Road appears eligible for listing in the National Register under criteria C - as an example of the Spindle-work style of Queen Anne Cottage architecture, a popular style in the late 1800's in the Santa Clara Valley, of which few constructed in rural settings remain. The building retains integrity except for alterations to the rear and missing porch balustrade and wood steps. The parcel was included as part of a 1926, Mayflower Park subdivision which created a row of residential parcels, diminishing the rural setting.

Constructed c.1896 the house was in a 9.5 acre fruit orchard, the property was subdivided in 1926 to create 33 lots and dedicate land to the widening of Mabury Road. Research did not uncover the type of fruit grown on the land, however the Flickinger Cannery was very close and may have contracted for the fruit, or it could have been dried in the Messina hydrator at the corner of Mabury and Capitol Avenue, or possibly dried on the site. No evidence was found that processing equipment was located on the site. (Continued page 3)

B11. Additional Resource Attributes: (List attributes and codes) HP2

*B12. References:

Official Documents & deeds; U.S. Census ,1900,1910,1920, 1930; City Directories; Laffey, G.A., Historical Overview and Context for the City of San Jose, 1992; Santa Clara County Draft Historic Preservation Ordinance 10/06

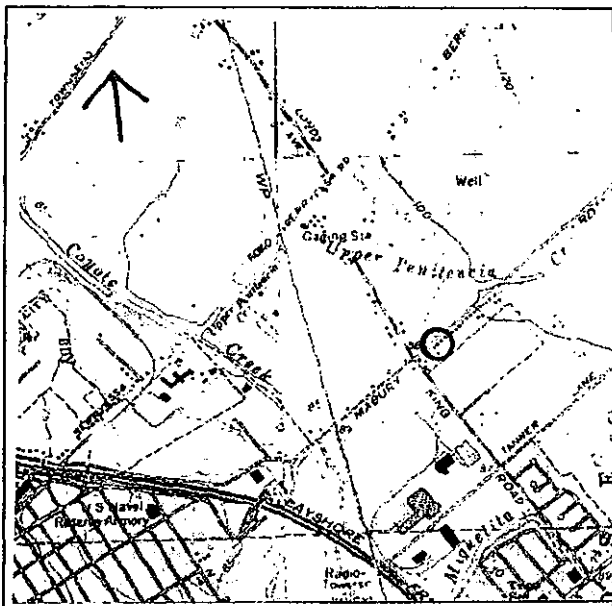
B13. Remarks:

The property is in the unincorporated County of Santa Clara, within the sphere of influence of the City of San Jose

*B14. Evaluator: Bonnie Bamburg

*Date of Evaluation: March 20, 2007

(This space reserved for official comments.)



Page 3 of 4 *Resource Name or # (Assigned by recorder) 12320 Mabury Road
*Recorded by: Urban Programmers *Date March 20, 2007 Continuation Update

P 3. Description: The wall behind the porch exhibits paired double hung windows in a frame of with turned sides. The front door is close to the projecting bay. The bay has double hung windows on each of the three sides. In the center, a second fixed window has been covered with wood. Brackets with inverted pommels are at the corners below the overhanging roof. The gable end is sheathed in fish scale shingles with an arched vent in the center. The body of the house is sheathed in horizontal dropped board siding. The eave line is typical with an over-hang and a wide band below the enclosed eaves. The sides of the original house exhibit tall windows in plain frames. The east façade exhibits a cross gable that is typical of the style. The rear has been extended by enclosing the rear porch c. 1930. This work is not of the same quality as the front façade and has been further compromised by the addition of a new vent pipe where a hole was cut through the cornice. Behind the house is an open sided shed and a c. 1950 work shed and storage building, both constructed in wood. Landscaping is minimal, only grass in the front yard. A low cyclone fence surrounds the property.

B 10. Significance: Evaluation:

Santa Clara County has not adopted fully developed "Historic Contexts" which define the development and growth of the Berryessa area. The following is a brief the historic context statement taken from the City of San Jose's adopted historical context statement. Note: the City of San Jose surrounds this county pocket.

Development of the Agricultural Hinterland.

With the increasing crop value per land unit the large farm became unnecessary, and the correlated increase in land prices, cultivation costs and growing population led to the all around subdivision of farm lands into highly specialized "fruit ranches" form 3 to 50 acres in size (Laffey 92;13)

By the time Thompson & West published their Historical Atlas of Santa Clara County in 1876, the land of the Pala Rancho in east San Jose had been divided into the specialized size ranches. Daniel Tanner owned the 19 acre parcel between F. Mabury and King Road. In 1880 the parcel was split, 10 acres to the east and 9.5 on the corner of King Road and Mabury. The land with Tanner's c. 1870 ranch house sold several times before the house was demolished and a Queen Anne Cottage c. 1896, constructed by Anibale F. and Mary Biaggi. In 1903, Mary released her claim to the property and moved into San Jose where she worked as a nurse. Anibale Biaggi sold the ranch and house to Frank Castro in 1906. After the death of Frank Castro St., in 1920, the 8 adult Castro children acquired the property from their mother. The family continued to operate the fruit ranch until it was sold March 1, 1926 to Frank Antonio Azevedo prior to the subdivision. The previous owners of this property are part of the rural fruit ranch industry that was an within historical context and part of the Horticultural Expansion Era 1870-1918 in Santa Clara County and San Jose. Although the ranch is gone, a farm house is within the historic theme of Architecture and Shelter, retaining the original 1986, Queen Anne Cottage architecture.

National Register Criteria for evaluation: The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures and objects that possess integrity of location, design, setting, materials, workmanship, feeling and association and

- (a) that are associated with events that have made a significant contribution to the broad patterns of our history; or

The house was developed as domicile for a small family ranch of 9.5 acres and is not associated with events that have made a significant contribution to the broad patterns of our history.

Page 4 of 4 *Resource Name or # (Assigned by recorder) 12320 Mabury Road
*Recorded by: Urban Programmers *Date March 20, 2007 Continuation Update

(a) that are associated with the lives of persons significant in our past; or

The people associated with the property were working, ranching or in other capacities and raising families, but were not individually significant to the history of Santa Clara County.

(b) that embody distinctive characteristics of a type, period. Or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

The house is typical of the Queen Anne Cottage, Spindle sub-category, exhibiting the classical elements of the style, hipped roof with front facing gable that together with the front porch are highly ornamented with spindle work, carved brackets and turned wood posts. It appears to be original with the exception of a metal fence that replaced the porch balusters. The style was popular during the during the last two decades of the nineteenth century, and was the style selected for many farm houses of that period, although few remain. However, within Santa Clara County the style is most commonly found in the urban areas. The building retains all aspects of integrity except for the setting in a mid-century subdivision rather than the fruit ranch. Alterations to the rear and east facades slightly diminish the integrity, but do not affect the front façade or overall understanding of the style and period. The building exhibits the distinctive characteristics of a type and period and appears eligible for listing in the National Register of Historic Places, as a Rural example of the architectural style Queen Anne Cottage with Spindle work c. 1896.

(c) that have yielded, or may be likely to yield, information important in prehistory or history.

The property has been in agricultural use for over 100 years and is now part of a residential subdivision. It is unlikely to yield information important in prehistory of history.

Property that is eligible for listing in the National Register of Historic Places is also eligible for listing in the California Register of Historic Resources and the Santa Clara County Inventory of Historic Resources. When the property is annexed to the City of San Jose, it will qualify to be listed in the San Jose Historic Resources Inventory.

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code NA

Other Listings
Review Code

Reviewer

Date

1

Page 1 of 2 *Resource Name or #: (Assigned by recorder) 772 N. King Road P1.

*a. County Santa Clara and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad San Jose East Date 1980 T ; R ; 3 of 3 of Sec ; B.M.

c. Address 772-784 N. King Road City San Jose Zip 95133

d. UTM: (Give more than one for large and/or linear resources) Zone 10, 600268 mE/ 4135915 mN

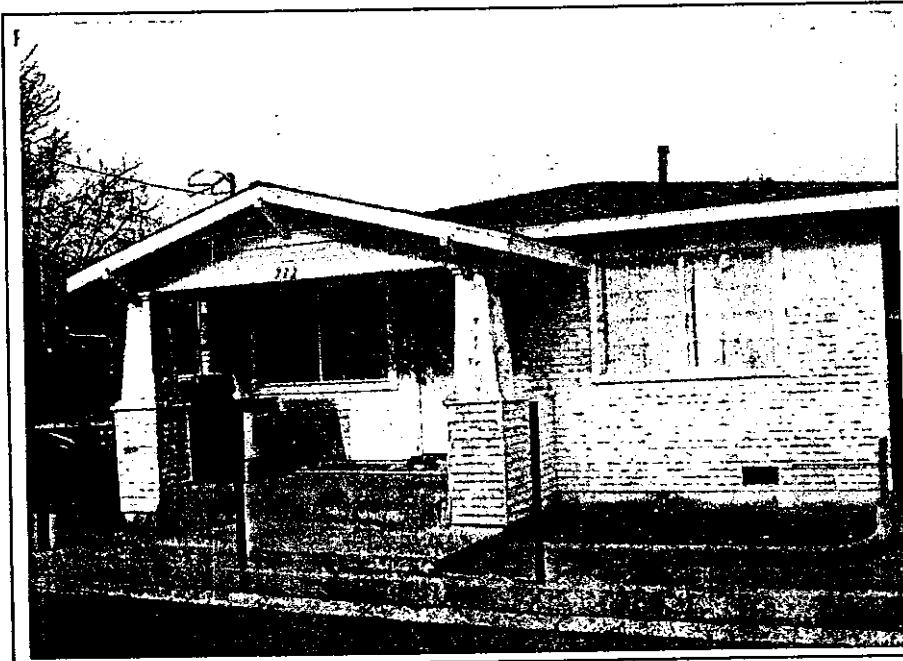
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
APN 254-04-091

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The house at 772 N. King Road is a single-story modest California Bungalow style that is set about 5 feet from the public right of way King Road.. The front yard consists of two small planters and stepped concrete sidewalks. The main house has a hipped roof while the pitched roof over the porch that is supported by truncated columns sitting on a partial wall extending on each side of the concrete porch. The windows have been refitted with double pane styles with pseudo mullions. The building is sheathed in beveled board siding. A storage shed/double garage (converted to living area) c.1930, shed/house and storage shed c. 1950 are in the rear of the lot. The setting of a semi-rural subdivision is no longer discernable.

*P3b. Resource Attributes: (List attributes and codes) HP 8 Single family house

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo: (view, date, accession #) Front Façade,
March 3, 2007

*P6. Date Constructed/Age and Source: Historic Prehistoric Both
Constructed 1930 alterations c1990

*P7. Owner and Address:
Camelo Rosado
784 King Road
San Jose CA 95133

*P8. Recorded by: (Name, affiliation, and address)
Bonnie Bamburg
10710 Ridgeview Avenue
San Jose CA 95127

*P9. Date Recorded: 7/20/07

*P10. Survey Type: (Describe)
Project Specific

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record
Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
Artifact Record Photograph Record Other (List):

State of California X The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
 HRI#

*NRHP Status Code NA

Page 2 of 2 *Resource Name or # (Assigned by recorder) 722 N. King Road

B1. Historic Name: Rogers House
 B2. Common Name: NA
 B3. Original Use: Single family house B4. Present Use: single family house
 *B5. Architectural Style: Craftsman Bungalow
 *B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed c. 1930, Loss of front yard c. 1980, other alterations c. 1950- 2000

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features:
 Garage and ancillary storage buildings, one converted to a house, associated with a non-extant grocery store

B9a. Architect: UN b. Builder: UN
 *B10. Significance: Theme Residential Architecture Area San Jose
 Period of Significance 1930-1941 Property Type house Applicable Criteria NA
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The building is not eligible for listing in the National Register of Historic Places. It does not meet any of the four criteria because it is not associated with people or events that were significant in the history of San Jose or Santa Clara County. The buildings on the site are not high quality design or construction. The area, a mix of light industrial and housing is not eligible for a historic district designation. The integrity of the semi-rural residential setting is eliminated by the widening of N. King Road that has taken the front 25 ft. yard.

The parcel was created by the Mayflower Park Subdivision in 1926, and sold in December of that year to Manuel and Marie Rogers to build a house that would cost at least \$2,500 and have a 25 foot setback from King Road and could not be used for any commercial purpose. The Rogers family completed the house in 1930, owning it until 1964. It appears that a small grocery store was opened on the adjacent parcel. In 1964 both were sold to Juan de Jesus and his wife Luz de Jesus. The de Jesus Market was demolished some years ago and the storage building converted to residential use. The property sold every few years into the 1970's and 80's and appears to have been income property since 1980. The property is in poor condition with observable wood deterioration and missing pieces.

B11. Additional Resource Attributes: (List attributes and codes) HP 8
Single Family House

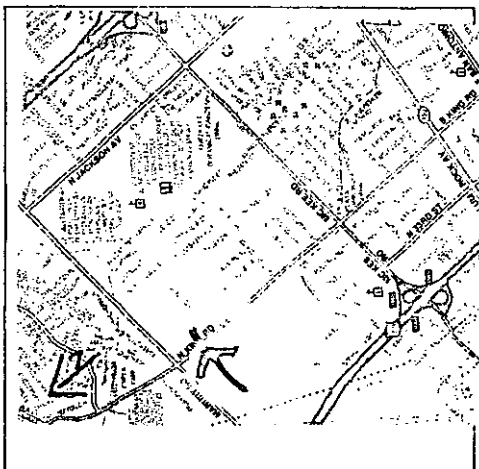
*B12. References: Official documents and deeds, U.S. Census 1930, McAlester, V. & L., A Field Guide to American Houses, A.A. Knoph, 1984

B13. Remarks: The property is in unincorporated Santa Clara County

*B14. Evaluator: Bonnie Bamberg

*Date of Evaluation: 7/20/07

(This space reserved for official comments.)



State of California The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
 NRHP Status Code NA

1 Other Listings
 Review Code Reviewer Date

Page 1 of 2 *Resource Name or #: (Assigned by recorder) 12330 Mabury Rd

P1. Other Identifier:

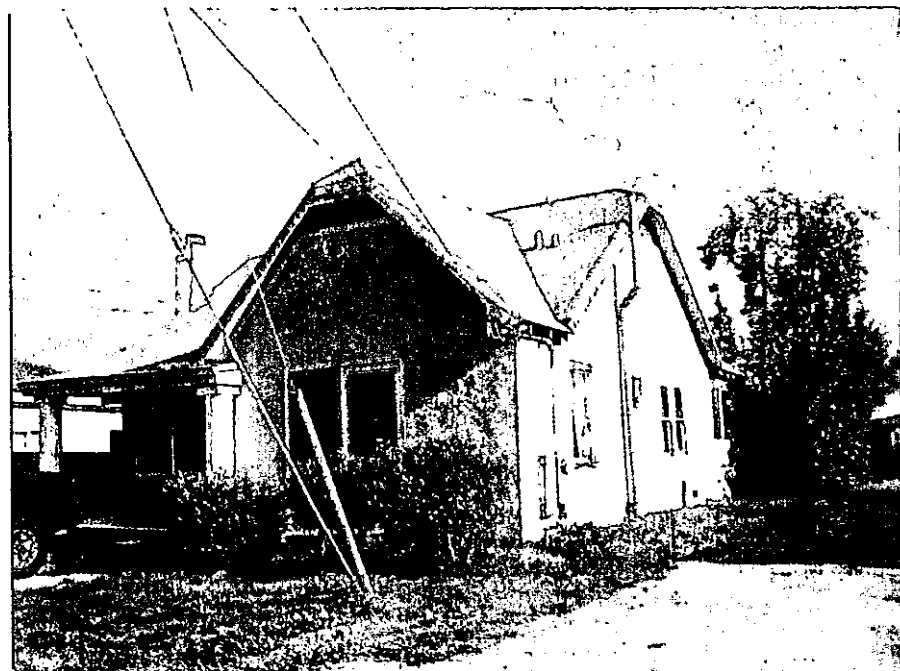
*P2. Location: Not for Publication Unrestricted

- *a. County Santa Clara and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
- *b. USGS 7.5' Quad San Jose East Date 1980 T ; R ; 3 of 3 of Sec ; B.M.
- c. Address 12330 Mabury Rd City San Jose Zip 95133
- d. UTM: (Give more than one for large and/or linear resources) Zone 10,600360_mE/ 4136069_mN
- e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
APN 254-04-012 Lot 11 Mayflower Park Subdivision

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 The single-story, house was constructed 1925, as an eclectic version of Tudor Period Revival architecture. The front façade is divided between a projecting bay with paired window and a recessed porch that has the entry door in the corner and a second paired window on the wall. The concrete pad porch is raised two steps above grade and the concrete walkway in the center of the house. The porch roof is supported in the front by stout columns with square capitols. The projecting bay and the cross gable have high pitched roofs with hipped gable peaks. The house is sheathed in stucco and has composition roofing that extends over the porch. A brick chimney is on the east façade. The sides and rear are relatively plain with standard windows and a back door. Landscaping is minimal, a lawn and low bushes along the edge of the house. The house retains integrity with minor alterations, such as sheet roofing. The property appears in fair condition.

*P3b. Resource Attributes: (List attributes and codes) HP 8 Single family house

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo: (view, date, accession #) Front façade
Camera facing S 12/02/06

*P6. Date Constructed/Age and Source: Historic Prehistoric Both
1925, Assessor's Record

*P7. Owner and Address:
Manuel & Julie Quinonez
12330 Mabury Rd.
San Jose CA 95133

*P8. Recorded by: (Name, affiliation, and address)
Urban Programmers
10710 Ridgeview Avenue
San Jose CA 95127

*P9. Date Recorded: 3/10/07

*P10. Survey Type: (Describe)
Project Specific

*P11. Report Citation: (Cite survey

report and other sources, or enter "none.") None

*Attachments: NONE Location Map

Continuation Sheet Building, Structure, and Object Record Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code NA

Page 2 of 2

*Resource Name or # (Assigned by recorder) 12330 Mabury Road

B1. Historic Name:

B2. Common Name: NA

B3. Original Use: Single family house

B4. Present Use: single family house

*B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed c. 1926

*B7. Moved? No Yes Unknown Date: _____ Original Location:

*B8. Related Features:

Garage

B9a. Architect: UN

b. Builder: UN

*B10. Significance: Theme Residential Architecture Area San Jose

Period of Significance 1942-1955 Property Type house Applicable Criteria NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The building is not eligible for listing in the National Register of Historic Places. It does not meet any of the four criteria because it is not associated with people or events that were significant in the history of San Jose or Santa Clara County. The buildings on the parcel are not distinctive, high quality design or construction. The area, a mix of light industrial and housing developed over the past 70 years does not appear eligible for historic district designation.

The parcel was created by the Mayflower Park Subdivision in 1926, and was developed with a house and garage in the same year. It appears that the house was first occupied by William Epp, a farmer. Residents and owners have been part of the workforce, many involved in agriculture or food processing. Research did not uncover significant events or people who were important in the history of San Jose or Santa Clara County. The long time current owner is Manuel Quinonez.

B11. Additional Resource Attributes: (List attributes and codes) HP 8 Single Family House

*B12. References: Official documents and deeds, U.S. Census 1930, McAlister, V. & L., A Field Guide to American Houses, A.A. Knoph, 1984

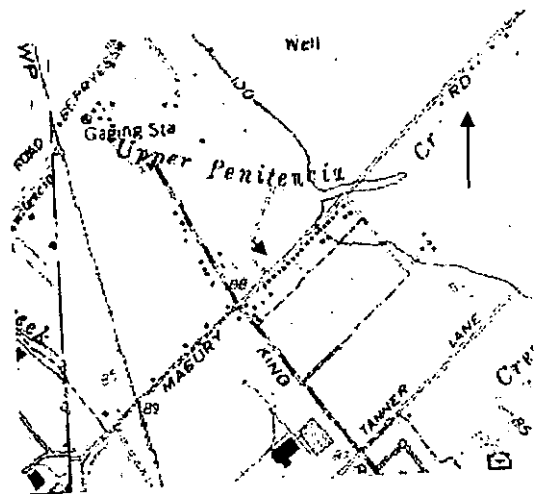
B13. Remarks: The property is in unincorporated Santa

Clara County

*B14. Evaluator: Bonnie Bamberg

*Date of Evaluation: 3/20/07

(This space reserved for official comments.)



State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code NA

1

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: (Assigned by recorder) 12340 Mabury Rd

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County Santa Clara and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad San Jose East Date 1980 T ; R ; 3 of 3 of Sec ; B.M.

c. Address 12340 Mabury Rd City San Jose Zip 95133

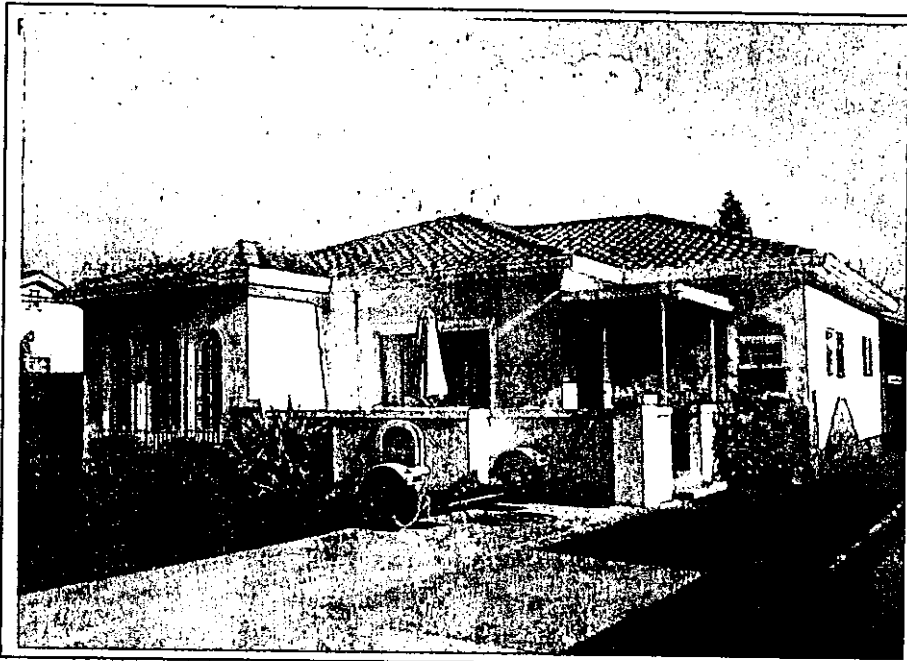
d. UTM: (Give more than one for large and/or linear resources) Zone 10, 600405_mE/ 4136120_mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
APN 254-04-013 Lot 12 Mayflower Park Subdivision

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The 1188 sq. ft. house is a single-story, modest version of Italian Renaissance Revival architecture. The intersecting hipped roof covers the irregular plan and is sheathed in red tile with boxed eaves. The front façade is divided between a recessed entry and a wall with a tripartite arched window with molded frames that is typical of the style. The jogged entry wall has a large picture window with a side facing entry door. The adjacent wall has an ogee style window that appears an alteration. A low wall has been added to create a patio in the front and a pole supported patio cover was added as a porch roof. The sides and rear are relatively plain with retrofit windows and a back door (possibly to a second unit). Landscaping is neat, a lawn and low bushes along the edge of the house. Alterations to the house have diminished the integrity. The concrete driveway has been widened to accommodate additional parking. The ¼ acre property appears in very good condition.

*P3b. Resource Attributes: (List attributes and codes) HP 8 Single family house



*P4. Resources Present: Building
 Structure Object Site District Element
of District Other (isolates, etc.)

*P5b. Description of Photo: (view, date, accession #)
Front facade 3/07/07

*P6. Date Constructed/Age and Source: Historic Prehistoric Both
1930, City Directory

*P7. Owner and Address:
Anthony & Mera Jimenez
12340 Mabury Rd.
San Jose CA 95133

*P8. Recorded by: (Name, affiliation, and address)

Urban Programmers
10710 Ridgeview Avenue
San Jose CA 95127

*P9. Date Recorded: 3/20/07

*P10. Survey Type: (Describe)
Project Specific

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record

Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code NA

Page 2 of 2

*Resource Name or # (Assigned by recorder) 12340 Mabury Road

B1. Historic Name:

B2. Common Name: NA

B3. Original Use: Single family house

B4. Present Use: single family house

*B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed c. 1930

*B7. Moved? No Yes Unknown Date: _____ Original Location:

*B8. Related Features:

Garage

B9a. Architect: UN

b. Builder: UN

*B10. Significance: Theme Residential Architecture Area San Jose

Period of Significance 1919-1955 Property Type house Applicable Criteria NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The building is not eligible for listing in the National Register of Historic Places. It does not meet any of the four criteria because it is not associated with people or events that were significant in the history of San Jose or Santa Clara County. The buildings on the parcel are not distinctive, high quality design or construction. The area, a mix of light industrial and housing developed over the past 70 years does not appear eligible for historic district designation.

The parcel was created by the Mayflower Park Subdivision in 1926, and was developed with a house and garage four years later. It appears that the house was first occupied by the Joseph Fallo and his family. He is listed in the 1930 U.S. Census as a farm manager. Residents and owners have been part of the workforce, many involved in agriculture, food processing or were retired. Research did not uncover significant events or people who were important in the history of San Jose or Santa Clara County.

B11. Additional Resource Attributes: (List attributes and codes) HP 8 Single Family House

*B12. References: Official documents and deeds, U.S. Census 1930, McAlister, V. & L., A Field Guide to American Houses, A.A. Knoph, 1984

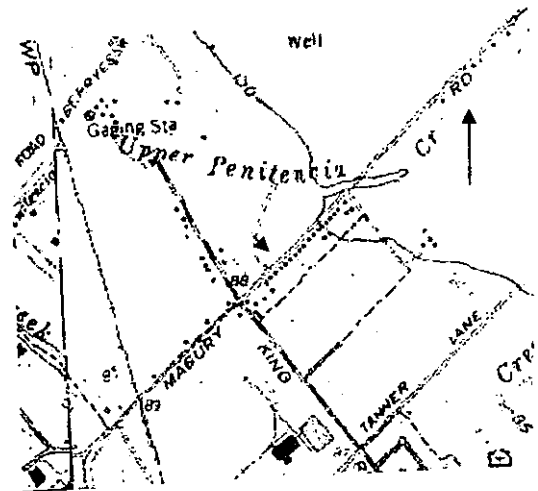
B13. Remarks: The property is in unincorporated
Santa

Clara County

*B14. Evaluator: Bonnie Bamberg

*Date of Evaluation: 3/20/07

(This space reserved for official comments.)



State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code NA

1 Other Listings Review Code Reviewer Date

Page 1 of 2 *Resource Name or #: (Assigned by recorder) 12350 Mabury Rd

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County Santa Clara

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad San Jose East Date 1980 T ; R ; 3 of 3 of Sec ; B.M.

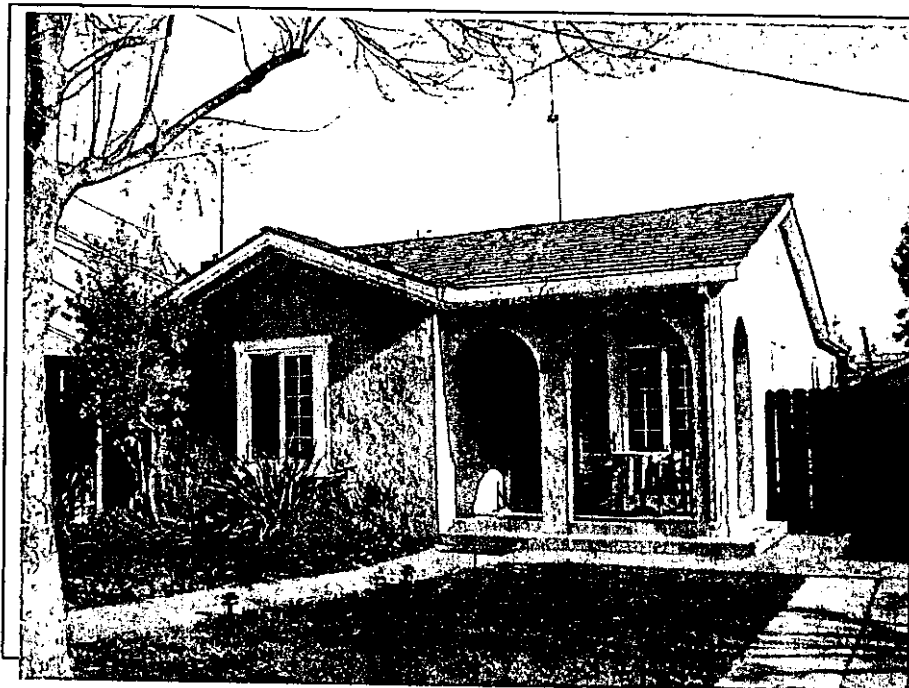
c. Address 12350 Mabury Rd City San Jose Zip 95133

d. UTM: (Give more than one for large and/or linear resources) Zone 10,600395_mE/ 4136109_mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
APN 254-04-014 Lot 13 Mayflower Park Subdivision

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The single-story, house was constructed 1937, in an eclectic version of ranch style architecture with Spanish arch elements. The front façade is divided between a projecting bay with double window within a molded frame and a recessed porch that has the entry door in the corner and a second double window on the wall. The concrete pad porch is raised two steps above grade and the concrete walkway in the center of the house. The porch roof is support over a arches, two on the front and one on this side. The projecting bay and the cross gable have are low pitches. The house is sheathed in textured stucco and has a shingle roof that extends over the porch. The sides and rear are relatively plain with standard windows and a back door. Landscaping is minimal, a lawn and a low bushes along the front edge of the house. A garage of similar style is behind a solid wood fence. The property retains integrity and appears in good condition. The style and construction are typical and not of high quality or significance.

*P3b. Resource Attributes: (List attributes and codes) HP 8 Single family house



*P4. Resources Present: Building
 Structure Object Site District Element
of District Other (Isolates, etc.)

*P5b. Description of Photo: (view, date, accession #) Front façade
Camera facing S 12/02/06

*P6. Date Constructed/Age and Source: Historic Prehistoric Both
1937, Assessor's Record

*P7. Owner and Address:
Aurelio & Leticia Rosales
12350 Mabury Rd.
San Jose CA 95133

*P8. Recorded by: (Name, affiliation, and address)
Urban Programmers
10710 Ridgeview Avenue
San Jose CA 95127

*P9. Date Recorded: 3/10/07

*P10. Survey Type: (Describe)
Project Specific

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record
Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
Artifact Record Photograph Record Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code NA

Page 2 of 2

*Resource Name or # (Assigned by recorder) 12350 Mabury Road

B1. Historic Name:

B2. Common Name: NA

B3. Original Use: Single family house

B4. Present Use: single family house

*B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed c. 1937

*B7. Moved? No Yes Unknown Date: _____ Original Location:

*B8. Related Features:

Garage

B9a. Architect: UN

b. Builder: UN

*B10. Significance: Theme Residential Architecture Area San Jose

Period of Significance 1919-1955 Property Type house Applicable Criteria NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The building is not eligible for listing in the National Register of Historic Places. It does not meet any of the four criteria because it is not associated with people or events that were significant in the history of San Jose or Santa Clara County. The buildings on the parcel are not distinctive or high quality design or construction. The area, a mix of light industrial and housing developed over the past 70 years and does not appear eligible for historic district designation.

The parcel was created by the Mayflower Park Subdivision in 1926, and was not developed with a house and garage for over 10 years. It appears that the house was first occupied by the John Silva and his family. He is listed in the City Directory as a laborer. Residents and owners have been part of the workforce, many involved in agriculture, food processing or were retired. Research did not uncover significant events or people who were important in the history of San Jose or Santa Clara County.

B11. Additional Resource Attributes: (List attributes and codes) HP 8 Single Family House

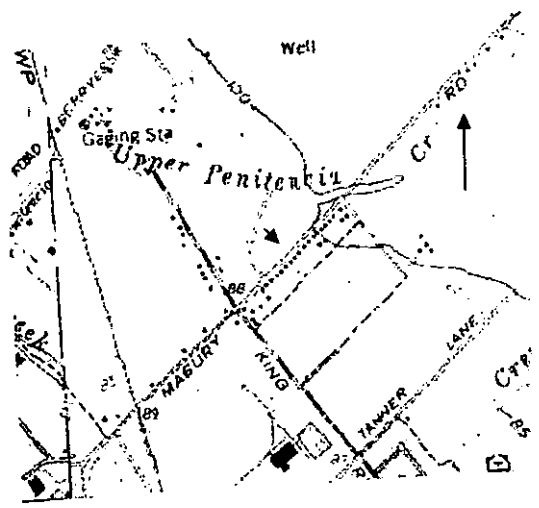
*B12. References: Official documents and deeds, U.S. Census 1930, McAlister, V. & L., A Field Guide to American Houses, A.A. Knoph, 1984

B13. Remarks: The property is in unincorporated Santa Clara County

*B14. Evaluator: Bonnie Bamberg

*Date of Evaluation: 3/20/07

(This space reserved for official comments.)



State of California X The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code NA

1 Other Listings Review Code Reviewer Date

Page 1 of 2 *Resource Name or #: (Assigned by recorder) 12370 Mabury Rd

P1. Other Identifier:

*P2. Location: **Not for Publication** X **Unrestricted**

*a. County Santa Clara and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad San Jose East Date 1980 T ; R ; 3 of 3 of Sec ; B.M.

c. Address 12370 Mabury Rd City San Jose Zip 95133

d. UTM: (Give more than one for large and/or linear resources) Zone 10,600436 mE/ 4136139 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN 254-04-016 Lot 15 Mayflower Park Subdivision

*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The single-story, house was constructed 1948, in an eclectic version of mid-century Ranch style architecture. The front façade is divided between a projecting bay with double wide window a recessed long porch that has the entry door in the corner and a second double window close to the door and another one at the corner of the wall. The concrete pad porch is raised two steps above grade and the front walkway is combined with a concrete parking pad that extends the width of the porch. The porch roof is support by two pairs of square posts. The projecting bay and the cross gable are covered by low hipped roof. The house is sheathed in textured stucco and has a composition shingle roof that extends over the porch. The sides and rear are relatively plain with standard windows and a back door. Landscaping is minimal, a lawn in front of the projecting gable with a low bushes along the front edge of the house and porch. A garage of similar style is behind the house. The property retains integrity. The property appears in good condition. The style is very modest example of the mid-century tract style Ranch House and is not significant in design or construction..

*P3b. **Resource Attributes:** (List attributes and codes) HP 8 Single family house



*P4. **Resources Present:** X Building
Structure Object Site District Element
of District Other (Isolates, etc.)

*P5b. **Description of Photo:** (view, date,
accession #) Front façade
Camera facing S 12/02/06

*P6. **Date Constructed/Age and**
Source: X Historic Prehistoric Both
1948, Assessor's Record

*P7. **Owner and Address:**
Carmen Meza
12370 Mabury Rd.
San Jose CA 95133

*P8. **Recorded by:** (Name, affiliation, and
address)
Urban Programmers
10710 Ridgeview Avenue
San Jose CA 95127

*P9. **Date Recorded:** 3/10/07

*P10. **Survey Type:** (Describe)
Project Specific

*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.") None

*Attachments: NONE Location Map Continuation Sheet X Building, Structure, and Object Record
Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
Artifact Record Photograph Record Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code NA

Page 2 of 2

*Resource Name or # (Assigned by recorder) 12370 Mabury Road

B1. Historic Name:

B2. Common Name: NA

B3. Original Use: Single family house

B4. Present Use: single family house

*B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed c. 1948

*B7. Moved? No Yes Unknown Date: _____ Original Location:

*B8. Related Features:

Garage

B9a. Architect: UN

b. Builder: UN

*B10. Significance: Theme Residential Architecture Area San Jose

Period of Significance 1919-1955

Property Type house

Applicable Criteria

NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The building is not eligible for listing in the National Register of Historic Places. It does not meet any of the four criteria because it is not associated with people or events that were significant in the history of San Jose or Santa Clara County. The buildings on the parcel are not distinctive or high quality design or construction. The area, a mix of light industrial and housing developed over the past 70 years and does not appear eligible for historic district designation.

The parcel was created by the Mayflower Park Subdivision in 1926, it does not appear that any house was constructed prior to 1948. The house changes owners every few years. Residents and owners have been part of the workforce, many involved in agriculture, food processing or were retired. Research did not uncover significant events or people who were important in the history of San Jose or Santa Clara County.

B11. Additional Resource Attributes: (List attributes and codes) HP 8 Single Family House

*B12. References: Official documents and deeds, U.S. Census 1930, McAlester, V. & L., A Field Guide to American Houses, A.A. Knoph, 1984

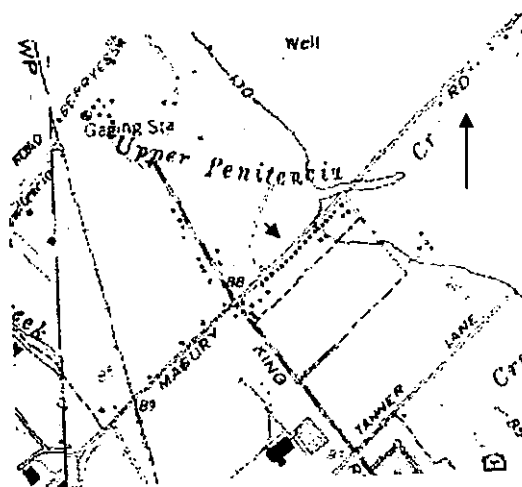
B13. Remarks: The property is in unincorporated Santa

Clara County

*B14. Evaluator: Bonnie Bamberg

*Date of Evaluation: 3/20/07

(This space reserved for official comments.)



State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code NA

1 Other Listings Review Code Reviewer Date

Page 1 of 2 *Resource Name or #: (Assigned by recorder) 12390 Mabury Rd

P1. Other Identifier:

*P2. Location: **Not for Publication** **Unrestricted**

*a. County Santa Clara and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad San Jose East Date 1980 T ; R ; 3 of 3 of Sec ; B.M.

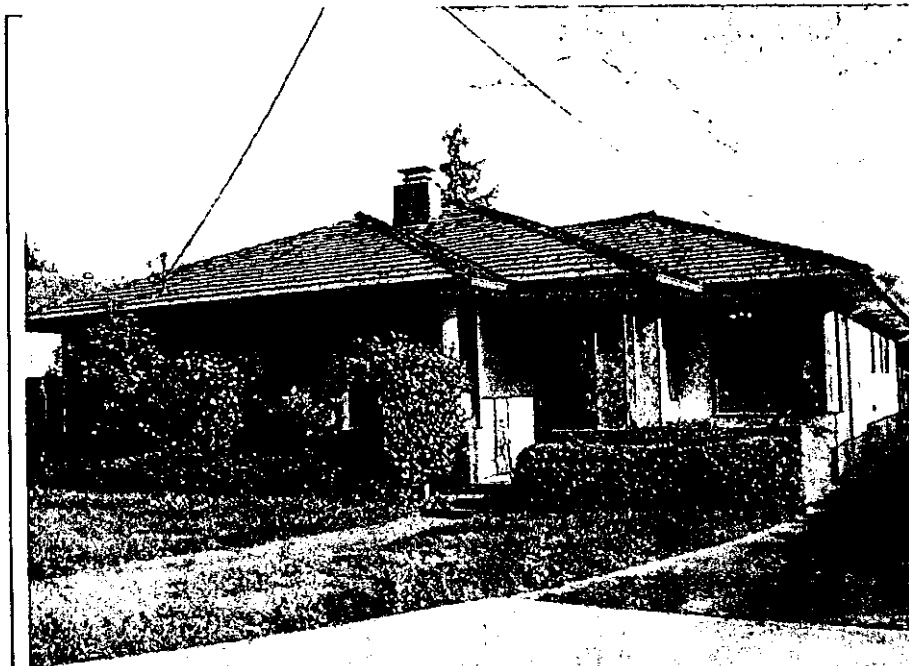
c. Address 12390 Mabury Rd City San Jose Zip 95133

d. UTM: (Give more than one for large and/or linear resources) Zone 10,600472_mE/ 4136171_mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
APN 254-04-018 Lot 17 Mayflower Park Subdivision

*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The single-story, house was constructed 1952, in a Modern version of the Ranch style architecture. The front façade is divided between double projecting bays, the first with a large corner window and the second with the entry beneath a small covered entry porch that extends behind a low brick wall. Behind that is a wall with another large picture window. The hipped roof follows the bays creating a stepped look. The sides and rear are relatively plain with standard windows and a back door. Landscaping is planned with camellia bushes in the front and a low hedge in front of the enclosed porch. Lawn is in front on both sides of a concrete walkway. A garage of similar style is behind the house. The property appears in very good condition and to retain integrity. The property is handsome and stands out on the block as one of the later houses to be constructed and one of the best maintained.

*P3b. **Resource Attributes:** (List attributes and codes) HP 8 Single family house



*P4. **Resources Present:** Building
Structure Object Site District Element
of District Other (Isolates, etc.)

*P5b. **Description of Photo:** (view, date, accession #) Front façade
Camera facing S 12/02/06

*P6. **Date Constructed/Age and Source:** Historic Prehistoric Both
1912, Assessor's Record

*P7. **Owner and Address:**
Shigeno Ikegame
13371 E. Somel La
Scottsdale AZ 85259

*P8. **Recorded by:** (Name, affiliation, and address)

Urban Programmers
10710 Ridgeview Avenue
San Jose CA 95127

*P9. **Date Recorded:** 3/10/07

*P10. **Survey Type:** (Describe)
Project Specific

*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.") None

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record
Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
Artifact Record Photograph Record Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code NA

Page 2 of 2

*Resource Name or # (Assigned by recorder) 12390 Mabury Road

B1. Historic Name:

B2. Common Name: NA

B3. Original Use: Single family house

B4. Present Use: single family house

*B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed c. 1952

*B7. Moved? No Yes Unknown Date: _____ Original Location:

*B8. Related Features:

Garage

B9a. Architect: UN

b. Builder: UN

*B10. Significance: Theme Residential Architecture Area San Jose

Period of Significance 1919-1955 Property Type house Applicable Criteria NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The building is not eligible for listing in the National Register of Historic Places. It does not meet any of the four criteria because it is not associated with people or events that were significant in the history of San Jose or Santa Clara County. The buildings on the parcel are not distinctive or high quality design or construction. The area, a mix of light industrial and housing developed over the past 70 years and does not appear eligible for historic district designation.

The parcel was created by the Mayflower Park Subdivision in 1926, and a small house was constructed on the parcel. The current house replaced that building in 1952. It appears that the house was developed by N. Ikegami who moved from Alviso Road and retired in the house. Residents and owners have been part of the workforce, many involved in agriculture, food processing or were retired. Research did not uncover significant events or people who were important in the history of San Jose or Santa Clara County.

B11. Additional Resource Attributes: (List attributes and codes) HP 8 Single Family House

*B12. References: Official documents and deeds, U.S. Census 1930, McAlister, V. & L., A Field Guide to American Houses, A.A. Knoph, 1984

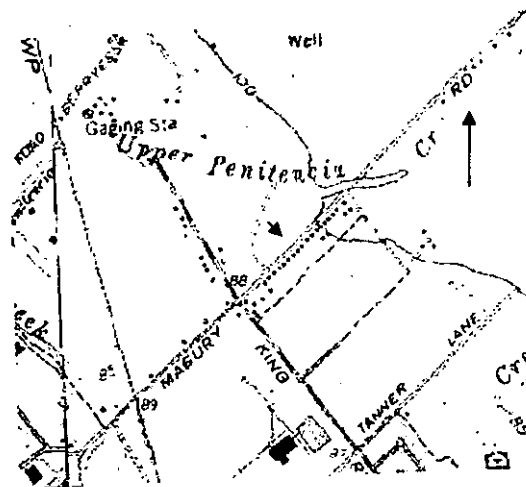
B13. Remarks: The property is in unincorporated Santa

Clara County

*B14. Evaluator: Bonnie Bamberg

*Date of Evaluation: 3/20/07

(This space reserved for official comments.)



State of California X The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code NA

1 Other Listings Review Code Reviewer Date

Page 1 of 2 *Resource Name or #: (Assigned by recorder) 12460 Mabury Rd

P1. Other Identifier:

*P2. Location: Not for Publication X Unrestricted

*a. County Santa Clara and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad San Jose East Date 1980 T ; R ; 3 of 3 of Sec ; B.M.

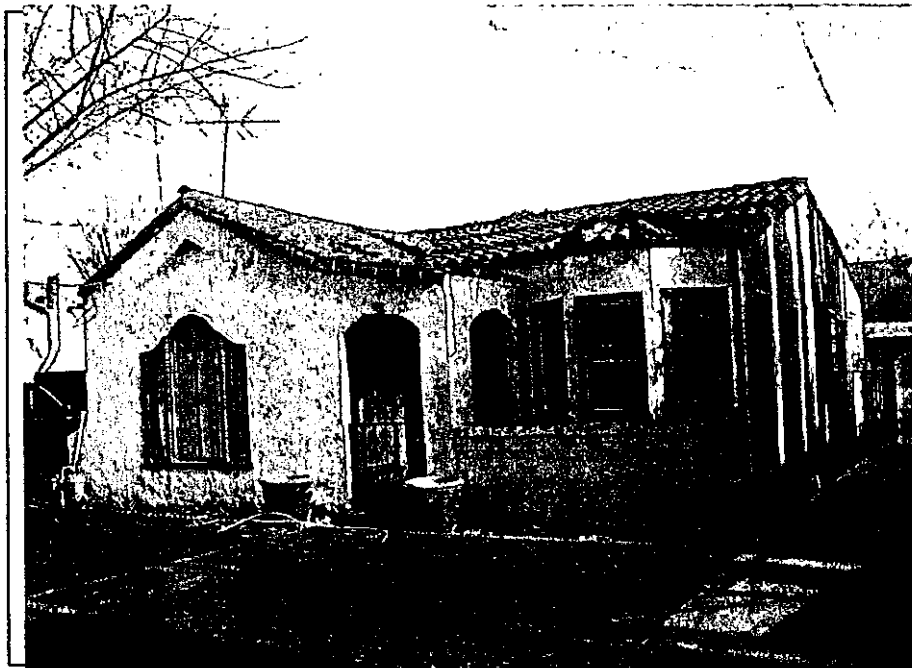
c. Address 12460 Mabury Rd City San Jose Zip 95133

d. UTM: (Give more than one for large and/or linear resources) Zone 10, 600498 mE/ 4136312 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
APN 254-04-024 Lot 24 Mayflower Park Subdivision

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The single-story, house was constructed 1927, in an Spanish Colonial Revival Style. The front façade is divided between a projecting bay with tripartite flat ogee style window. The wall of the bay extends with an arched opening that, forms the main entry porch- with a second arch on the side. The wall behind has a slanted bay projecting in to the walkway behind a low stucco wall. The bay appears to be a later addition with square windows on each of the three sides, c. 1940. The cross gable roof extends from the gable to the porch while a conical roof covers the slanted bay. The entire roof is sheathed in red tile that rolls over the cornice line, eliminating eaves. The side and rear facades are flat surfaces sheathed with stucco that exhibit random placed standard windows. A garage of similar style is behind the house. The property appears in good condition. The style is very modes- altered, example of the style, and is not significant to the architectural history of San Jose or Santa Clara County..

*P3b. Resource Attributes: (List attributes and codes) HP 8 Single family house



*P4. Resources Present: X Building
Structure Object Site District Element
of District Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Front façade
Camera facing S 12/02/06

*P6. Date Constructed/Age and
Source: X Historic Prehistoric Both
1927, Assessor's Record

*P7. Owner and Address:
Bruno & Trinidad Garcia Trust
12420 Mabury Rd.
San Jose CA 95133

*P8. Recorded by: (Name, affiliation, and address)
Urban Programmers
10710 Ridgeview Avenue
San Jose CA 95127

*P9. Date Recorded: 3/10/07

*P10. Survey Type: (Describe)
Project Specific

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None

*Attachments: NONE Location Map Continuation Sheet X Building, Structure, and Object Record
Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
Artifact Record Photograph Record Other (List):

State of California The Resources Agency Primary #
 DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code NA

Page 2 of 2 *Resource Name or # (Assigned by recorder) 12460 Mabury Road

- B1. Historic Name:
 B2. Common Name: NA
 B3. Original Use: Single family house B4. Present Use: single family house
 *B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed c. 1927

*B7. Moved? No Yes Unknown Date: _____ Original Location:

*B8. Related Features:
 Garage

B9a. Architect: UN b. Builder: UN

*B10. Significance: Theme Residential Architecture Area San Jose
 Period of Significance 1919-1955 Property Type house Applicable Criteria NA
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The building is not eligible for listing in the National Register of Historic Places. It does not meet any of the four criteria because it is not associated with people or events that were significant in the history of San Jose or Santa Clara County. The buildings on the parcel are not distinctive or high quality design or construction. The area, a mix of light industrial and housing developed over the past 70 years and does not appear eligible for historic district designation.

The parcel was created by the Mayflower Park Subdivision in 1926. The same year the house was constructed for M. Castro and his wife Francine who remained 40 years. Residents and owners have been part of the workforce, many involved in agriculture and the food processing industries. Research did not uncover significant events or people who were important in the history of San Jose or Santa Clara County.

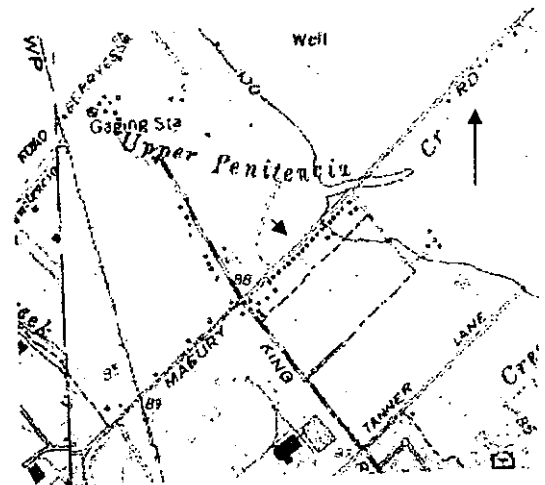
B11. Additional Resource Attributes: (List attributes and codes) HP 8 Single Family House

*B12. References: Official documents and deeds, U.S. Census 1930, McAlister, V. & L., A Field Guide to American Houses, A.A. Knoph, 1984

B13. Remarks: The property is in unincorporated
 Santa Clara County

*B14. Evaluator: Bonnie Bamberg

*Date of Evaluation: 3/20/07



(This space reserved for official comments.)

APPENDIX D
HAZARDOUS MATERIALS REPORTS

APPENDIX D-1
PHASE I ENVIRONMENTAL SITE
ASSESSMENT AND PHASE II
SUBSURFACE INVESTIGATION
686 NORTH KING ROAD

September 28, 2005

AEI Project No. 12242

**PHASE I
ENVIRONMENTAL SITE ASSESSMENT**

686 North King Road
San Jose, California 95133

Prepared For

The Core Companies
470 S. Market Street
San Jose, California 95113

Prepared By

AEI CONSULTANTS
2500 Camino Diablo, Suite 200
Walnut Creek, CA 94597
(925) 283-6000

AEI

EXECUTIVE SUMMARY

AEI Consultants (AEI) was retained by The Core Companies to conduct a Phase I Environmental Site Assessment (ESA), in conformance with the scope and limitations of ASTM Standard Practice E1527-00, for the property located at 686 North King Road in the City of San Jose, Santa Clara County, California. Any exceptions to, or deletions from, this practice are described in Section 1.2 of this report.

Property Description

The subject property is located on the north side of North King Road in a mixed commercial and industrial area of San Jose. The property totals approximately 5.090 acres and is improved with a two-story building totaling approximately 45,143 square feet. The building has been vacant since December 2004. It was most recently occupied by Pied Piper Exterminators (corporate office only) and Fox Electronics (electronic recycler). The east corner of the property is leased to the Matos Auto Center as a parking area. In addition to the subject property building, the property is improved with asphalt-paved parking areas and associated landscaping. The property was developed with the current improvements in 1966. Additional past occupants include Westab Inc. (envelope manufacturing), Consumer Manufacturing Inc. (soap products manufacturing), Kewaunee J M Manufacturing, RA Mar Roofing, Structural Fumigators, and San Jose Wholesale Cash. The immediately surrounding properties consist of residential properties to the north, Matos Auto Center to the south (670 N. King Road), Silicon Valley Fasteners & Components (681 N. King Road), Frank-Lin Beverage Company (675 N. King Road), and a vacant lot in front of a Goodyear Tire tire storage area across N. King Road to the west, and B/R, DeHart's Media Services, and mm partners (1855 Dobbin Drive) to the east.

Based on a review of historical sources, the subject property was formerly utilized for agricultural purposes.

Based upon groundwater monitoring data reviewed for an adjacent site, groundwater flow beneath the subject property is inferred to be to the northwest.

Findings

Recognized environmental conditions (RECs) are defined by the ASTM Standard Practice E1527-00 as the presence or likely presence of any hazardous substances or petroleum products under conditions that indicate an existing release, a past release, or a material threat of a release into structures on the property or into the ground, groundwater, or surface water of the property. AEI's investigation has revealed the following recognized environmental conditions associated with the subject property or nearby properties:

- No on-site recognized environmental conditions were identified during the course of this investigation.

Historical recognized environmental conditions (HRECs) are defined by the ASTM Standard Practice E1527-00 as an environmental condition which in the past would have been considered a recognized environmental condition, but which may or may not be considered a recognized environmental condition currently. AEI's investigation has revealed the following historical recognized environmental conditions associated with the subject property or nearby properties:

- According to a Tank Removal Report on file with the Regional Water Quality Control Board (RWQCB), in January 1989, two-10,000-gallon underground storage tanks (USTs) that contained ethylene glycol-monobutyl and one-3,000-gallon UST that contained isopropyl alcohol were removed from the subject property. Six soil samples were taken, one from below each end of each tank. The tank pit soil was not affected by spillage or leakage of purgeable halocarbons or volatile organic compounds (VOCs). Purgeable hydrocarbons and benzene, toluene, ethylbenzene, and xylene (BTEX) were below detection limits of 0.8 parts per million (ppm). Groundwater was not encountered to a depth of at least 12 feet. According to a "Screen 1: Site Description/Characterization" form filled out in August 1990, no soil action was needed, groundwater was not encountered, and sampling results for "two petroleum hydrocarbons" were below laboratory reporting limits. A June 1993 letter from the Santa Clara Valley Water District (SSVWD) to the RWQCB indicated there had been a release of BTEX from two nonpetroleum hydrocarbon USTs. The case was referred to the RWQCB because the SSVWD only provides oversight for fuel leak sites where a fuel UST has leaked and may or may not be commingled with solvents on-site. An April 1994 memo entitled "Re: Recommendation for Site Status Change" recommended no further action based on sampling results of non detect for "two nonpetroleum hydrocarbons". Although formal case closure has not been granted, based on the sampling results it does not appear that additional investigation is warranted. AEI recommends obtaining formal case closure from the RWQCB.

Environmental issues include environmental concerns identified by AEI that warrant discussion but do not qualify as recognized environmental conditions, as defined by the ASTM Standard Practice E1527-00. AEI's investigation has revealed the following environmental issues associated with the subject property or nearby properties:

- Fox Electronics occupied the subject property for no more than ten years. The business broke down and recycled computers. According to hazardous materials permits on file with the San Jose Fire Department, the business stored/used solder dross, dross inhibiting fluid, and lithium batteries. Based on the nature of the materials stored, the use of the subject property by an electronics recycling business is not expected to represent a significant environmental concern to the subject property.
- Manufacturing of soap and detergent occurred on the subject property for approximately ten years (1977-1987). Manufacturing of paper products occurred on-site for approximately ten years as well (1966-1976). No records of hazardous materials usage by either of these manufacturing operations were available for review. Based on the amount of time that has passed since these operations occurred on-site, neither is expected to represent a significant environmental concern to the subject property.

- The subject property was historically used for agricultural purposes. There is a potential that pesticides, herbicides and fertilizers were used on-site. However, it is likely that potential concentrations of these chemicals have degraded over time, as the property has not been used for agricultural purposes for approximately forty years. The entire area of the subject property is either paved over or covered by improvements that make direct contact with any potential remaining concentrations in the soil unlikely. The client should be aware that regulatory agencies may require subsurface sampling in the event the property is redeveloped for more sensitive purposes, such as residential.
- It is AEI's understanding that the building is scheduled for demolition. Due to the age of the subject property building, there is a potential that asbestos-containing materials (ACMs) are present. As a result, an asbestos survey should be performed that adheres to the EPA's National Emission Standards for Hazardous Air Pollutants (NESHAP) sampling protocol. These procedures require that all suspect ACMs be sampled in triplicate to determine the presence or absence of asbestos.
- Due to the construction date of the subject property building, there is a potential that lead-based paint is present. Prior to demolition activities, all painted surfaces should be sampled in order to determine if lead-based paint is present to prevent potential exposure to workers.

Conclusions, Opinions, and Recommendations

AEI's investigation has revealed no other evidence of recognized environmental conditions associated with the subject property or nearby properties. AEI recommends no further investigations for the subject property at this time.

As noted above, asbestos and lead-based paint surveys will be required prior to building demolition activities. Additionally, formal case closure should be obtained from the RWQCB for the three USTs that were removed from the subject property in 1989.

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- 2 SITE PLAN
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- A PROPERTY PHOTOGRAPHS
- B REGULATORY DATABASE
- C REFERENCES
- D QUALIFICATIONS

1.0 INTRODUCTION

This report documents the methods and findings of the Phase I Environmental Site Assessment (ESA) of the property located at 686 North King Road in the City of San Jose, Santa Clara County, California (Figure 1: Site Location Map, Figure 2: Site Map, and Appendix A: Property Photographs).

1.1 Scope of Work

The purpose of the Phase I Environmental Site Assessment is to identify potential environmental liabilities associated with the presence of hazardous materials, their use, storage, and disposal at and in the vicinity of the subject property, as well as regulatory non-compliance that may have occurred at the subject property. Property assessment activities focused on: 1) a review of federal, state, and local lists that identify and describe underground fuel tank sites, leaking underground fuel tank sites, hazardous waste generation sites, and hazardous waste storage and disposal facility sites within the ASTM approximate minimum search distance; 2) a property and surrounding site reconnaissance with personnel interviews to identify environmental contamination; and 3) a review of historical sources to help ascertain previous land use at the site and in the surrounding area.

The goal of AEI Consultants in conducting the environmental site assessment was to identify the presence or likely presence of any hazardous substances or petroleum products on the property that may indicate an existing release, a past release, or a material threat of a release of any hazardous substance or petroleum product into the soil, groundwater, or surface water of the property.

1.2 Limitations

Property conditions, as well as local, state, and federal regulations can change significantly over time. Therefore, the recommendations and conclusions presented as a result of this study apply strictly to the environmental regulations and property conditions existing at the time the study was performed. Available information has been analyzed using currently accepted assessment techniques and it is believed that the inferences made are reasonably representative of the property. AEI Consultants makes no warranty, expressed or implied, except that the services have been performed in accordance with generally accepted environmental property assessment practices applicable at the time and location of the study.

Considerations identified by ASTM as beyond the scope of a Phase I ESA that may affect business environmental risk at a given property include the following: asbestos-containing 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, and high voltage lines. These environmental issues or conditions may warrant assessment based on the type of the property transaction; however, they are considered non-scope issues under ASTM Standard Practice E1527-00.

If requested by the client, these non-scope issues are discussed in Section 5.2. Otherwise, the purpose of this investigation is solely to satisfy one of the requirements to qualify for the innocent landowner defense under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), that is, ASTM Standard Practice E1527-00 constitutes "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice" as defined in 42 USC § 9601(35)(B), referenced in the ASTM Standard Practice E1527-00.

The Phase I Environmental Site Assessment is not, and should not be construed as, a warranty or guarantee about the presence or absence of environmental contaminants that may affect the property. Neither is the assessment intended to assure clear title to the property in question. The sole purpose of investigation into property title records is to ascertain a historical basis of prior land use.

1.3 Reliance

This investigation was prepared for the sole use and benefit of The Core Companies. Neither this report, nor any of the information contained herein shall be used or relied upon for any purpose by any person or entity other than The Core Companies.

1.4 Limiting Conditions

Pursuant to ASTM Standards, historical sources were obtained to document property use back to the property's first developed use or back to 1940, whichever is earlier. Historical data source failure may occur when standard historical sources are not reasonably ascertainable. Based on the quality of historical data obtained for this assessment, AEI does not expect historical data source failure to impact the conclusions or recommendations of this report.

The performance of this Phase I Environmental Site Assessment was not limited in any way. AEI was granted full and complete access to the subject property.

2.0 SITE AND VICINITY DESCRIPTION

2.1 Site Location and Description

The subject property is located on the north side of North King Road in a mixed commercial and industrial area of San Jose. The property totals approximately 5.090 acres and is improved with a two-story building totaling approximately 45,143 square feet. The building has been vacant since December 2004. It was most recently occupied by Pied Piper Exterminators and Fox Electronics. The east corner of the property is leased to the Matos Auto Center as a parking area. In addition to the subject property building, the property is improved with asphalt-paved parking areas and associated landscaping. The property was developed with the current improvements in 1966.

The Assessor's Parcel Number (APN) associated with the subject property is 254-04-076. Heating and cooling systems on the subject property are fueled by natural gas and electricity provided by Pacific Gas & Electric (PG&E). Potable water and sewage disposal are provided by municipal services.

Refer to Figure 1: Site Location Map, Figure 2: Site Map, and Appendix A: Property Photographs for site location.

2.2 Site and Vicinity Characteristics

The subject property is located in a mixed residential and industrial area of San Jose. The immediately surrounding properties consist of residential properties to the north; Matos Auto Center to the south (670 N. King Road); Silicon Valley Fasteners & Components (681 N. King Road), Frank·Lin (675 N. King Road), and a vacant lot in front of a Goodyear Tire tire storage area across N. King Road to the west; and B/R, DeHart's Media Services, and mm partners (1855 Dobbin Drive) to the east. As discussed in Section 4.3, the adjacent property to the south was listed as a LUST site in the regulatory database.

2.3 Geology and Hydrogeology

According to information obtained from the U.S. Geological Survey (USGS) Quaternary Map, the area surrounding the subject property is underlain by Holocene alluvium of light gray to grayish brown or yellow-brown gravel, sand, silt, and clay. Texture varies from cobble gravel to clay, mixed or interbedded laterally and vertically in places. Valley fill can be up to 30 feet thick, and thinner elsewhere.

Based on a review of the USGS San Jose East Quadrangle Topographic Map, the subject property is situated 89 feet above mean sea level, and the local topography is sloped to the northwest. The nearest surface water is the Upper Penitencia Creek, located 0.36 miles north of the subject property. Based upon groundwater monitoring data reviewed for an adjacent site, groundwater flow beneath the subject property is inferred to be to the northwest.

3.0 HISTORICAL REVIEW OF SITE AND VICINITY

According to historical sources, the current subject property building was constructed in 1966 by Westab Inc. for use as a paper products manufacturing site. The property has also been occupied by a soap/detergent manufacturer, a paper products manufacturer, an exterminator (corporate office), a dry goods distributor, and an electronics recycler. Prior to the construction of the building, the property was utilized for agricultural purposes. The property has been vacant since December 2004. Potential environmental concerns were identified in association with the historical use of the subject property.

Fox Electronics occupied the subject property for no more than ten years. The business broke down and recycled computers. According to hazardous materials permits on file with the San Jose Fire Department, the business stored/used solder dross, dross inhibiting fluid, and lithium batteries. Based on the nature of the materials stored, the use of the subject property by an electronics recycling business is not expected to represent a significant environmental concern to the subject property.

Manufacturing of soap and detergent occurred on the subject property for approximately ten years (1977-1987). Manufacturing of paper products occurred on-site for approximately ten years as well (1966-1976). No records of hazardous materials usage by either of these manufacturing operations were available for review. Based on the amount of time that has passed since these operations occurred on-site, neither is expected to represent a significant environmental concern to the subject property.

The subject property was historically used for agricultural purposes. There is a potential that pesticides, herbicides and fertilizers were used on-site. However, it is likely that potential concentrations of these chemicals have degraded over time, as the property has not been used for agricultural purposes for approximately forty years. The entire area of the subject property is either paved over or covered by improvements that make direct contact with any potential remaining concentrations in the soil unlikely. The client should be aware that regulatory agencies may require subsurface sampling in the event the property is redeveloped for more sensitive purposes, such as residential.

3.1 Aerial Photograph Review

On September 7, 2005, AEI Consultants reviewed aerial photographs of the subject property and surrounding area. Aerial photographs were reviewed for the following years:

Date: 2005
Scale: 1:10,000

Date: 1974
Scale: 1:12,000

Date: 1994
Scale: 1:12,000

Date: 1963
Scale: 1:36,000

Date: 1984

Date: 1954

Scale: 1:12,000

Scale: 1:9,600

In the 1954 aerial photograph, the subject property and adjacent properties to the south, east, and west are developed with agricultural fields. The adjacent property to the north is developed with residences, as it is today.

No significant changes are noted on the subject property and adjacent properties to the north, southeast, and east in the 1963 aerial photograph. The west adjacent properties have been graded.

In the 1974 aerial photograph, the subject property is developed with a large building and paved parking areas. The south, east, and west adjacent properties are undeveloped.

In the 1984 aerial photograph, the subject property is developed as it is today. The south adjacent property is developed as it is today. The west adjacent property is developed with one building and a paved parking area in the southwest corner. The east adjacent property has been developed with one large building and a paved parking area.

In the 1994 and 2005 aerial photographs, the subject property and surrounding properties are developed as they are today.

If available, high-quality copies of reviewed aerial photographs are included as Figure 3.

3.2 Local Agencies

Local agencies, such as environmental health departments, fire prevention bureaus, and building departments are contacted to identify any current or previous reports of hazardous materials use, storage, and/or unauthorized releases that may have impacted the subject property.

3.2.1 Health Department

On September 12, 2005, the Santa Clara County Environmental Health Department (SCCEHD) was visited to review files on the subject property and nearby sites of concern. Files at the SCCEHD may contain information regarding hazardous materials storage, as well as information regarding unauthorized releases of petroleum hydrocarbons or other contaminants that may affect the soil or groundwater in the area.

No information indicating current or previous hazardous materials use or storage on the subject property was on file with the SCCEHD. Information on file for nearby sites of concern is discussed in Section 4.3.

3.2.2 Fire Department

On September 12, 2005, the San Jose Building Department (SJFD) was visited for information on the subject property and/or nearby sites of concern to identify any evidence of previous or current hazardous material usage.

According to inspection reports on file with the SJFD, The Pied Piper Exterminators, Inc. vacated the subject property in October 1999. An inspection report in 2000 listed the building occupant as Fox Electronics. According to the report, Fox Electronics was required to submit a Hazardous Materials Business Plan due to the on-site storage and use of hazardous and combustible materials. According to the 2000 Hazardous Materials/Waste Generator Form, Fox Electronics was an electronic recycler with the following materials stored on-site: 50 pounds of 63/37 super low drossing solder bars, 53 gallons of 5751 water soluble dross inhibiting fluid, 336 pounds of solder dross, and 200 pounds of lithium batteries. The solder dross and batteries were shipped off-site for recycling/treatment/disposal.

No information indicating any underground storage tanks or any current or historical storage of hazardous materials on the subject property was on file with the SJFD.

3.2.3 Building Department

On September 12, 2005, the San Jose Building Department (SJBD) was visited for information on the subject property in order to identify historical tenants and property use. Please refer to the following table for a listing of permits reviewed:

Building Permits Reviewed

Year(s)	Applicant	Description of Permit / Building Use
1966	Westab Inc.	Building permit for a paper products manufacturing site
1969	Westab Inc.	Office addition
1969	Westab Inc.	Gas permit application for office
1969	Westab Inc.	4-5HP A/C units for industrial office
1977	James G. Carton Project	Electrical for soap manufacturing business
1977	James G. Carton Project	Electrical for detergent manufacturing business
1977	Jacobs Engineering	Install storage rack in warehouse
1977	Consumer Manufacturing Inc.	Plumbing/gas permit for detergent blending business
1977	Vance C. Mape	Application for certificate of occupancy for detergent manufacturing business
1977	Vance C. Mape	Alter and add to detergent manufacturing business
1984	J&M Manufacturing	Gas & plumbing permit
1999	Fox Electrics	Hook up radiant heaters for industrial business in 686B

According to the permits on file with the SJBD, the subject property was developed in 1966 for use as a paper products manufacturing site. The property was subsequently utilized by a soap and detergent manufacturer and Fox Electronics.

3.2.4 Other Agency

On September 14, 2005, the San Francisco Bay Regional Water Quality Control Board (RWQCB) was visited to review files on the subject property and nearby sites of concern. Files at the RWQCB may contain information regarding hazardous materials storage, as well as information regarding unauthorized releases of petroleum hydrocarbons or other contaminants that may affect the soil or groundwater in the area.

According to a Tank Removal Report on file with the Regional Water Quality Control Board (RWQCB), in January 1989, two-10,000-gallon underground storage tanks (USTs) that contained ethylene glycol-monobutyl and one-3,000-gallon UST that contained isopropyl alcohol were removed from the subject property. Six soil samples were taken, one from below each end of each tank. The tank pit soil was not affected by spillage or leakage of purgeable halocarbons or volatile organic compounds (VOCs). Purgeable hydrocarbons and benzene, toluene, ethylbenzene, and xylene (BTEX) were below detection limits of 0.8 parts per million (ppm). Groundwater was not encountered to a depth of at least 12 feet. According to a "Screen 1: Site Description/Characterization" form filled out in August 1990, no soil action was needed, groundwater was not encountered, and sampling results for "two petroleum hydrocarbons" were below laboratory reporting limits. A June 1993 letter from the Santa Clara Valley Water District (SSVWD) to the RWQCB indicated there had been a release of BTEX from two nonpetroleum hydrocarbon USTs. The case was referred to the RWQCB because the SSVWD only provides oversight for fuel leak sites where a fuel UST has leaked and may or may not be commingled with solvents on-site. An April 1994 memo entitled "Re: Recommendation for Site Status Change" recommended no further action based on sampling results of non detect for "two nonpetroleum hydrocarbons". Although formal case closure has not been granted, based on the sampling results it does not appear that additional investigation is warranted. AEI recommends obtaining formal case closure from the RWQCB.

3.3 Sanborn Fire Insurance Maps

Sanborn Fire Insurance maps were developed in the late 1800s and early 1900s for use as an assessment tool for fire insurance rates in urbanized areas. A search was made of the University of California, Berkeley's collection of Sanborn Fire Insurance maps on September 16, 2005. Sanborn map coverage was not available for the subject property.

3.4 City Directories

A search of historic city directories was conducted for the subject property at the San Jose Public Library on September 12, 2005. Directories were available and reviewed for the years 2005, 1995-96, 1990-91, 1987, 1979, 1973, 1970, 1968, and 1966. The following table summarizes the results of the city directory search.

City Directory Search Results

Year(s)	Occupant Listed
2005	Fox Electronics
1995-96	Pied Piper Extrimnr, SanJse Whsl Cash
1990-91	Pied Piper Extrimnr, RA Mar Roofing, Structural Fumigtrs
1987	Kewaunee J M Mfg
1979	Consumer Manufacturing Inc soap
1973	Westab Inc envelope mfg
1970	Westab Inc envelope mfg
1968	No Listing
1966	No Listing

Environmental concerns were noted during the city directory review due to the use of the property by Fox Electronics, an electronic recycler, the soap and envelope manufacturing, and Structural Fumigators. The manufacturing and electronic recycling operations were previously discussed in Section 3.0.

3.5 Client-Provided Information and Interviews

The client did not report to AEI any environmental liens encumbering the subject property or report any information to AEI regarding previous uses or ownership of the subject property that indicated recognized environmental conditions in connection with the subject property. The client did not provide any title records to AEI for review.

Mr. Ron Martin was interviewed for this investigation. Mr. Martin, the seller's agent, was not aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the subject property; any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the subject property; or any notices from a governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.

Information obtained during interviews with local government officials is incorporated into the appropriate segments of this section.

3.6 Previous Reports Reviewed

No prior environmental reports in association with the subject property were made available to AEI during the course of this investigation.

4.0 REVIEW OF REGULATORY AGENCY RECORDS

The following information was obtained through a search of electronically compiled federal, state, county, and city databases provided by Track Info Services Environmental FirstSearch. The database search includes regulatory agency lists of known or potential hazardous waste sites, landfills, hazardous waste generators, and disposal facilities in addition to sites under investigation. The information provided in this report was obtained from publicly available sources. The locations of the sites listed in this report are plotted with a geographic information system utilizing geocoding of site addresses. The accuracy of these locations is generally +/- 300 feet. AEI's field representative has attempted to confirm the locations of listings on or adjacent to the subject property. Refer to the radius map (Appendix B: Regulatory Database Review Report) for the locations of the sites in relation to the subject property.

4.1 Records Summary

DATABASE REVIEWED	SUBJECT PROPERTY	ADJACENT PROPERTY
Identification as National Priorities List (NPL) "Superfund" site	No	No
Identification as RCRA CORRACTS site	No	No
Identification as State (CalSites SPL/SCL) site	No	No
Identification as CERCLIS and/or CERCLIS/NFRAP site	No	No
Reported as leaking underground storage tanks (LUST) site	No	Yes
Identification as solid waste landfill (SWLF)	No	No
Registered underground/aboveground storage tanks (UST/AST)	No	No
Identification as an Emergency Response Notification Systems (ERNS) site	No	No
Identification as hazardous waste handler and/or generator (RCRA-TSD, LG-GEN and/or SM-GEN)	No	No
Identification as SPILLS Site	No	No

The subject property was not identified during the regulatory database search. The south adjacent site occupied by the Matos Auto Center, located at 670 North King Road, was identified as a LUST site by the regulatory database report. The site is discussed further in Section 4.3.

4.2 Contaminant Migration

Migration of petroleum hydrocarbon or volatile organic compound (VOC) contamination is generally via groundwater. Therefore, only those contaminant release sites located hydrologically upgradient relative to the subject property are expected to represent a potential environmental concern to the subject property. Contaminated sites located hydrologically downgradient of the subject property are not expected to represent a potential threat to the groundwater quality beneath the subject property. Sites that are situated hydrologically cross-gradient relative to the subject property are not expected to represent a concern unless close proximity allows for the potential of lateral migration. As discussed in Section 2.3, groundwater in the vicinity of the subject property is assumed to flow to the northwest.

4.3 Record Details

National Priorities List (NPL) is EPA's national listing of contaminated sites targeted for cleanup because they pose a threat to human health and the environment. The Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA or Superfund) authorizes and requires the EPA to investigate, categorize, and enforce the cleanup of hazardous waste sites on the NPL. An NPL site on or near a particular property may threaten the environmental integrity of the property or affect its marketability.

One site within a 1-mile radius of the subject property was identified during the NPL database search.

- Solvent Service, Inc., located at 1021 Berryessa Road, is within 0.82 miles west of the subject property. According to the regulatory database report, waste solvents are recycled on-site in accordance with the facility's permit to treat, store, or dispose of Subtitle C hazardous waste under the Resource Conservation and Recovery Act (RCRA). Waste solvents and reclaimed solvents are stored in drums and USTs on-site. Soil near the tanks contains high concentrations of VOCs, including trichloroethylene, trichloroethane, and chloroform. The same solvents were also found in monitoring wells on and off the site. In 1983, the company started to work under a voluntary cleanup agreement with the RWQCB and has installed 95 monitoring wells, on- and off-site, as well as extraction wells and trenches to stop contaminated groundwater from migrating off-site. In 1990, this site was dropped from the proposed NPL because a RCRA permit with corrective action was issued in 1989. Based on the relative distance from the subject property, this site is not expected to represent a significant environmental concern to the subject property.

CORRACTS is an EPA-maintained database of Resource Conservation and Recovery Act (RCRA) facilities undergoing "corrective action". A "corrective action order" is issued when there has been a release of hazardous waste or constituents into the environment from a RCRA facility. Corrective actions may be required beyond the facility's boundary and can be required regardless of when the release occurred, even if it predates RCRA.

No sites within a 1-mile radius of the subject property were identified during the CORRACTS database search.

California Sites (CalSites) are provided by the California Environmental Protection Agency, Department of Toxic Substances Control and include state equivalent NPL (SPL) and CERCLIS (SCL) sites.

Three sites within a 1-mile radius of the subject property were identified during the CalSites database search. Based on the relative distance from the subject property, none of these sites represent a significant environmental concern to the subject property.

CERCLIS and CERCLIS/NFRAP are lists of sites that the EPA has investigated or is presently investigating for release or threatened release of hazardous substances, which may be subject to review in accordance with the terms and conditions of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA, also known as Superfund). Sites listed on the "No Further Remedial Action Planned" (NFRAP) database are sites where, following an initial investigation, no contamination was found, contamination was removed quickly, or the contamination was not serious enough to require federal Superfund or NPL consideration.

One site within a ½-mile radius of the subject property was identified during the CERCLIS/NFRAP database search.

- Economics Lab Inc., located at 640 Lenfest Road, is within 0.16 miles southwest of the subject property. No further information is available in the regulatory database report. Based on the relative distance from the subject property and the inferred direction of groundwater flow, this site is not expected to represent a significant environmental concern to the subject property.

Leaking Underground Storage Tanks (LUST) List is a list produced by the Regional Water Quality Control Board (RWQCB) of known sites with current or former leaking underground storage tanks on the premises.

Thirty-three sites within a ½-mile radius of the subject property were identified during the LUST database search. Of these sites, only four are within a ¼-mile radius of the subject property. Based on the relative distance from the subject property, presumed direction of groundwater flow, and/or regulatory status, the remaining sites are not expected to represent a significant environmental concern.

- The Matos Auto Center is located adjacent to the subject property to the south. The site is listing twice as a LUST site in the regulatory database report. According to the case closure summary on file with the SCCEHD, a gasoline leak was discovered in 1990 during tank closure activities, possibly due to a piping leak. Two 8,000-gallon and one 1,000-gallon USTs were removed in April 1990 from the property. The USTs were located in the

southwest corner of the property. Three monitoring wells were installed. The highest groundwater depth is 13 feet below ground surface. Ground water concentrations have declined as water levels have risen. It appears that the aquifer may be confined. Contaminated soil was reportedly treated on-site. Soil contaminant concentrations at the time of closure were the following: 95 ppm total petroleum hydrocarbons gasoline (TPH-g), 0.29 ppm benzene, 0.029 ppm toluene, 1.2 ppm xylene, and 0.42 ppm ethylbenzene. Groundwater contaminants at the time of closure were the following: 60 parts per billion (ppb) TPH-g, 0.86 ppb toluene, and non-detect for benzene, trichloroethene, dichloroethene, xylene, ethylbenzene, and methyl tertiary butyl ethylene (MTBE). The site was granted case closure in 1997 by the local oversight agency. Based on the regulatory status, this site is not expected to represent a significant environmental concern to the subject property.

- Frito-Lay Inc., located at 650 North King Road, is within 0.09 miles southeast of the subject property. The site is listed twice as a LUST site. A diesel leak due to structural failure was discovered in 1986 during tank closure activities. Contaminated soil was reportedly excavated and disposed of in an approved site. The site was granted case closure in 1995 by the local oversight agency. Based on the regulatory status, this site is not expected to represent a significant environmental concern to the subject property.

Solid Waste Landfills (SWLF) is a database generated by the State of California Solid Waste Information System (SWIS), which includes active and inactive landfills and transfer stations within the state maintained by the California Integrated Waste Management Board.

No sites within a 1/2-mile radius of the subject property were identified during the SWLF database search.

Underground/Aboveground Storage Tanks (UST/AST) List is a comprehensive listing of registered underground and aboveground storage tanks located within the State of California.

No sites within a 1/4-mile radius of the subject property were identified during the UST/AST database search.

Emergency Response Notification Systems (ERNS) List is EPA's database of emergency response actions.

One site within a 1/8-mile radius of the subject property was identified during the ERNS database search.

- The PG&E site located at 650 North King Road is within 0.07 miles southeast of the subject property. According to the regulatory database report, in 1997, 97-gallons of polychlorinated biphenyls (PCB) oil was released on-site. The release was reportedly confined to soil only and was contained and cleaned by PG&E. No files were available for review at the RWQCB or the SCCEHD. Based on the nature of the impact and the presumed cleanup by PG&E, this site is not expected to represent a significant environmental concern to the subject property.

Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. Information from the RCRA database is divided into three categories: TSD, LG GEN and SM GEN. The TSD category is searched to a 1-mile radius and tracks facilities which treat, store and/or dispose of hazardous waste. LG GEN, or large generators, are facilities that generate more than 1000 kg of hazardous waste per month. SM GEN, or small generators, are facilities that generate between 100 and 1000 kg of hazardous waste per month. The LG-GEN and SM-GEN databases are searched up to a 1/8-mile radius from the subject property.

No sites within a 1-mile radius of the subject property were identified during the RCRA-TSD database search.

Three sites within a 1/8-mile radius of the subject property were identified during the RCRA (LG- and SM-GEN) database search. The storage, treatment, disposal and/or generation of hazardous materials at these sites is not a significant environmental concern based on the lack of a documented release or factors discussed in prior segments of Section 4.3.

SPILLS sites are provided by the RWQCB. This list includes sites that have recorded spills, leaks, investigations, and cleanups.

No sites within a 1/8-mile radius of the subject property were identified during the SPILLS database search.

5.0 SITE INSPECTION AND RECONNAISSANCE

On September 12, 2005, a site reconnaissance of the subject property and adjacent properties was conducted by Jenn Rosenberg of AEI in order to obtain information indicating the likelihood of recognized environmental conditions at the subject property and adjacent properties as specified in ASTM Standard Practice E1527-00 §8.4.2, 8.4.3 and 8.4.4.

5.1 On-Site Observations

Identified		Observation
Yes	No	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hazardous Substances and/or Petroleum Products in Connection with Property Use
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Aboveground & Underground Hazardous Substance or Petroleum Product Storage Tanks (ASTs / USTs)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hazardous Substance and Petroleum Product Containers and Unidentified Containers not in Connection with Property Use
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unidentified Substance Containers
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Electrical or Mechanical Equipment Likely to Contain PCBs
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Interior Stains or Corrosion
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Strong, Pungent or Noxious Odors
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pool of Liquid
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Drains and Sumps
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pits, Ponds and Lagoons
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Stained Soil or Pavement
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Stressed Vegetation
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Solid Waste Disposal or Evidence of Fill Materials
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Waste Water Discharges
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wells
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Septic Systems
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other

Two of the above listed items were observed during the site inspection. The subject property is currently vacant.

Electrical or Mechanical Equipment with the Potential to Contain PCBs

Toxic polychlorinated biphenyls (PCBs) were commonly used historically in electrical equipment such as transformers, fluorescent lamp ballasts, and capacitors. According to United States EPA regulation 40 CFR, Part 761, there are three categories for classifying such equipment: <50 ppm of PCBs is considered "Non-PCB"; between 50 and 500 ppm is considered "PCB-Contaminated"; and >500 ppm is considered "PCB-Containing".

The management of potential PCB-containing transformers is the responsibility of the local utility or the transformer owner. Actual material samples need to be collected to determine if transformers are PCB-containing.

Three pad-mounted transformers were observed on the subject property during the site inspection. The transformers are owned and operated by PG&E. According to Pacific Gas & Electric (PG&E), no PCB-containing materials have been used in the manufacturing of transformers since 1969. In 1990, PG&E implemented a remediation program to remove and/or replace all PCB-containing transformers. According to PG&E, over 99% of transformers considered to be PCB-containing that existed prior to 1990 have been removed or replaced. Based on this information, the on-site transformers are not expected to represent a significant environmental concern.

Drains and Sumps

One possible sump was observed in the loading dock area of the subject property. No hazardous substances or petroleum products were noted in the vicinity of the sump. Based on the use of the sump solely for storm water runoff, the presence of the sump is not expected to represent a significant environmental concern.

5.2 Non-ASTM Services

Asbestos-Containing Building Materials

For buildings constructed prior to 1980, the Code of Federal Regulations (29 CFR 1926.1101) states that all thermal system insulation (boiler insulation, pipe lagging, and related materials) and surface materials must be designated as "presumed asbestos-containing material" (PACM) unless proven otherwise through sampling in accordance with the standards of the Asbestos Hazard Emergency Response Act.

Due to the age of the subject property building, there is a potential that ACMs are present. The condition and friability of the identified suspect ACMs is noted in the following table:

Suspect Asbestos Containing Materials (ACMs)

Material	Location	Friable	Condition
Drywall Systems	Throughout Main Building Interior	Yes	Good
Floor Tiles	Second floor offices	Yes	Good
Ceiling Tiles	Throughout offices	Yes	Good
Roofing Systems	Roof	Not Inspected	Not Inspected

All observed suspect ACMs were in good condition and are not expected to pose a health and safety concern to the occupants of the subject property at this time.

It is AEI's understanding that the building is scheduled for demolition. An asbestos survey should be performed that adheres to the EPA's National Emission Standards for Hazardous Air Pollutants (NESHAP) sampling protocol. These procedures require that all suspect ACMs be sampled in triplicate to determine the presence or absence of asbestos.

Lead-Based Paint

Lead-based paint is defined as any paint, varnish, stain, or other applied coating that has 1 mg/cm² (or 5,000 ug/g by dry weight) or more of lead. Section 1017 of the Housing and Urban Development Guidelines, Residential Lead-Based Paint Hazard Reduction Act of 1992, otherwise known as "Title X", defines a lead-based paint hazard as "any condition that causes exposure to lead that would result in adverse human health effects" resulting from lead-contaminated dust, bare, lead-contaminated soil, and/or lead-contaminated paint that is deteriorated or present on accessible, friction, or impact surfaces. Therefore, under Title X, intact lead-based paint on most walls and ceilings would not be considered a "hazard", although the paint should be maintained and its condition monitored to ensure that it does not deteriorate and become a hazard. Additionally, Section 1018 of this law directed HUD and EPA to require the disclosure of known information on lead-based paint and lead-based paint hazards before the sale or lease of most housing built before 1978. Most private housing, public housing, Federally owned housing, and housing receiving Federal assistance are affected by this rule.

In buildings constructed after 1978, it is very unlikely that lead-based paint is present. Due to the age of the subject property building, there is a potential that lead-based paint is present. Both

interior and exterior painted surfaces were observed to be in good condition and are not expected to pose a health and safety concern to the occupants of the subject property at this time.

Local regulations may apply to lead-based paint in association with building renovation/demolition and worker/occupant protection. Actual material samples would need to be collected in order to determine if lead-based paint is present.

Radon

Radon is a naturally-occurring, odorless, invisible gas. Natural radon levels vary and are closely related to geologic formations. Radon may enter buildings through basement sumps or other openings.

The US EPA has prepared a map to assist National, State, and local organizations to target their resources and to implement radon-resistant building codes. The map divides the country into three Radon Zones, Zone 1 being those areas with the average predicted indoor radon concentration in residential dwellings exceeding the EPA Action limit of 4.0 picoCuries per Liter (pCi/L). It is important to note that the EPA has found homes with elevated levels of radon in all three zones, and the EPA recommends site specific testing in order to determine radon levels at a specific location. However, the map does give a valuable indication of the propensity of radon gas accumulation in structures.

Radon sampling was not requested as part of this investigation. According to the EPA, the radon zone level for the area is Zone 2, which has a predicted average indoor screening level of less than 2 pCi/L, which is below the action level of 4.0 pCi/L set forth by the EPA.

Drinking Water Sources and Lead in Drinking Water

The Santa Clara Valley Water District supplies potable water to the subject property. The 2004 water quality report states that lead levels in the areas water supply were not detected at or above the reporting limit and therefore are well within standards established by the EPA.

5.3 Adjacent Property Reconnaissance Findings

Identified		Observation
Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Hazardous Substances and/or Petroleum Products in Connection with Property Use
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Aboveground & Underground Hazardous Substance or Petroleum Product Storage Tanks (ASTs / USTs)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hazardous Substance and Petroleum Product Containers and Unidentified Containers not in Connection with Property Use
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unidentified Substance Containers
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Electrical or Mechanical Equipment Likely to Contain PCBs
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Interior Stains or Corrosion
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Strong, Pungent or Noxious Odors
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pool of Liquid
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Drains and Sumps
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pits, Ponds and Lagoons
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Stained Soil or Pavement
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Stressed Vegetation
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Solid Waste Disposal or Evidence of Fill Materials
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Waste Water Discharges
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wells
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Septic Systems
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other

Two of the above listed items were observed during the site inspection.

Hazardous Substances and/or Petroleum Products in Connection with Property Use

The Matos Auto Center is located adjacent to the subject property to the southeast. Although no hazardous substances and/or petroleum products were directly observed during the inspection of the subject property, it is presumed that such materials are used based on the nature of the business. There is no record of on-site spills in the regulatory database report. This site is listed in the regulatory database report as a closed LUST and is discussed further in Section 4.3. Based on the lack of known spills or mishandling of materials, the use of these materials is not expected to represent a significant environmental concern to the subject property.

Other

The Goodyear Tire site, located across North King Road from the subject property, stores used tires on-site. Based on the nature of materials stored, this site is not expected to represent a significant environmental concern to the subject property.

6.0 FINDINGS AND CONCLUSIONS

Findings

Recognized environmental conditions (RECs) are defined by the ASTM Standard Practice E1527-00 as the presence or likely presence of any hazardous substances or petroleum products under conditions that indicate an existing release, a past release, or a material threat of a release into structures on the property or into the ground, groundwater, or surface water of the property. AEI's investigation has revealed the following recognized environmental conditions associated with the subject property or nearby properties:

- No on-site recognized environmental conditions were identified during the course of this investigation.

Historical recognized environmental conditions (HRECs) are defined by the ASTM Standard Practice E1527-00 as an environmental condition which in the past would have been considered a recognized environmental condition, but which may or may not be considered a recognized environmental condition currently. AEI's investigation has revealed the following historical recognized environmental conditions associated with the subject property or nearby properties:

- According to a Tank Removal Report on file with the Regional Water Quality Control Board (RWQCB), in January 1989, two-10,000-gallon underground storage tanks (USTs) that contained ethylene glycol-monobutyl and one-3,000-gallon UST that contained isopropyl alcohol were removed from the subject property. Six soil samples were taken, one from below each end of each tank. The tank pit soil was not affected by spillage or leakage of purgeable halocarbons or volatile organic compounds (VOCs). Purgeable hydrocarbons and benzene, toluene, ethylbenzene, and xylene (BTEX) were below detection limits of 0.8 parts per million (ppm). Groundwater was not encountered to a depth of at least 12 feet. According to a "Screen 1: Site Description/Characterization" form filled out in August 1990, no soil action was needed, groundwater was not encountered, and sampling results for "two petroleum hydrocarbons" were below laboratory reporting limits. A June 1993 letter from the Santa Clara Valley Water District (SSVWD) to the RWQCB indicated there had been a release of BTEX from two nonpetroleum hydrocarbon USTs. The case was referred to the RWQCB because the SSVWD only provides oversight for fuel leak sites where a fuel UST has leaked and may or may not be commingled with solvents on-site. An April 1994 memo entitled "Re: Recommendation for Site Status Change" recommended no further action based on sampling results of non detect for "two nonpetroleum hydrocarbons". Although formal case closure has not been granted, based on the sampling results it does not appear that additional investigation is warranted. AEI recommends obtaining formal case closure from the RWQCB.

Environmental issues include environmental concerns identified by AEI that warrant discussion but do not qualify as recognized environmental conditions, as defined by the ASTM Standard Practice E1527-00. AEI's investigation has revealed the following environmental issues associated with the subject property or nearby properties:

- Fox Electronics occupied the subject property for no more than ten years. The business broke down and recycled computers. According to hazardous materials permits on file with the San Jose Fire Department, the business stored/used solder dross, dross inhibiting fluid, and lithium batteries. Based on the nature of the materials stored, the use of the subject property by an electronics recycling business is not expected to represent a significant environmental concern to the subject property.
- Manufacturing of soap and detergent occurred on the subject property for approximately ten years (1977-1987). Manufacturing of paper products occurred on-site for approximately ten years as well (1966-1976). No records of hazardous materials usage by either of these manufacturing operations were available for review. Based on the amount of time that has passed since these operations occurred on-site, neither is expected to represent a significant environmental concern to the subject property.
- The subject property was historically used for agricultural purposes. There is a potential that pesticides, herbicides and fertilizers were used on-site. However, it is likely that potential concentrations of these chemicals have degraded over time, as the property has not been used for agricultural purposes for approximately forty years. The entire area of the subject property is either paved over or covered by improvements that make direct contact with any potential remaining concentrations in the soil unlikely. The client should be aware that regulatory agencies may require subsurface sampling in the event the property is redeveloped for more sensitive purposes, such as residential.
- It is AEI's understanding that the building is scheduled for demolition. Due to the age of the subject property building, there is a potential that asbestos-containing materials (ACMs) are present. As a result, an asbestos survey should be performed that adheres to the EPA's National Emission Standards for Hazardous Air Pollutants (NESHAP) sampling protocol. These procedures require that all suspect ACMs be sampled in triplicate to determine the presence or absence of asbestos.
- Due to the construction date of the subject property building, there is a potential that lead-based paint is present. Prior to demolition activities, all painted surfaces should be sampled in order to determine if lead-based paint is present to prevent potential exposure to workers.

Conclusions, Opinions, and Recommendations

AEI's investigation has revealed no other evidence of recognized environmental conditions associated with the subject property or nearby properties. AEI recommends no further investigations for the subject property at this time.

As noted above, asbestos and lead-based paint surveys will be required prior to building demolition activities. Additionally, formal case closure should be obtained from the RWQCB for the three USTs that were removed from the subject property in 1989.

7.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONALS

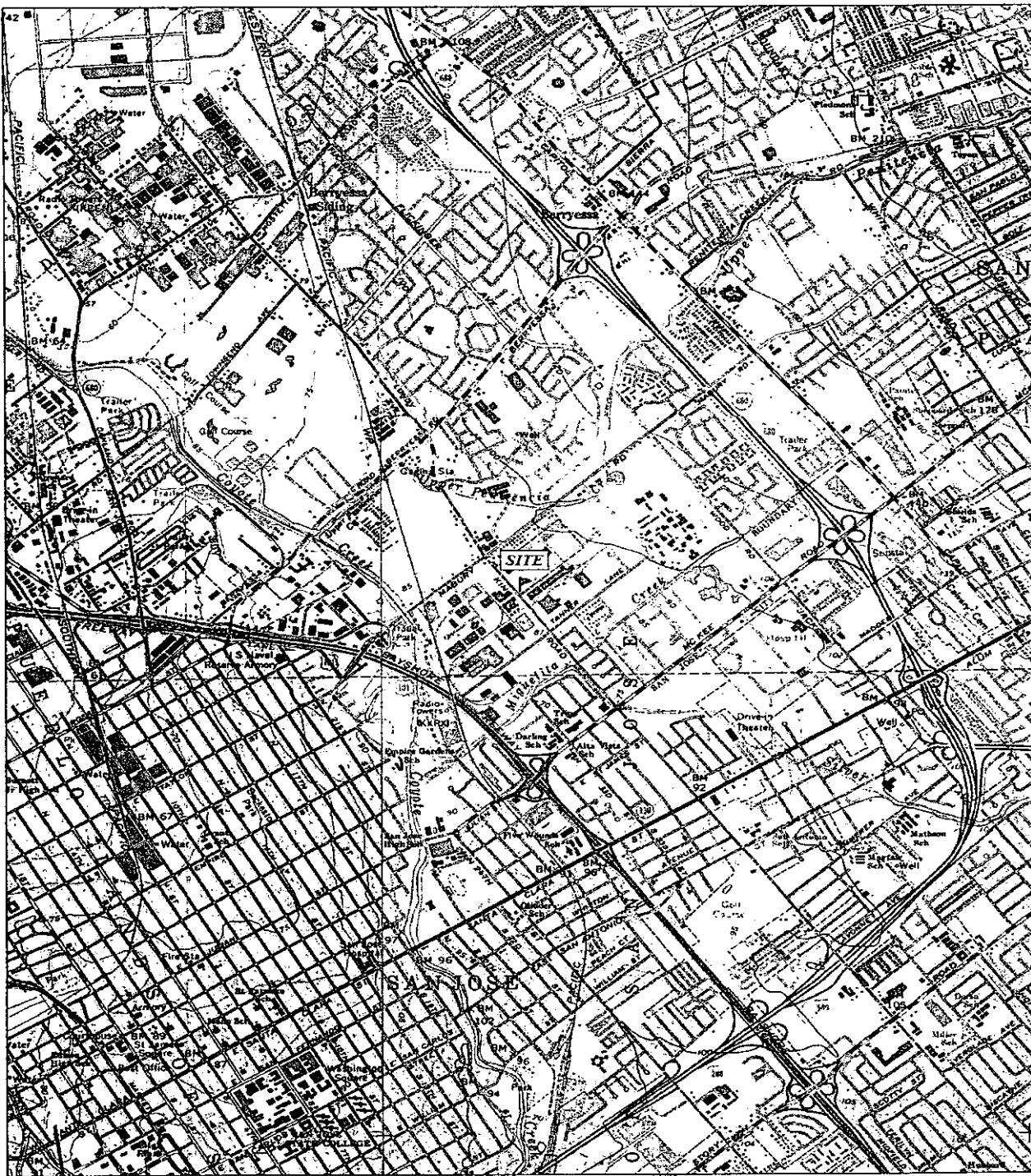
AEI Consultants has performed a Phase I Environmental Site Assessment for the property located at 686 North King Road in the City of San Jose, Santa Clara County, California, in conformance with the scope and limitations of ASTM Standard Practice E1527-00. Any exceptions to, or deletions from, this practice are described in Section 1.2 of this report.

Prepared By:

Reviewed By:

Jenn Rosenberg
Environmental Scientist

Holly Gannaway, REA
Senior Author

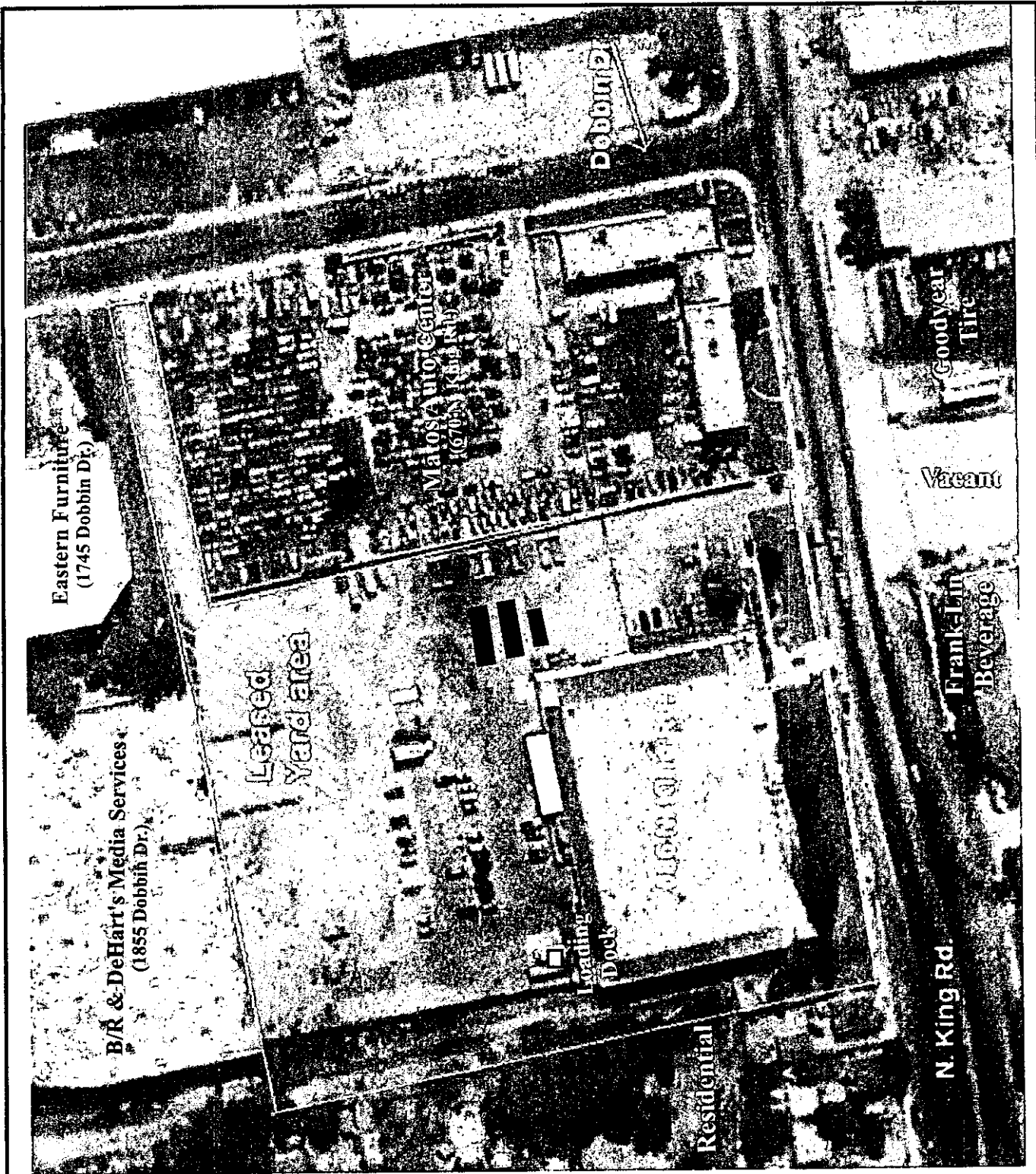


TN 15°


Map created with TOPO & © 2003 National Geographic (www.nationalgeographic.com/topo)

USGS TOPOGRAPHIC MAP
San Jose East QUADRANGLE
Created 1978, Revised 1980

<p>AEI CONSULTANTS 2500 Camino Diablo, Suite 200, Walnut Creek, CA 94597</p>	
<p>SITE LOCATION PLAN</p>	
<p>686 N. King Road San Jose, California 95133</p>	<p>FIGURE 1 Job No: 12242</p>



LEGEND


 Subject Property Line

Location of former USTs

Location of possible sump

Aerial photograph source: RLM Properties

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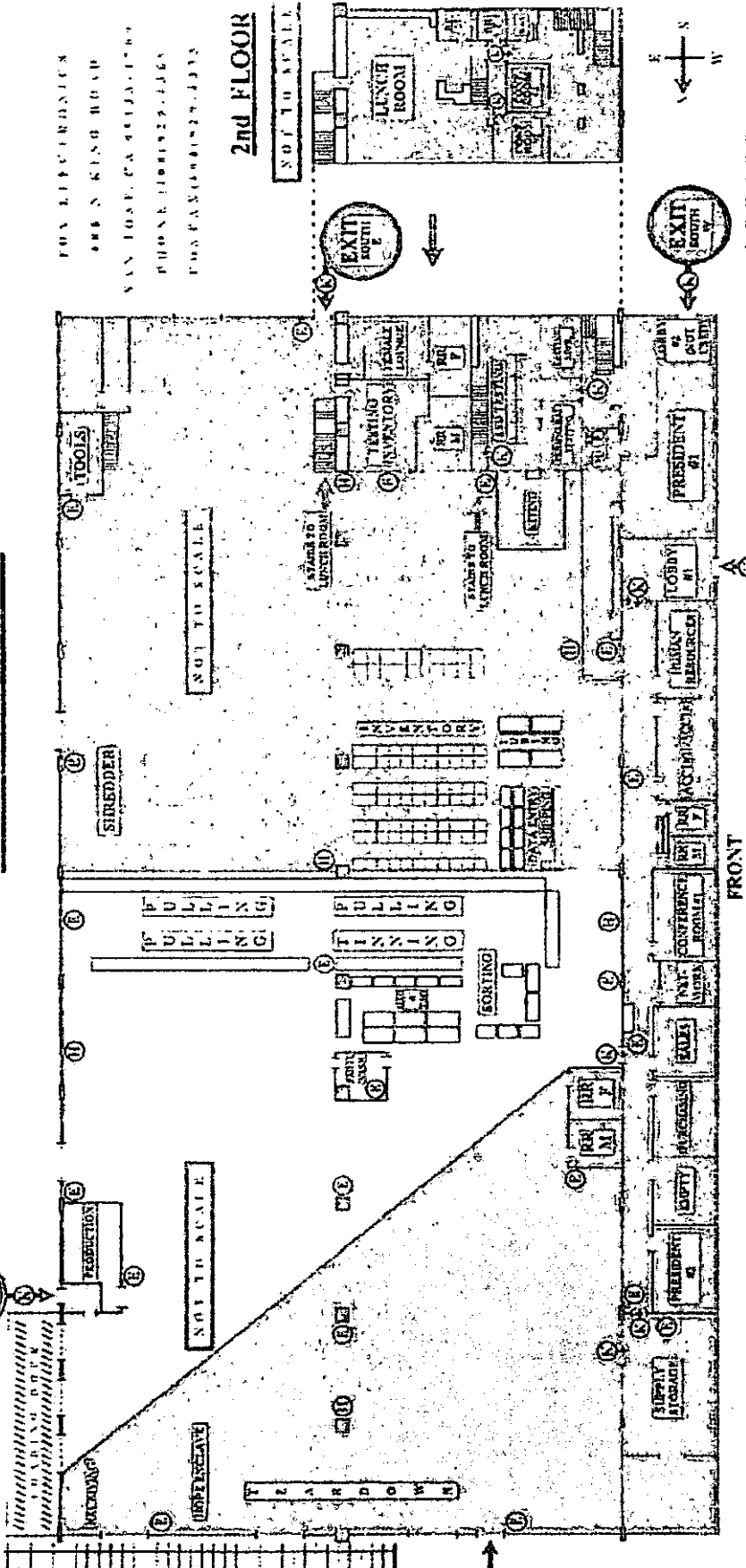
2500 Camino Diablo, Suite 200, Walnut Creek, CA 94597

Drawn by: Jenn Rosenberg Scale: Not to Scale

SITE PLAN

686 N. King Road San Jose, California 95133	FIGURE 2 Job No: 12242
------------------------------------------------	----------------------------------

BUILDING LAYOUT FIRE EXITS



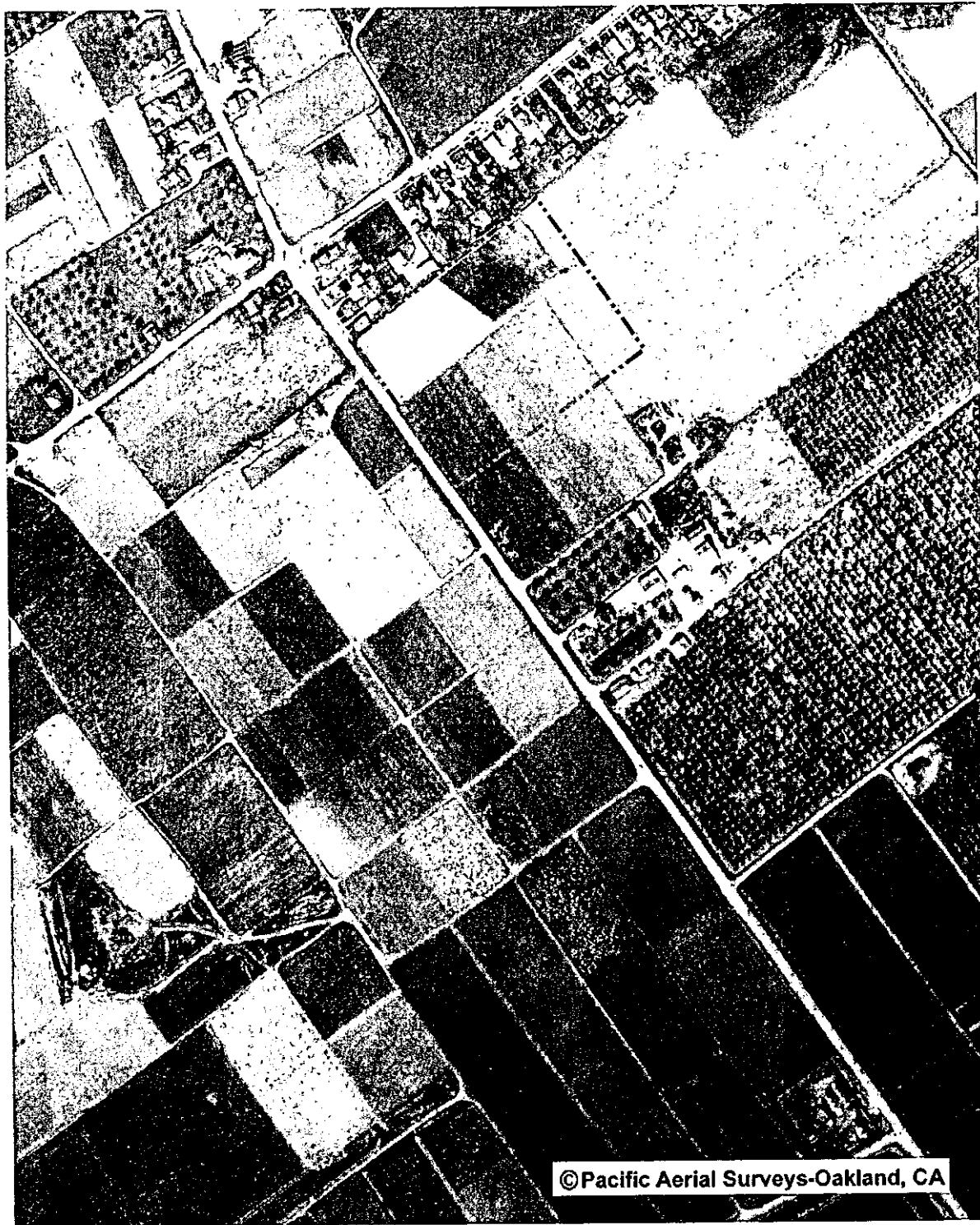
AEI CONSULTANTS
 2500 Camino Diablo, Suite 200, Walnut Creek, CA 94597
 Map Source: RLM Properties

SITE PLAN

686 N. King Road
 San Jose, California 95133

FIGURE 2
 Job No: 12242

Scale: Not to Scale



© Pacific Aerial Surveys-Oakland, CA

SUBJECT PROPERTY



SOURCE: PACIFIC AERIAL SURVEYS
YEAR: 1954

AEI CONSULTANTS

2500 Camino Diablo, Suite 200, Walnut Creek, CA 94597

AERIAL PHOTOGRAPH

686 N. King Road
San Jose, California 95133



SUBJECT PROPERTY



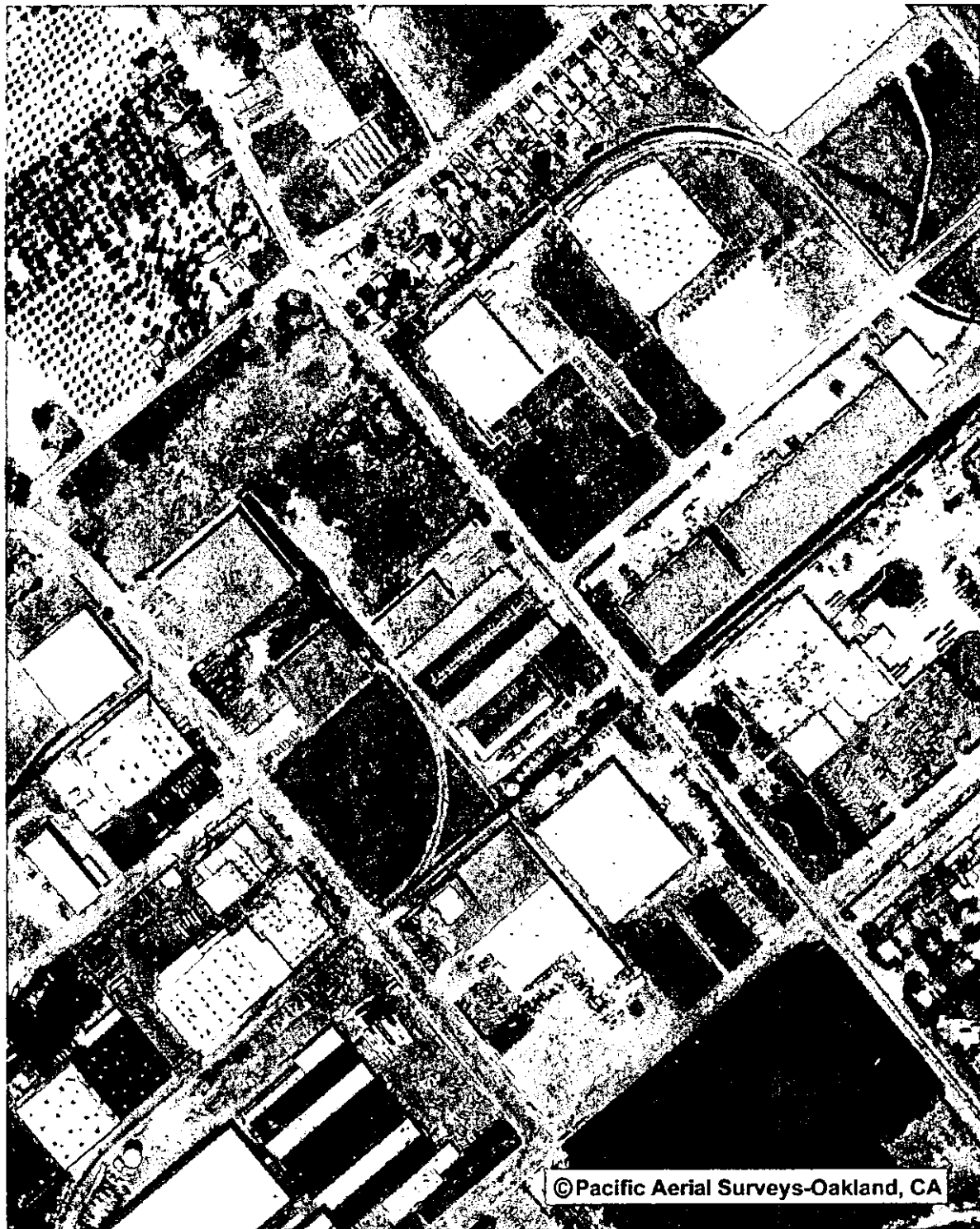
SOURCE: PACIFIC AERIAL SURVEYS
YEAR: 1963

AEI CONSULTANTS

2500 Camino Diablo, Suite 200, Walnut Creek, CA 94597

AERIAL PHOTOGRAPH

686 N. King Road
San Jose, California 95133



SUBJECT PROPERTY



SOURCE: PACIFIC AERIAL SURVEYS
YEAR: 1974

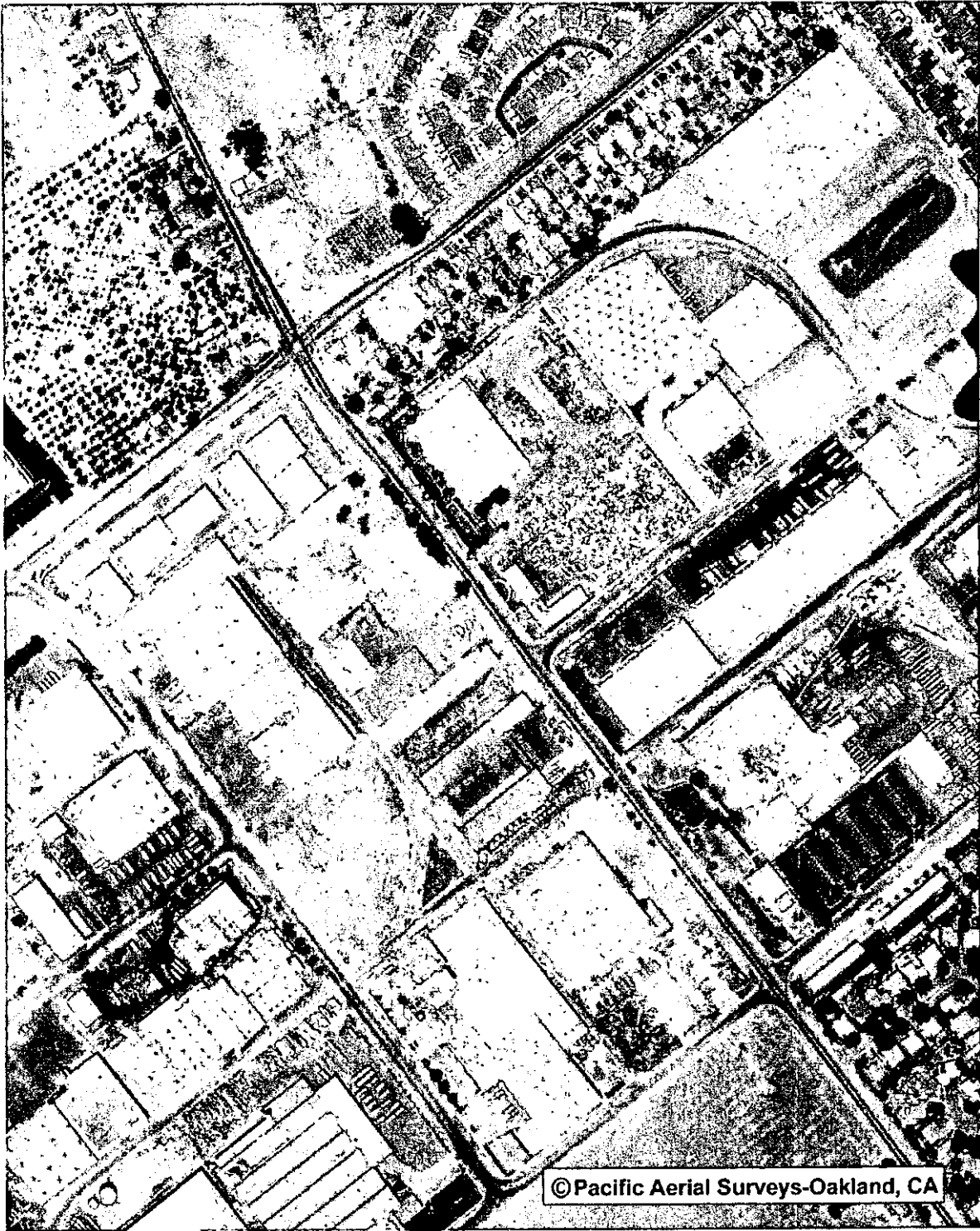


AEI CONSULTANTS

2500 Camino Diablo, Suite 200, Walnut Creek, CA 94597

AERIAL PHOTOGRAPH

686 N. King Road
San Jose, California 95133



SUBJECT PROPERTY



SOURCE: PACIFIC AERIAL SURVEYS
YEAR: 1984

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AERIAL PHOTOGRAPH

686 N. King Road
San Jose, California 95133



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SUBJECT PROPERTY



SOURCE: PACIFIC AERIAL SURVEYS
YEAR: 1994

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AERIAL PHOTOGRAPH

686 N. King Road
San Jose, California 95133



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SUBJECT PROPERTY



SOURCE: PACIFIC AERIAL SURVEYS
YEAR: 2005

AEI CONSULTANTS

2500 Camino Diablo, Suite 200, Walnut Creek, CA 94597

AERIAL PHOTOGRAPH

686 N. King Road
San Jose, California 95133

Copies of the appendices for this report are on file with City of San José Department of Planning, Building, and Code Enforcement.

April 29, 2007

**PHASE II SUBSURFACE
INVESTIGATION REPORT**

686 North King Road
San Jose, California

Project No. 263903-D

Prepared For

Mr. Chris Neale
San Jose Transit Village Partners
470 South Market Street
San Jose, CA 95113

Prepared By

AEI Consultants
2500 Camino Diablo, Suite 200
Walnut Creek, CA 94597
(925) 283-6000

AEI



April 29, 2007

Mr. Chris Neale
San Jose Transit Village Partners
470 South Market Street
San Jose, CA 95113

Subject: Phase II Subsurface Investigation
686 North King Road
San Jose, California
AEI Project No. 263903-D

Dear Mr. Neale:

The following report describes the activities and results of the soil and groundwater investigation performed by AEI Consultants at the above referenced property (Figure 1: Site Location Map). The investigation included the collection and analyses of soil and groundwater samples from a total of eight locations on the property. The purpose of the investigation was to investigate whether the property had been significantly impacted by the past agricultural use of the land and/or by previous site activities. This property is under planning for residential redevelopment along with surrounding properties to the south and east.

I Site Description and Background

The subject property is located on the north side of North King Road in a mixed commercial and industrial area of San Jose (Assessor's Parcel Number 254-04-076). The property totals approximately 5.090 acres and is improved with a two-story building totaling approximately 45,143 square feet. The building has been vacant since December 2004. It was most recently occupied by Pied Piper Exterminators (corporate office only) and Fox Electronics (electronic recycler). The east corner of the property is leased to the Matos Auto Center as a parking area. In addition to the subject property building, the property is improved with asphalt-paved parking areas and associated landscaping.

AEI performed a Phase I Environmental Site Assessment (ESA) for the property, dated September 28, 2005. The property was developed with the current improvements in 1966. Additional past occupants include Westab Inc. (envelope manufacturing), Consumer Manufacturing Inc. (soap products manufacturing), Kewaunee J M Manufacturing, RA Mar Roofing, Structural Fumigators, and San Jose Wholesale Cash. Based on a review of historical sources, the subject property was formerly under agricultural production prior to construction of the existing improvements. Review of records during the ESA did not identify the use of hazardous materials during historical activities with the exception of the underground storage tanks discussed below.

The ESA revealed that in January 1989, two-10,000-gallon underground storage tanks (USTs) that reportedly contained ethylene glycol-monobutyl and one-3,000-gallon UST that reportedly contained isopropyl alcohol were removed from the subject property. Six soil samples were taken, one from below each end of each tank the analyses of which did not indicate a release of purgeable halocarbons or volatile organic compounds (VOCs). Purgeable hydrocarbons and benzene, toluene, ethylbenzene, and xylene (BTEX) were also below detection limits. According to a "Screen 1: Site Description/Characterization" form filled out in August 1990, no soil action was needed, groundwater was not encountered, and sampling results for "two petroleum hydrocarbons" were below laboratory reporting limits. A June 1993 letter from the Santa Clara Valley Water District (SSVWD) to the RWQCB indicated there had been a release of BTEX from two non-petroleum hydrocarbon USTs. The case was referred to the RWQCB because the SSVWD only provides oversight for fuel leak sites where a fuel UST has leaked and may or may not be commingled with solvents on-site. An April 1994 memo entitled "Re: Recommendation for Site Status Change" recommended no further action based on sampling results of non-detect for "two nonpetroleum hydrocarbons", although no formal case closure was obtained from the RWQCB for the three USTs.

Comments provided by the Department of Toxic Substances Control (DTSC) on the Draft Environmental Impact Report (EIR) for this property and surrounding properties suggested that assessment of the property be performed due to the past property use.

II Investigative Efforts

AEI performed the subsurface investigation at the property on January 31, 2007. Eight (8) soil borings were advanced throughout the property. Specifically, SB-1 was drilled near a drain in the loading dock at the northern corner of the property building; SB-2 adjacent to a fenced storage area at the eastern corner of the building; SB-3 in the area of the former USTs; and SB-4, and SB-5 on the expected down-gradient (western) side of the property. The purpose of the borings was to investigate areas where hazardous materials, specifically solvents and petroleum products, may have been stored such that if a significant release had occurred during historical site operations that it could be identified in groundwater samples. Given the lack of detailed historical information, it is not known whether these materials were ever utilized or stored on the property and if they were in what capacity.

The remaining borings (SB-6 to SB-8) were in other areas of the property for shallow soil sample collection for pesticide analyses. The borings were advanced to depths ranging from approximately 4 feet below ground surface (bgs) to approximately 20 feet bgs. The location of the soil borings are shown on Figure 2.

Soil Boring and Soil Sample Collection

Drilling work was performed by ECA, Inc., California C57 license # 695970. Underground Service Alert (USA) was notified to identify public utilities in the work area at least 72 hours

prior to field activities. The borings were advanced using a truck-mounted Geoprobe™ 5410 direct push drilling rig. The soil borings were continuously cored using a drive sampler that contained 4-foot long, 1.5-inch diameter acrylic liners. A 6-inch sample was cut from the liners at selected depths. The ends of the selected sample were sealed with Teflon film and plastic end-caps, labeled with unique identifiers, and placed in a cooler with water ice pending transportation to a state-certified laboratory. The remainder of the core was examined and described by an AEI Project Geologist. The descriptions of the cores are included on the boring logs in Appendix A.

Groundwater Sample Collection

Groundwater samples were collected from borings SB-1 through SB-5. Saturated sediments were encountered at approximately 15 feet bgs, within a sandy gravel. Upon reaching saturated sediments, a temporary ¾" diameter slotted PVC casing was inserted into the borehole to facilitate collection of groundwater samples.

Groundwater samples were collected using ¼ poly tubing with a check valve into three 40-ml VOA vials and one 1-L amber bottle. The VOAs were filled so that there was no headspace or visible air bubbles within the vials. Each sample was labeled with at minimum, company name and project number, unique sample identifier, sampler's name, time and date of collection, and then placed in a cooler with wet ice to await transportation to the laboratory.

Boring Destruction

Following sample collection, the temporary PVC casing was removed and each boring was backfilled with neat cement grout.

Laboratory Analysis

The samples were transported, on January 31, 2007, to McCampbell Analytical Inc. (Department of Health Services Certification #1644) of Pittsburgh, CA, for analysis under chain of custody protocol.

Six shallow soil samples were combined in the laboratory to form two 3-point composite samples. The two composite samples were analyzed for Organochlorine Pesticides by EPA Method 8081B and Arsenic, Lead, and Mercury by EPA Method 6020A. One soil sample was analyzed for Total Petroleum Hydrocarbons multi-range (as gasoline, diesel, and motor oil) by EPA Method 8015C. Remaining soil samples were placed on hold at the laboratory.

The five groundwater samples were analyzed for volatile organic compounds (VOCs) by EPA Method 8260B and Total Petroleum Hydrocarbons multi-range (as gasoline, diesel, and motor oil) by EPA Method 8015C.

III Findings

The near surface native soil encountered in the borings typically consisted of silty clay grading down to a sandy clay. Saturated sediments were encountered at approximately 15 feet bgs within a sandy gravel. Based on groundwater monitoring data for an adjacent site and topographic interpretation, groundwater flow beneath the property is inferred to be to the northwest. Refer to Attachment A for detailed logs of the borings.

Soil Sample Analytical Results

Dichlorodiphenyldichloroethane (DDD) was detected in composite sample SB-4-5,0.5'-SB-8-0.8' at a concentration of 0.0012 milligrams per kilogram (mg/kg). Dichlorodiphenyldichloroethylene (DDE) was detected in both composite samples at concentrations ranging from 0.0032 mg/kg to 0.035 mg/kg. Dichlorodiphenyltrichloroethane (DDT) was detected in composite sample SB-4-5,0.5'-SB-8-0.8' at a concentration of 0.0026 mg/kg. Arsenic, Lead, and Mercury were detected in both composite samples up to concentrations of 9.0 mg/kg, 24 mg/kg, and 0.12 mg/kg, respectively. No other organochlorine pesticides exceeding laboratory detection limits were detected in the composite samples.

TPH as diesel (TPH-d) and TPH as motor oil (TPH-mo) were detected in soil sample SB-3-10' at concentrations of 1.2 mg/kg and 11 mg/kg, respectively.

Groundwater Sample Analytical Results

Chloroform was detected in groundwater sample SB-5-W at a concentration of 0.99 micrograms per liter ($\mu\text{g/L}$). TPH-d was detected in groundwater samples SB-1-W and SB-3-W at concentrations of 150 $\mu\text{g/L}$ and 600 $\mu\text{g/L}$, respectively. TPH-mo was detected in samples SB-1-W, SB-2-W, and SB-3-W at concentrations of 820 $\mu\text{g/L}$, 660 $\mu\text{g/L}$, and 6,200 $\mu\text{g/L}$, respectively.

No other petroleum hydrocarbon or VOC analytes were detected exceeding laboratory reporting limits in the samples.

Soil and groundwater sample analytical data are presented in Tables 1 and 2, respectively.

IV Conclusions and Recommendations

This project was designed to investigate whether the property had been impacted by historical agricultural use or if a significant release from historical site operations had occurred. Soil and groundwater samples were collected and analyzed for eight borings on the property. The investigation was performed as part of the planning process for redevelopment of this and surrounding properties for residential use. Each of the environmental concerns at the site is summarized below.

Former Agricultural Land Use

The concentrations of the pesticides detected (DDD, DDE, and DDT) are compared to San Francisco Bay Regional Water Quality Control Board (RWQCB) Environmental Screening Levels (ESLs) for shallow soils at residential properties. The concentrations detected are well below these ESLs¹. Although the ESLs are not statutory cleanup goals, they are risk-based values that have been prepared to assist in the evaluation as to whether a particular chemical presents an environmental risk. Based on the comparison, the pesticide concentrations are well below the ESLs and are not indicative of a significant risk to human health.

Arsenic, Lead, and Mercury were detected in the soil within a range that is representative of expected naturally occurring concentrations. Although the concentration of arsenic detected (9.0 mg/kg) is slightly above the ESL for arsenic (5.5 mg/kg), these findings do not indicate any anthropogenic impact to the site.

No further investigation or mitigation measures relating to former agricultural use of the property is recommended.

Previous Site Activities / UST System

Groundwater sample analyses detected TPH-d and TPH-mo present in several of the samples locations, notably SB-3 adjacent to the former UST area. With the exception of a very low detection of chloroform (0.99 µg/l), no VOCs were detected.

The concentrations of TPH-d and TPH-mo were compared against the RWQCB ESLs for both drinking water toxicity (DWT) and non-drinking values. TPH-d and TPH-mo do exceed the drinking water criteria where detected but only exceed ceiling value ESLs for non-drinking water except in SB-3 (any planned development would not utilize shallow groundwater as a drinking water source, although the shallow groundwater is classified for potential beneficial use). The concentration of chloroform is very low and considered insignificant in one sample at such a low level. The concentrations of petroleum hydrocarbons detected in groundwater would not pose a threat to human health to future occupants, given that groundwater will not be utilized following development.

With the highest detection in the area of the former USTs, this area appears to be the likely source area for a release. In addition, low concentrations of TPH-d and TPH-mo were detected in the soil from SB-3 in this area. Further investigation will be necessary to confirm the location and nature of the source and assess the extent of impact to groundwater, including whether previous contents of the USTs resulted in the detections identified during this investigation. Depending on the findings of such additional investigation, mitigation may be necessary prior to construction for residential use. Design of specific remediation measure(s) would be based on

¹ Screening for Environmental Concerns at Sites with Contaminated Soil and Groundwater, SF Bay RWQCB, Feb. 2005, Table A-1

the findings of the additional investigation. Prior to construction, and evaluation of impacts will be made with respect to work safety, and appropriate measures, if necessary, taken to ensure worker protection. Soil and/or groundwater removed as part of construction activities will be appropriately handled to ensure compliance with applicable regulations.

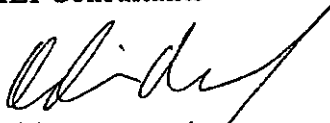
V Report Limitation

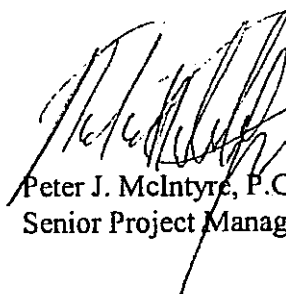
This report presents a summary of work completed by AEI Consultants. The completed work includes observations and descriptions of site conditions encountered. Where appropriate, it includes analytical results for samples taken during the course of the work. The number and location of samples are chosen to provide the requested information, but it cannot be assumed that they are representative of areas not sampled. All conclusions and/or recommendations are based on these analyses and observations, and the governing regulations. Conclusions beyond those stated and reported herein should not be inferred from this document.

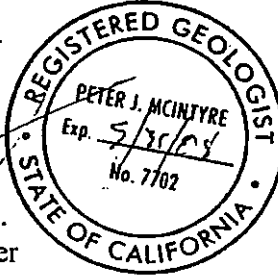
These services were performed in accordance with generally accepted practices in the environmental engineering and construction field, which existed at the time and location of the work.

If you have any questions regarding our investigation, please do not hesitate to contact either of the undersigned at (925) 283-6000.

Sincerely,
AEI Consultants


Adrian M. Angel
Project Geologist


Peter J. McIntyre, P.G.
Senior Project Manager



Figures

- Figure 1: Site Location Map
- Figure 2: Site Plan with Soil Boring Locations
- Figure 3: TPH-d and TPH-mo in Groundwater

Tables

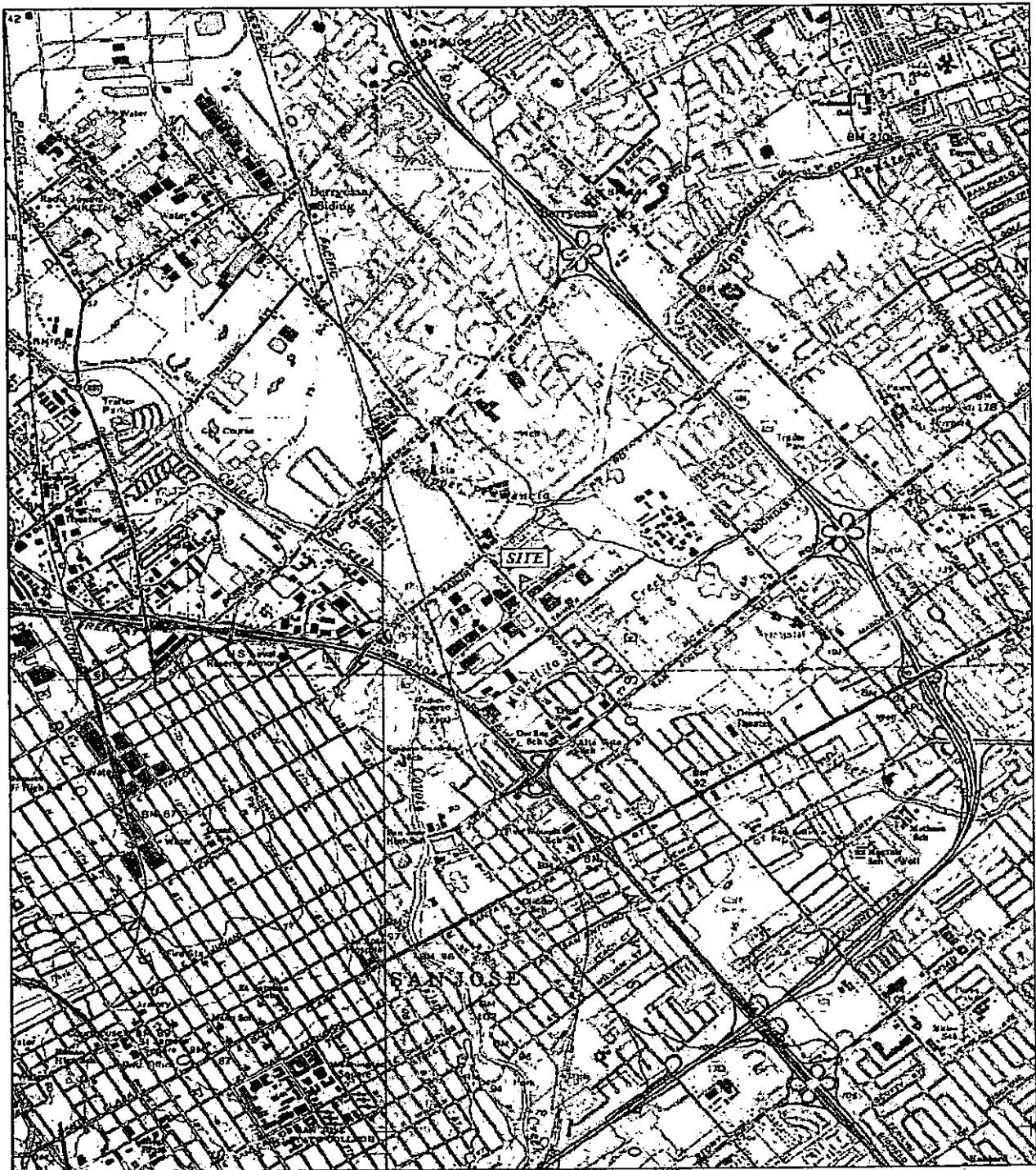
- Table 1: Soil Sample Analytical Data
- Table 2: Groundwater Sample Analytical Data

686 North King Road, San Jose, CA
AEI Project # 263903-D
April 29, 2007
Page 7

Appendix A
Soil Boring Logs

Appendix B
Sample Analytical Documentation

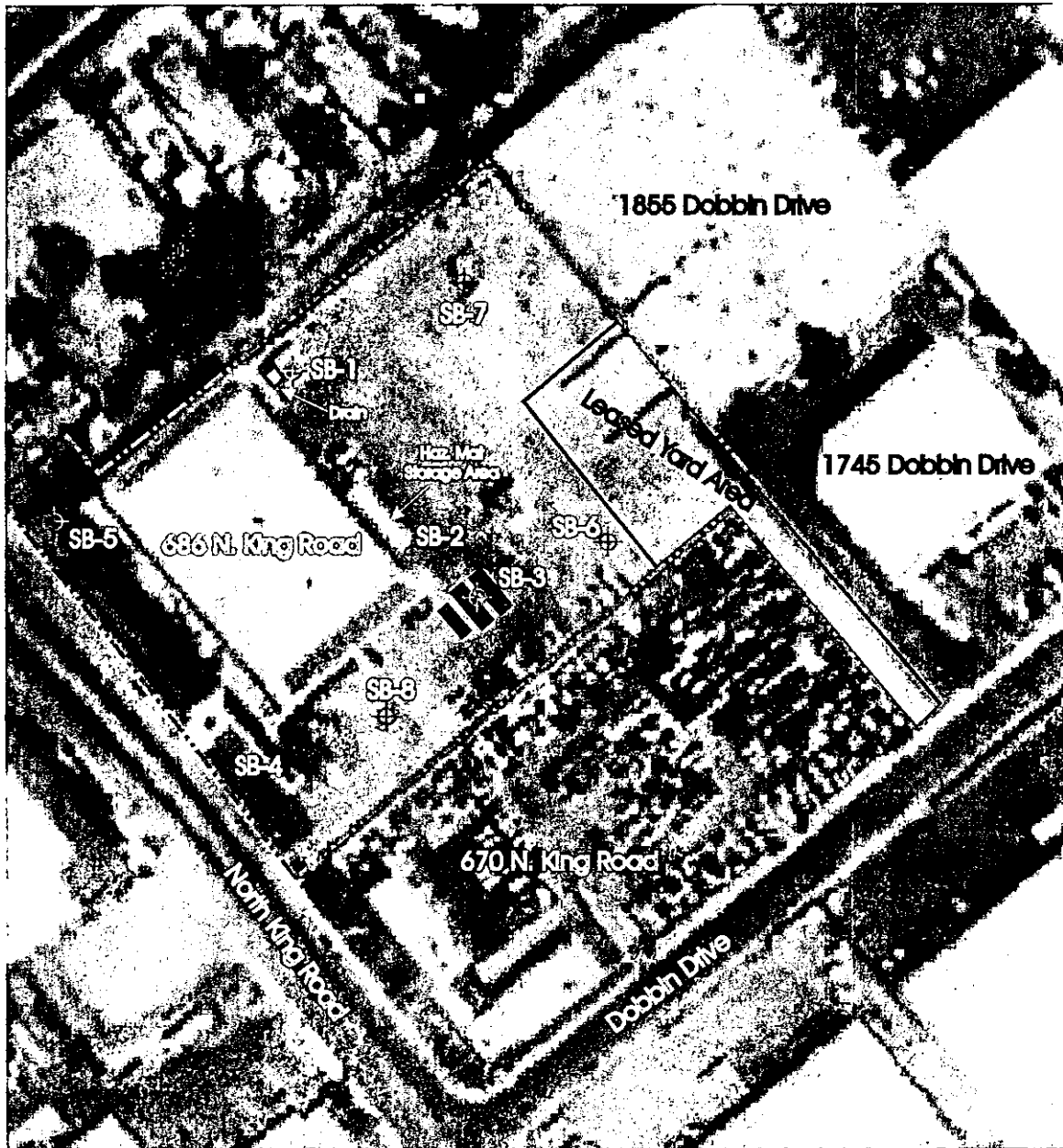
FIGURES



Map treated with TOPOFIL © 2003 National Geographic (www.nationalgeographic.com/topo)

USGS TOPOGRAPHIC MAP
 San Jose East QUADRANGLE
 Created 1978, Revised 1980

AEI CONSULTANTS 2500 Camino Diablo, Suite 200, Walnut Creek, CA 94597	
SITE LOCATION PLAN	
686 N. King Road San Jose, California 95133	FIGURE 1 Job No: 263903-D



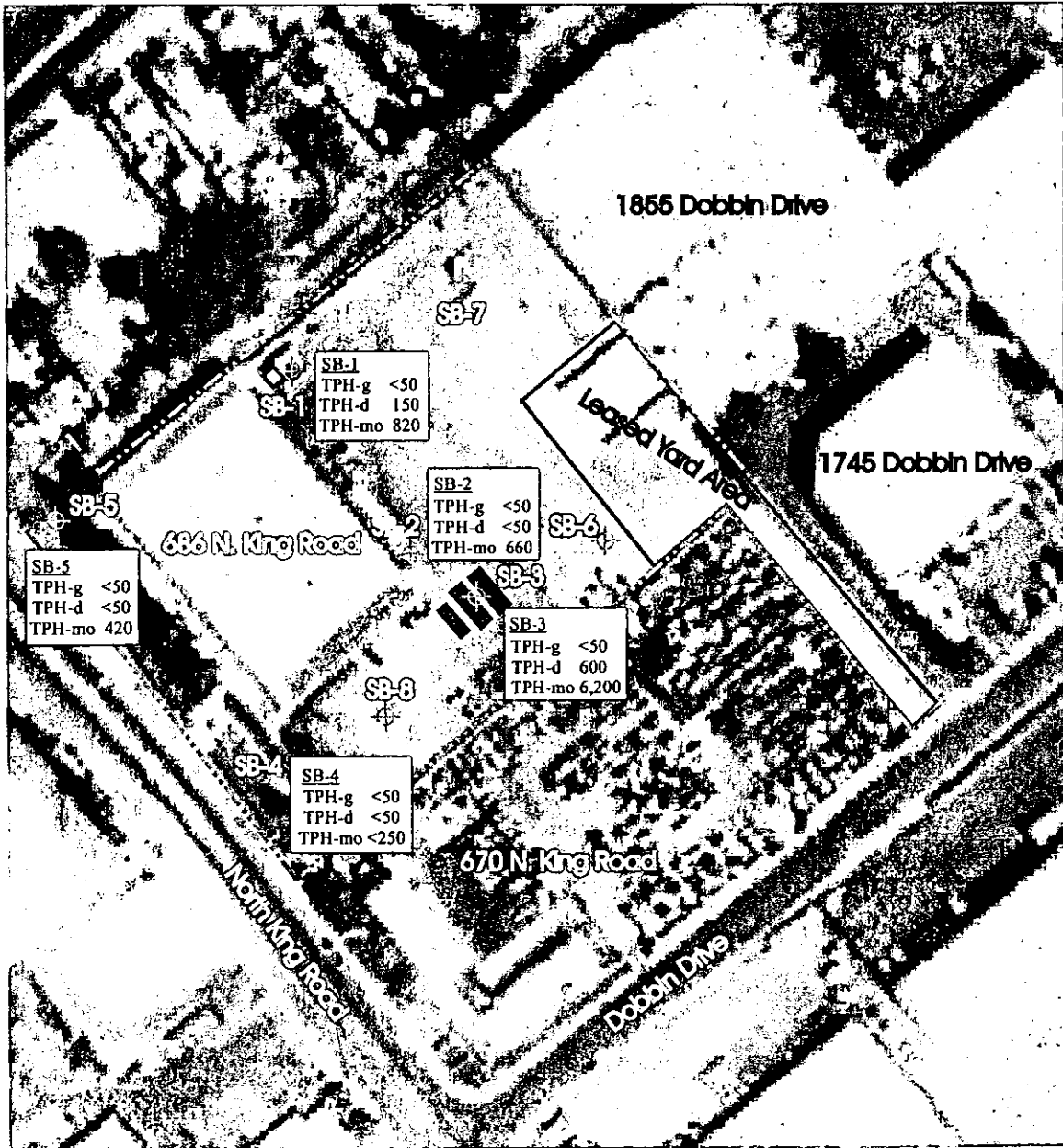
Scale:
 1 in = ~150 ft.
 0' 75' 150'

LEGEND	
Subject Property Line	
Approx. Location of Former USTs	
Soil Boring Location (1/31/07)	
Image Source: Google Earth 2006	



AEI CONSULTANTS	
2500 Camino Diablo, Suite 200, Walnut Creek, CA 94597	
SITE PLAN	
686 N. King Road San Jose, California 95133	FIGURE 2 Job No:263903-D

Expected Groundwater
Flow Direction



TPH-g = gasoline
TPH-d = diesel
TPH-mo = motor oil

Scale:
1 in = ~150 ft.
0' 75' 150'

*Values represent concentrations in
micrograms per liter (ug/L) in groundwater

LEGEND	
Subject Property Line	
Approx. Location of Former USTs	
Soil Boring Location (1/31/07)	
Image Source: Google Earth 2006	



AEI CONSULTANTS	
2500 Camino Diablo, Suite 200, Walnut Creek, CA 94597	
TPH-d and TPH-mo in Groundwater	
686 N. King Road San Jose, California 95133	FIGURE 3 Job No:263903-D

TABLES

Table 1
Composite Soil Sample Analytical Data
Pesticides, As, Pb, Hg, and Petroleum Hydrocarbons

Sample ID	Date	DDD mg/kg	DDE mg/kg	DDT mg/kg <i>EPA Method 8081B</i>	All Other Pesticides mg/kg	As mg/kg <i>EPA Method 6020A</i>	Pb mg/kg <i>EPA Method 6020A</i>	Hg mg/kg	TPH-g mg/kg <i>EPA Method 8015Cm</i>	TPH-d mg/kg <i>EPA Method 8015Cm</i>	TPH-mo mg/kg <i>EPA Method 8015Cm</i>
*SB-2-6,-0.5'-SB-7-0.4'	1/31/2007	<0.001	0.0032	<0.001	<MDL	3.0	4.2	0.31	-	-	-
*SB-4-5,0.5'-SB-8-0.8'	1/31/2007	0.0012	0.035	0.0026	<MDL	9.0	24	0.12	-	-	-
SB-3-10'	1/31/2007	-	-	-	-	-	-	-	<50	1.2	11
ESL - DE	-	2.3	1.6	1.6	-	5.5	150	3.7	400	400	1,000
RL	-	0.001	0.0	0.001	varies	0.5	0.5	0.05	1.0	1.0	5.0

DDD = dichlorodiphenyldichloroethane
 DDE = dichlorodiphenyldichloroethylene
 DDT = dichlorodiphenyltrichloroethane
 As = Arsenic
 Pb = Lead
 Hg = Mercury
 TPH-g = Total Petroleum Hydrocarbons as gasoline
 TPH-d = Total Petroleum Hydrocarbons as diesel
 TPH-mo = Total Petroleum Hydrocarbons as motor oil
 MDL = method detection limit
 RL = laboratory detection limit, before any dilution
 ESL - DE = Environmental Screening Levels, *Screening for Environmental Concerns at Sites with Contaminated Soil and Groundwater*, SF Bay RWQCB, February 2005, Table A-1, residential direct exposure pathway
 mg/kg = milligrams per kilogram (equivalent to parts per million)
 SB = Soil boring
 *Sample is a 4-point composite

Table 2
Groundwater Sample Analytical Data
VOCs and Petroleum Hydrocarbons

Sample ID	Date	Chloroform µg/L <i>EPA Method 8260B</i>	All other target VOCs µg/L <i>EPA Method 8260B</i>	TPH-g µg/L <i>EPA Method 8015Cm</i>	TPH-d µg/L <i>EPA Method 8015Cm</i>	TPH-mo µg/L
SB-1-W	1/31/2007	<0.5	<MDL	<50	150	820
SB-2-W	1/31/2007	<0.5	<MDL	<50	<50	660
SB-3-W	1/31/2007	<0.5	<MDL	<50	600	6,200
SB-4-W	1/31/2007	<0.5	<MDL	<50	<50	<250
SB-5-W	1/31/2007	0.99	<MDL	<50	<50	420
ESL - DWT	-	70	-	210	210	210
ESL - NDW	-	24000	-	5,000	2,500	2,500
RL	-	0.5	varies	50	50	250

MDL = method detection limit

RL = laboratory detection limit, before any dilution

ESL = Environmental Screening Levels, *Screening for Environmental*

Concerns at Sites with Contaminated Soil and Groundwater, SF Bay RWQCB,

February 2005, Table F-1a, residential scenario where groundwater is a current or

potential source of drinking water

DWT = drinking water toxicity

NDW = non-drinking water

µg/L = micrograms per liter (equivalent to parts per billion)

SB = Soil boring

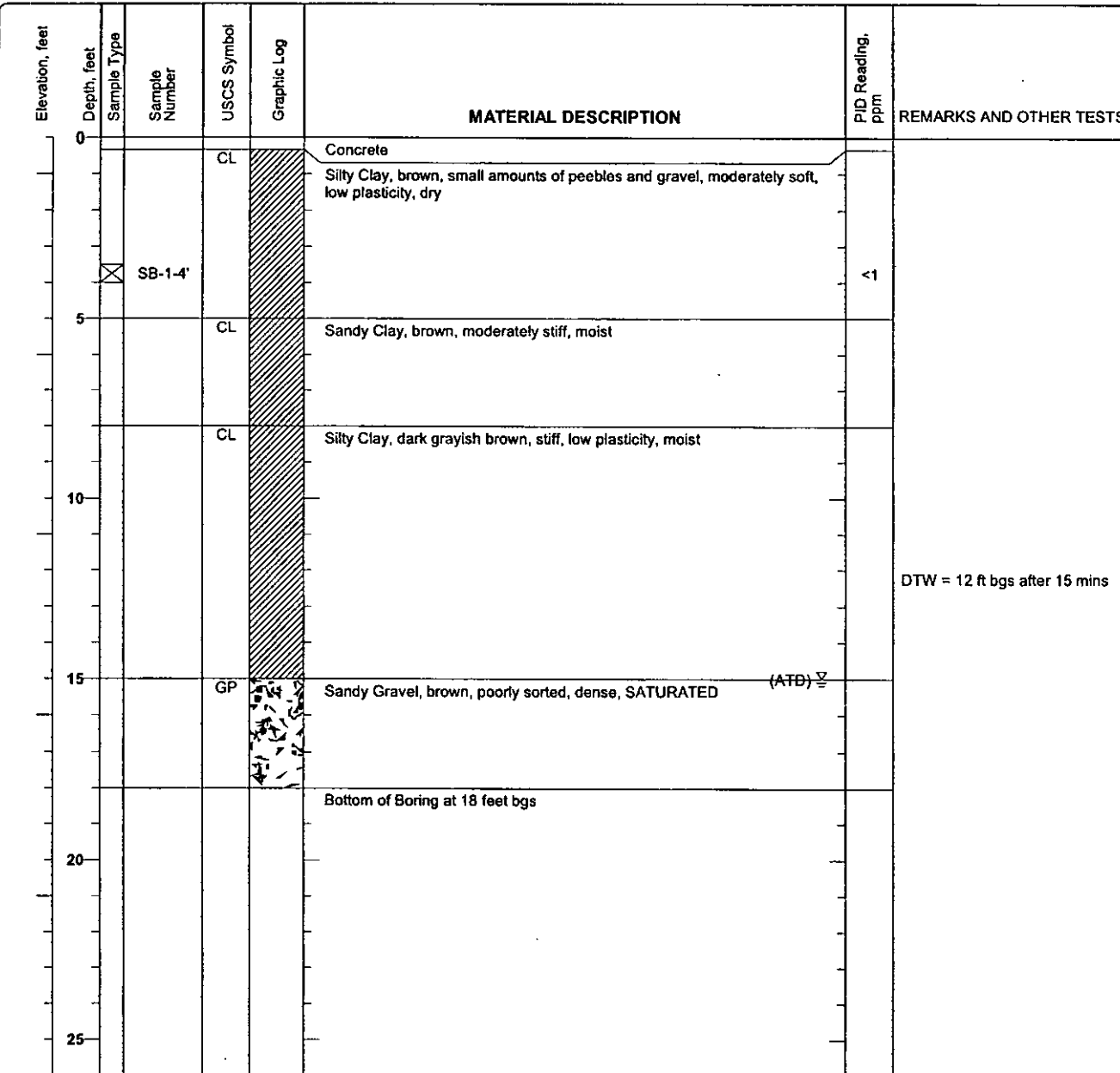
APPENDIX A
Soil Boring Logs

Project: SJTV-D
 Project Location: 686 N. King Road, San Jose, CA
 Project Number: 263903-D

Log of Boring SB-1
 Sheet 1 of 1

Date(s) Drilled	January 31, 2007	Logged By	Adrian Angel	Checked By	Peter McIntyre
Drilling Method	Direct Push	Drill Bit Size/Type		Total Depth of Borehole	18 feet bgs
Drill Rig Type	Geoprobe 5410	Drilling Contractor	ECA	Approximate Surface Elevation	
Groundwater Level and Date Measured	15 feet ATD	Sampling Method(s)	Tube	Well Permit.	
Borehole Backfill	Neat Cement Grout	Location			

X:\PROJECTS\CHARACTERIZATION & REMEDIATION\DUPLICATE DIL & Other\SJTV - Core PHII (multi sites) SJ - P\JM263903 Additional PH II\263903-D 686 N. King San Jose\263903-D.bgs [AEL]geoprobe 20.jp



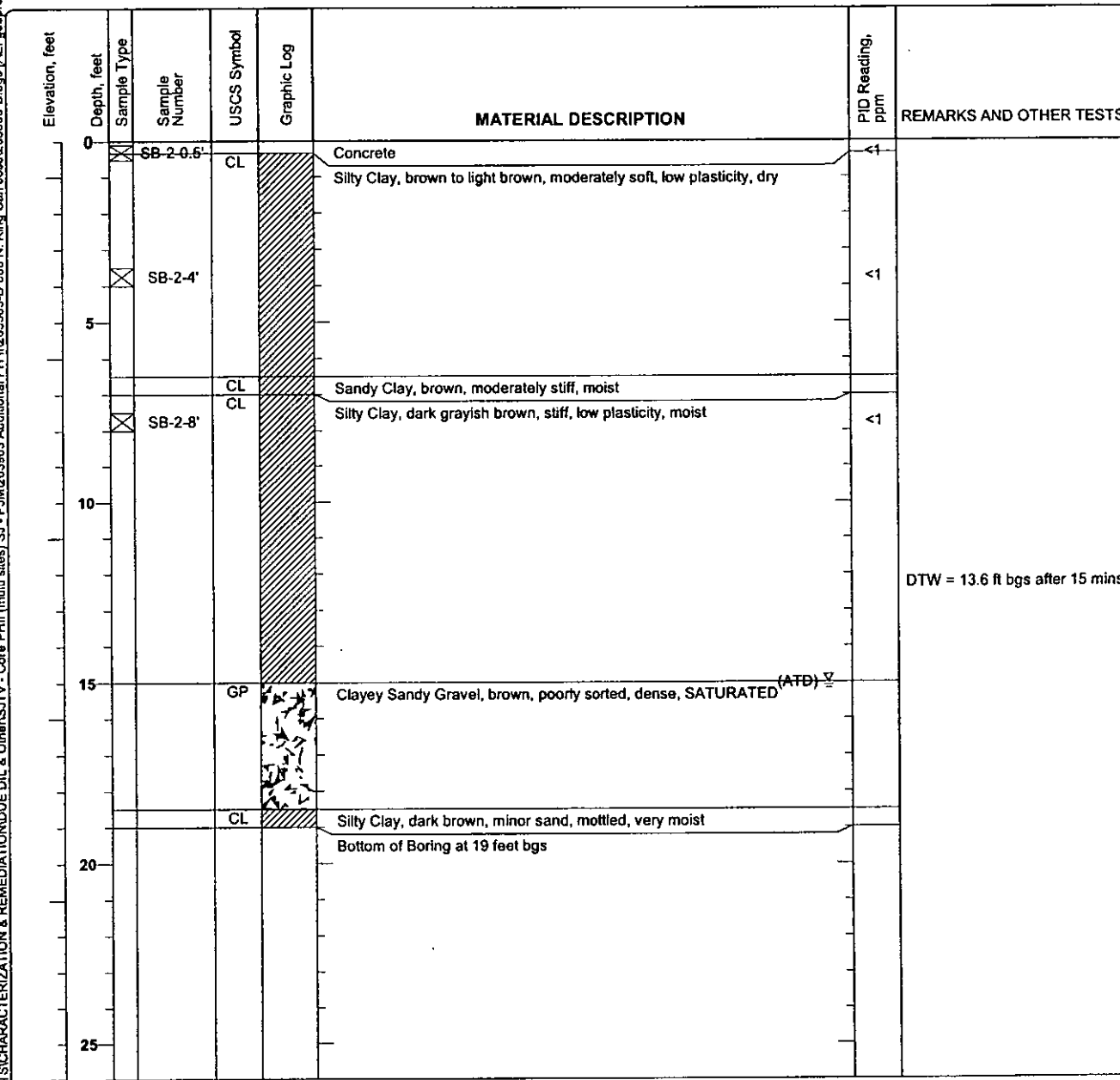
Figure

Project: SJTV-D
 Project Location: 686 N. King Road, San Jose, CA
 Project Number: 263903-D

Log of Boring SB-2
 Sheet 1 of 1

Date(s) Drilled	January 31, 2007	Logged By	Adrian Angel	Checked By	Peter McIntyre
Drilling Method	Direct Push	Drill Bit Size/Type	2 3/4 inch	Total Depth of Borehole	19 feet bgs
Drill Rig Type	Geoprobe 5410	Drilling Contractor	ECA	Approximate Surface Elevation	
Groundwater Level and Date Measured	15 feet ATD	Sampling Method(s)	Tube	Well Permit.	
Borehole Backfill	Neat Cement Grout	Location			

X:\PROJECTS\CHARACTERIZATION & REMEDIATION\DUJE DIL & Othm\SJTV - Core PHII (multi sites) SJ - P.JM\263903 Additional PH II\263903-D 686 N. King San Jose\263903-D.bgs [AE] geoprobe 20.dj



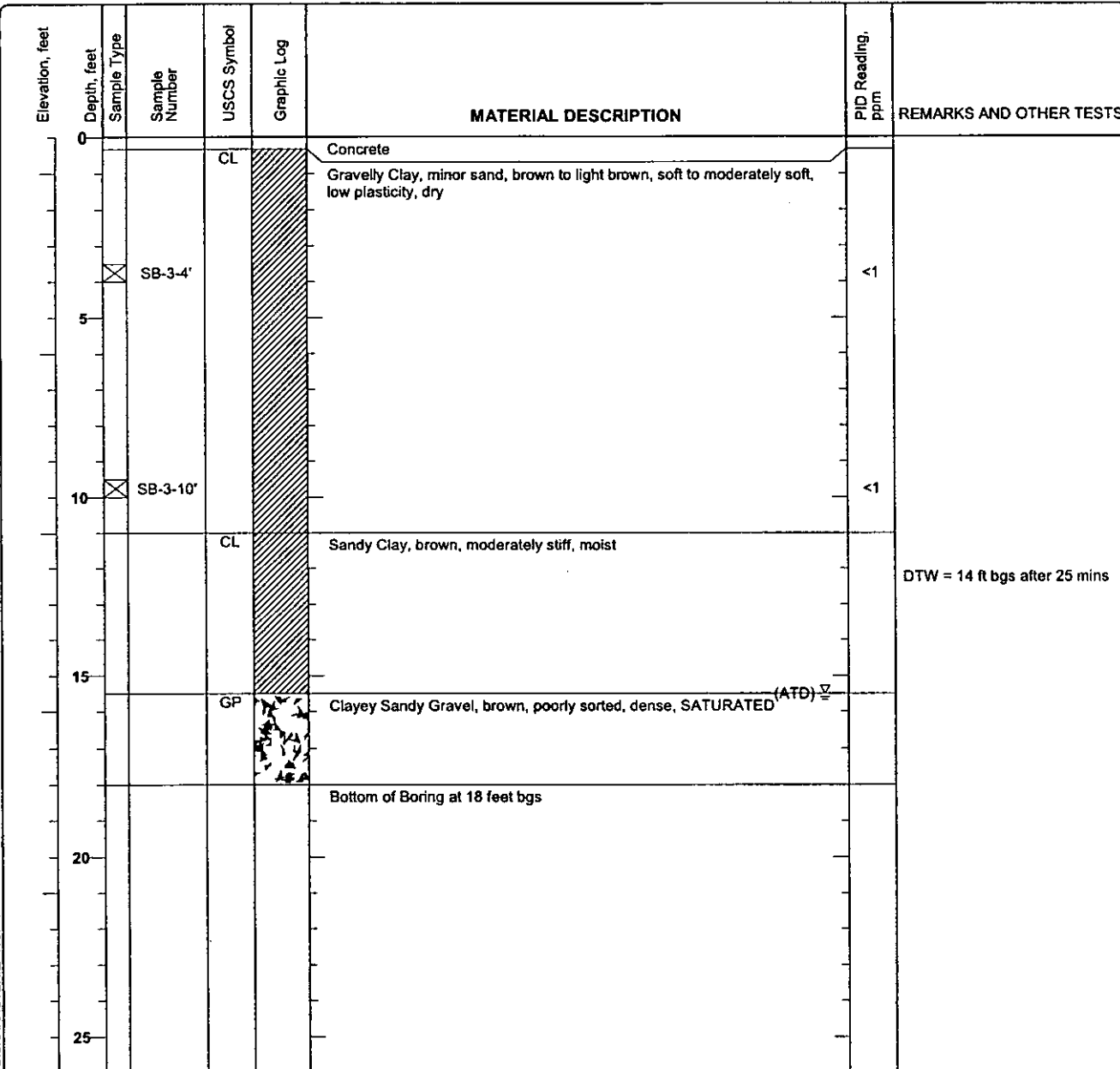
Figure

Project: SJTV-D
 Project Location: 686 N. King Road, San Jose, CA
 Project Number: 263903-D

Log of Boring SB-3
 Sheet 1 of 1

Date(s) Drilled	January 31, 2007	Logged By	Adrian Angel	Checked By	Peter McIntyre
Drilling Method	Direct Push	Drill Bit Size/Type	2 3/4 inch	Total Depth of Borehole	18 feet bgs
Drill Rig Type	Geoprobe 5410	Drilling Contractor	ECA	Approximate Surface Elevation	
Groundwater Level and Date Measured	15.5 feet ATD	Sampling Method(s)	Tube	Well Permit.	
Borehole Backfill	Neat Cement Grout	Location			

X:\PROJECTS\CHARACTERIZATION & REMEDIATION\DUJUE DIL & OTHERS\TV - Core PHIL (multi sites) SJ - P.JM263903 Additional PH I1263903-D.bgs [AEI.geoprobe 20.gpr]



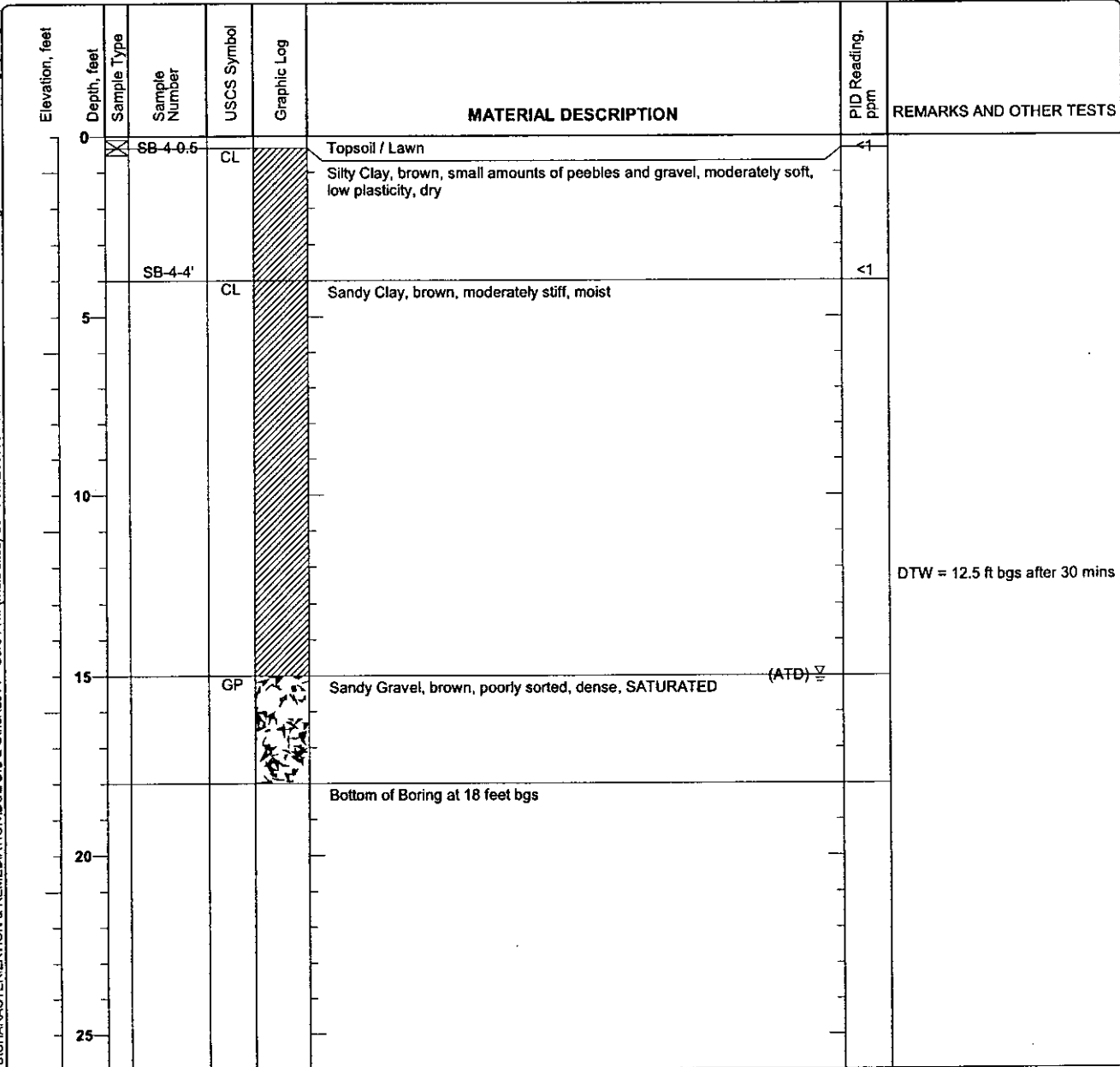
Figure

Project: SJTV-D
 Project Location: 686 N. King Road, San Jose, CA
 Project Number: 263903-D

Log of Boring SB-4
 Sheet 1 of 1

Date(s) Drilled	January 31, 2007	Logged By	Adrian Angel	Checked By	Peter McIntyre
Drilling Method	Direct Push	Drill Bit Size/Type	2 3/4 inch	Total Depth of Borehole	18 feet bgs
Drill Rig Type	Geoprobe 5410	Drilling Contractor	ECA	Approximate Surface Elevation	
Groundwater Level and Date Measured	15 feet ATD	Sampling Method(s)	Tube	Well Permit.	
Borehole Backfill	Neat Cement Grout	Location			

X:\PROJECTS\CHARACTERIZATION & REMEDIATION\DUPLICATE & OTHER\STV - Core PHII (multi sites) SJ - P.JM\263903_Additional PH II\263903-D.bgs [AE].geoprobe 20.tbl



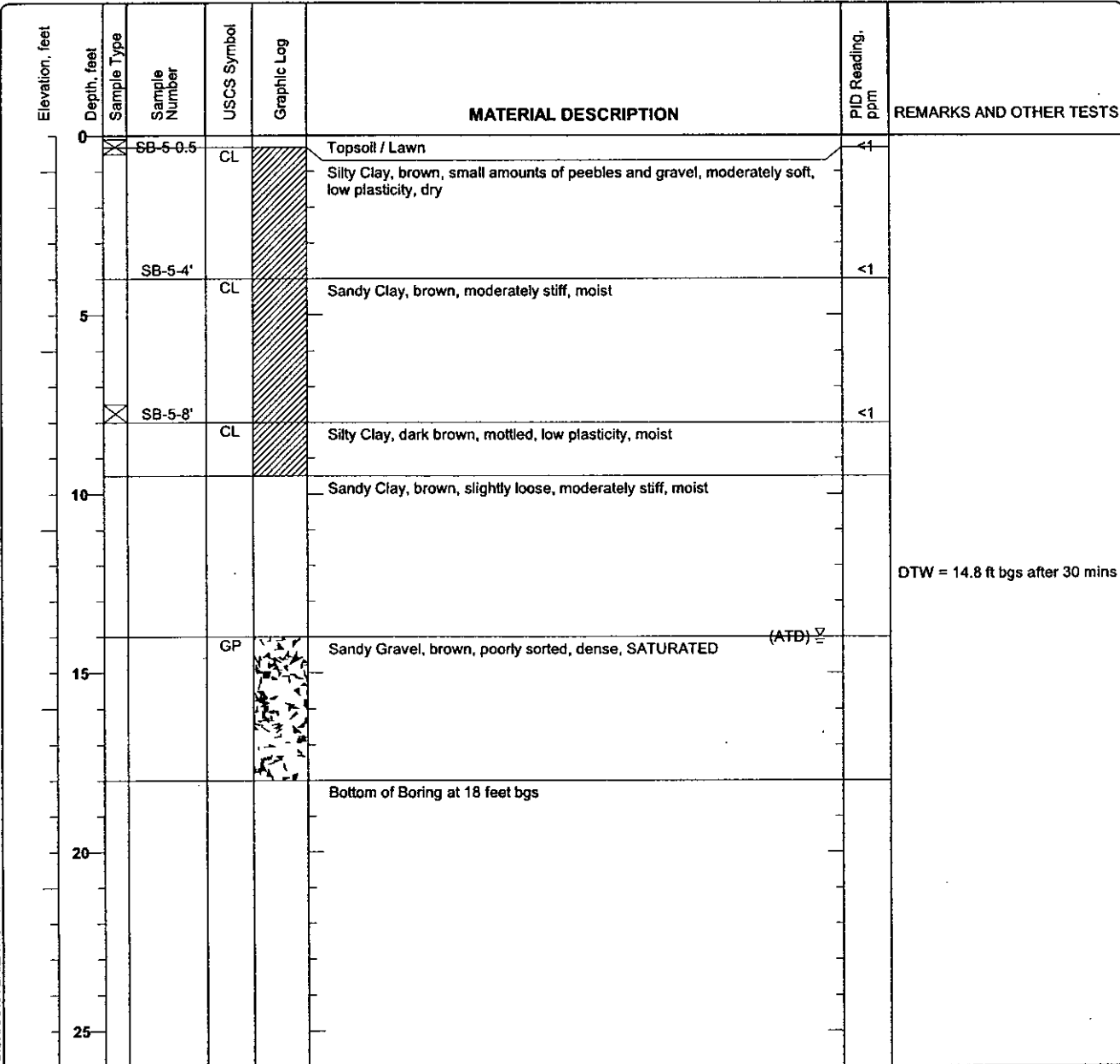
Figure

Project: SJTV-D
Project Location: 686 N. King Road, San Jose, CA
Project Number: 263903-D

Log of Boring SB-5
Sheet 1 of 1

Date(s) Drilled	January 31, 2007	Logged By	Adrian Angel	Checked By	Peter McIntyre
Drilling Method	Direct Push	Drill Bit Size/Type	2 3/4 inch	Total Depth of Borehole	18 feet bgs
Drill Rig Type	Geoprobe 5410	Drilling Contractor	ECA	Approximate Surface Elevation	
Groundwater Level and Date Measured	14 feet ATD	Sampling Method(s)	Tube	Well Permit.	
Borehole Backfill	Neat Cement Grout	Location			

X:\PROJECTS\CHARACTERIZATION & REMEDIATION\DUJE DIL & Other\SJTV - Core PHII (multi sites) SJ - P\MJ263903 Additional PH II\263903-D 686 N. King San Jose\263903-D.bgs [AEL]geoprobe 20.gpj



Figure

APPENDIX B

Sample Analytical Data
With
Chain of Custody Documentation



McC Campbell Analytical, Inc.

"When Quality Counts"

1534 Willow Pass Road, Pittsburg, CA 94565-1701
Web: www.mcccampbell.com E-mail: main@mcccampbell.com
Telephone: 877-252-9262 Fax: 925-252-9269

AEI Consultants 2500 Camino Diablo, Ste. #200 Walnut Creek, CA 94597	Client Project ID: #263903-D; SJTU-D	Date Sampled: 01/31/07
		Date Received: 01/31/07
	Client Contact: Adrian Angel	Date Reported: 02/07/07
	Client P.O.:	Date Completed: 02/07/07

WorkOrder: 0701635

February 07, 2007

Dear Adrian:

Enclosed are:

- 1). the results of 8 analyzed samples from your #263903-D; SJTU-D project,
- 2). a QC report for the above samples
- 3). a copy of the chain of custody, and
- 4). a bill for analytical services.

All analyses were completed satisfactorily and all QC samples were found to be within our control limits.

If you have any questions please contact me. McC Campbell Analytical Laboratories strives for excellence in quality, service and cost. Thank you for your business and I look forward to working with you again.

Best regards,

Angela Rydelius, Lab Manager

pg 1 of 2

AEI 0701635

CHAIN OF CUSTODY RECORD

TURN AROUND TIME
 RUSH 24 HR 48 HR 72 HR 5 DAY

EDF Required? Yes No Email PDF Report: YES

McCAMPBELL ANALYTICAL INC.
 110 2nd AVENUE SOUTH, #D7
 PACHECO, CA 94553-5560
 Telephone: (925) 798-1620 Fax: (925) 798-1622

Report To: Adrian Angel **Bill To:** Same
Company: AEI Consultants
 2500 Camino Diablo, Suite 200
 Walnut Creek, CA 94597 E-Mail: aangel@aeiconsultants.com
 Tel: (925) 944-2899, extension 132 Fax: (925) 944-2895
 Project #: 263403-D Project Name: SJTV-D
 Project Location: 686 King St., San Jc., CA
 Sampler Signature: [Signature]

SAMPLE ID (Field Point Name)	LOCATION	SAMPLING		# Containers	Type Containers	MATRIX				METHOD PRESERVED		Analysis Request	Comments	
		Date	Time			Water	Soil	Air	Sludge	Other	Ic			HCl
SB-1-0.5'		11/3/07		1	A	X					X			
SB-2-0.5'		11/3/07		1	A									3 point (cont 15.1C)
SB-6-0.5'														3 point (cont 15.1C)
SB-7-0.4'														
SB-4-0.5'														
SB-5-0.5'														
SB-8-0.8'														
SB-1-4'			8:15A											
SB-2-4'			8:51A											
SB-2-8'			8:46A											
SB-3-0.5'			9:20A											
SB-3-4'			9:18A											
SB-3-8'			9:11A											
SB-4-4'			9:54A											
Relinquished By:	[Signature]	Date:	11/3/07	Time:	7:08	Received By:	[Signature]	Time:		Received By:		Time:		
Relinquished By:	[Signature]	Date:		Time:		Received By:		Time:		Received By:		Time:		
Relinquished By:	[Signature]	Date:		Time:		Received By:		Time:		Received By:		Time:		

Analysis Request

TPH as Diesel (8015)
 Total Petroleum Oil & Grease (5520 E&F/B&F)
 Total Petroleum Hydrocarbons (418.1)
 HVOCs EPA 8260 (8010 list)
 BTEX ONLY (EPA 602 / 8020)
 Pesticides EPA 608 / 8080
 PCBs EPA 608 / 8080
 VOCs EPA 624 / 8260
 EPA 625 / 8270
 PAH's / PNA's by EPA 625 / 8270 / 8310
 CAM-17 Metals
 LUFT 5 Metals
 Lead (7240/7421/2392/6010)
 RCI
 Organochlorine Pesticides
 Lead, Mercury, Arsenic (600)
 TPH multirange

Other

Comments

ICE# 7.60C ✓
 GOOD CONDITION ✓
 HEAD SPACE ABSENT ✓
 DECHLORINATED IN LAB _____ PRESERVED IN LAB _____

VOAS _____ O&G _____ METALS _____ OTHER _____

PRESERVATION APPROPRIATE CONTAINERS

AEI 0701635

pg 2 of 2

McCAMPBELL ANALYTICAL INC.
 110 2nd AVENUE SOUTH, #D7
 PACHECO, CA 94553-5560
 Telephone: (925) 798-1620 Fax: (925) 798-1622

CHAIN OF CUSTODY RECORD

TURN AROUND TIME RUSH 24 HR 48 HR 72 HR 5 DAY
EDF Required? Yes No **Email PDF Report:** YES

Report To: Adrian Angel **Bill To:** Same
Company: AEI Consultants
 2500 Camino Diablo, Suite 200
 Walnut Creek, CA 94597 **E-Mail:** aangel@aeiconsultants.com
Tel: (925) 944-2899, extension 132 **Fax:** (925) 944-2895
Project #: 243403-D **Project Name:** SPTV-D
Project Location: 6086 King St., San Jose CA
Sampler Signature: *[Signature]*

Analysis Request	Other	Comments
BTEX & TPH as Gas (602/8020 + 8015)MTBE		
TPH as Diesel (8015)		
Total Petroleum Oil & Grease (5520 E&F/B&F)		
Total Petroleum Hydrocarbons (418.1)		
HVOCs EPA 8260 (8010 list)		
BTEX ONLY (EPA 602 / 8020)		
Pesticides EPA 608 / 8080		
PCBs EPA 608 / 8080		
VOCs EPA 624 / 8260	XXXXX	
EPA 625 / 8270		
PAHs / PNA's by EPA 625 / 8270 / 8310		
CAM-17 Metals		
LUFT 5 Metals		
Lead (7240/7421/239.2/6010)		
RC1		
TPH mult range (6/10/10)	XXXXX	

SAMPLE ID (Field Point Name)	LOCATION	SAMPLING		# Containers	Type Containers	MATRIX				METHOD PRESERVED						
		Date	Time			Water	Soil	Air	Sudge	Other	Ice	HCl	HNO ₃	Other		
SB-5-4		1/3/07	10:23A	1	A	X										
SB-5-8			10:5A	1	A											
SB-6-4			11:30A	1	A											
SB-7-4			10:51A	1	A											
SB-8-4			11:05A	1	A											
SB-1-W				1	A											
SB-2-W				1	A											
SB-3-W				1	A											
SB-4-W				1	A											
SB-5-W				1	A											

Relinquished By: *[Signature]* **Received By:** *[Signature]*
Relinquished By: *[Signature]* **Received By:** *[Signature]*
Relinquished By: *[Signature]* **Received By:** *[Signature]*

ICE/IC 2.7.02
 GOOD CONDITION ✓
 HEAD SPACE ABSENT ✓
 DECHLORINATED IN LAB ✓
 PRESERVATION APPROPRIATE CONTAINERS PRESERVED IN LAB ✓
 VOAS O&G METALS OTHER

McC Campbell Analytical, Inc.

1534 Willow Pass Rd
Pittsburg, CA 94565-1701
(925) 252-9262



CHAIN-OF-CUSTODY RECORD

WorkOrder: 0701635 ClientID: AEL

ED Fax Email HardCop ThirdPart

Report to:

Adrian Angel
AEI Consultants
2500 Camino Diablo, Ste. #200
Walnut Creek, CA 94597

Bill to:

Denise Mockel
AEI Consultants
2500 Camino Diablo, Ste. #200
Walnut Creek, CA 94597
dmockel@aeiconsultants.com

Requested TAT: 5 days

Date Received: 01/31/2007
Date Printed: 01/31/2007

Sample ID	Client/SampID	Matrix	Collection Date	Hold	Requested Tests (See legend below)																		
					1	2	3	4	5	6	7	8	9	10	11	12							
0701635-001	SB-2-6-0.5'-SB-7-0.4'	Soil	01/31/07	<input type="checkbox"/>	A																		
0701635-002	SB-4-5-0.5'-SB-8-0.8'	Soil	01/31/07	<input type="checkbox"/>	A																		
0701635-008	SB-3-10'	Soil	01/31/07 9:11:00	<input type="checkbox"/>					A														
0701635-015	SB-1-W	Water	01/31/07	<input type="checkbox"/>						A													
0701635-016	SB-2-W	Water	01/31/07	<input type="checkbox"/>						A													
0701635-017	SB-3-W	Water	01/31/07	<input type="checkbox"/>						A													
0701635-018	SB-4-W	Water	01/31/07	<input type="checkbox"/>						A													
0701635-019	SB-5-W	Water	01/31/07	<input type="checkbox"/>						A													

Test Legend:

1	8081 S
6	
11	

2	8260B W
7	
12	

3	ASPBHGM S
8	

4	G-MBTEX S
9	

5	G-MBTEX W
10	

The following SampleIDs: 0701635-008A, 0701635-015B, 0701635-016B, 0701635-017B, 0701635-018B, 0701635-019B contain testgroup. Please make sure all relevant testcodes are reported. Many thanks.

Prepared by: Nickole White

Comments:

NOTE: Samples are discarded 60 days after results are reported unless other arrangements are made. Hazardous samples will be returned to client or disposed of at client expense.



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Telephone: 877-252-9262 Fax: 925-252-9269

AEI Consultants 2500 Camino Diablo, Ste. #200 Walnut Creek, CA 94597	Client Project ID: #263903-D; SJTU-D	Date Sampled: 01/31/07
		Date Received: 01/31/07
	Client Contact: Adrian Angel	Date Extracted: 01/31/07
	Client P.O.:	Date Analyzed: 02/01/07

Organochlorine Pesticides by GC-ECD (8080 Basic Target List)*

Extraction Method: SW3550C

Analytical Method: SW8081B

Work Order: 0701635

Lab ID	0701635-001A	0701635-002A			Reporting Limit for DF =1	
Client ID	SB-2-6,-0.5'-SB-7-0.4'	SB-4-5,-0.5'-SB-8-0.8'			S	W
Matrix	S	S				
DF	1	1				

Compound	Concentration				mg/kg	µg/L
Aldrin	ND	ND			0.001	NA
a-BHC	ND	ND			0.001	NA
b-BHC	ND	ND			0.001	NA
d-BHC	ND	ND			0.001	NA
g-BHC	ND	ND			0.001	NA
Chlordane (Technical)	ND	ND			0.025	NA
a-Chlordane	ND	ND			0.001	NA
g-Chlordane	ND	ND			0.001	NA
p,p-DDD	ND	0.0012			0.001	NA
p,p-DDE	0.0032	0.035			0.001	NA
p,p-DDT	ND	0.0026			0.001	NA
Dieldrin	ND	ND			0.001	NA
Endosulfan I	ND	ND			0.001	NA
Endosulfan II	ND	ND			0.001	NA
Endosulfan sulfate	ND	ND			0.001	NA
Endrin	ND	ND			0.001	NA
Endrin aldehyde	ND	ND			0.001	NA
Heptachlor	ND	ND			0.001	NA
Heptachlor epoxide	ND	ND			0.001	NA
Hexachlorobenzene	ND	ND			0.01	NA
Hexachlorocyclopentadiene	ND	ND			0.02	NA
Methoxychlor	ND	ND			0.001	NA
Toxaphene	ND	ND			0.05	NA

Surrogate Recoveries (%)

%SS:	106	110				
Comments						

* water samples in µg/L, soil/sludge/solid samples in mg/kg, wipe samples in µg/wipe, filter samples in µg/filter, product/oil/non-aqueous liquid samples and all TCLP & SPLP extracts are reported in mg/L.

ND means not detected above the reporting limit; N/A means analyte not applicable to this analysis.

surrogate diluted out of range or surrogate coelutes with another peak.

(a) PCB aroclor 1016; (b) PCB aroclor 1221; (c) PCB aroclor 1232; (d) PCB aroclor 1242; (e) PCB aroclor 1248; (f) PCB aroclor 1254; (g) PCB aroclor 1260; (h) a lighter than water immiscible sheen/product is present; (i) liquid sample that contains >~1 vol. % sediment; (j) sample diluted due to high organic content; (k) p,p,- is the same as 4,4,-; (l) florisol (EPA 3620) cleanup; (m) silica-gel (EPA 3630) cleanup; (n) elemental sulfur (EPA 3660) cleanup; (o) sulfuric acid permanganate (EPA 3665) cleanup; (r) results are reported on a dry weight basis; (p) see attached narrative.



McC Campbell Analytical, Inc.

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Web: www.mcccampbell.com E-mail: main@mcccampbell.com
Telephone: 877-252-9262 Fax: 925-252-9269

AEI Consultants 2500 Camino Diablo, Ste. #200 Walnut Creek, CA 94597	Client Project ID: #263903-D; SJTU-D	Date Sampled: 01/31/07
		Date Received: 01/31/07
	Client Contact: Adrian Angel	Date Extracted: 02/02/07
	Client P.O.:	Date Analyzed: 02/02/07

Volatile Organics by P&T and GC/MS (Basic Target List)*

Extraction Method: SW5030B

Analytical Method: SW8260B

Work Order: 0701635

Lab ID	0701635-015A
Client ID	SB-1-W
Matrix	Water

Compound	Concentration *	DF	Reporting Limit	Compound	Concentration *	DF	Reporting Limit
Acetone	ND	1.0	10	Acrolein (Propenal)	ND	1.0	5.0
Acrylonitrile	ND	1.0	2.0	tert-Amyl methyl ether (TAME)	ND	1.0	0.5
Benzene	ND	1.0	0.5	Bromobenzene	ND	1.0	0.5
Bromochloromethane	ND	1.0	0.5	Bromodichloromethane	ND	1.0	0.5
Bromoform	ND	1.0	0.5	Bromomethane	ND	1.0	0.5
2-Butanone (MEK)	ND	1.0	2.0	t-Butyl alcohol (TBA)	ND	1.0	5.0
n-Butyl benzene	ND	1.0	0.5	sec-Butyl benzene	ND	1.0	0.5
tert-Butyl benzene	ND	1.0	0.5	Carbon Disulfide	ND	1.0	0.5
Carbon Tetrachloride	ND	1.0	0.5	Chlorobenzene	ND	1.0	0.5
Chloroethane	ND	1.0	0.5	2-Chloroethyl Vinyl Ether	ND	1.0	1.0
Chloroform	ND	1.0	0.5	Chloromethane	ND	1.0	0.5
2-Chlorotoluene	ND	1.0	0.5	4-Chlorotoluene	ND	1.0	0.5
Dibromochloromethane	ND	1.0	0.5	1,2-Dibromo-3-chloropropane	ND	1.0	0.5
1,2-Dibromoethane (EDB)	ND	1.0	0.5	Dibromomethane	ND	1.0	0.5
1,2-Dichlorobenzene	ND	1.0	0.5	1,3-Dichlorobenzene	ND	1.0	0.5
1,4-Dichlorobenzene	ND	1.0	0.5	Dichlorodifluoromethane	ND	1.0	0.5
1,1-Dichloroethane	ND	1.0	0.5	1,2-Dichloroethane (1,2-DCA)	ND	1.0	0.5
1,1-Dichloroethene	ND	1.0	0.5	cis-1,2-Dichloroethene	ND	1.0	0.5
trans-1,2-Dichloroethene	ND	1.0	0.5	1,2-Dichloropropane	ND	1.0	0.5
1,3-Dichloropropane	ND	1.0	0.5	2,2-Dichloropropane	ND	1.0	0.5
1,1-Dichloropropene	ND	1.0	0.5	cis-1,3-Dichloropropene	ND	1.0	0.5
trans-1,3-Dichloropropene	ND	1.0	0.5	Diisopropyl ether (DIPE)	ND	1.0	0.5
Ethylbenzene	ND	1.0	0.5	Ethyl tert-butyl ether (ETBE)	ND	1.0	0.5
Freon 113	ND	1.0	10	Hexachlorobutadiene	ND	1.0	0.5
Hexachloroethane	ND	1.0	0.5	2-Hexanone	ND	1.0	0.5
Isopropylbenzene	ND	1.0	0.5	4-Isopropyl toluene	ND	1.0	0.5
Methyl-t-butyl ether (MTBE)	ND	1.0	0.5	Methylene chloride	ND	1.0	0.5
4-Methyl-2-pentanone (MIBK)	ND	1.0	0.5	Naphthalene	ND	1.0	0.5
Nitrobenzene	ND	1.0	10	n-Propyl benzene	ND	1.0	0.5
Styrene	ND	1.0	0.5	1,1,1,2-Tetrachloroethane	ND	1.0	0.5
1,1,2,2-Tetrachloroethane	ND	1.0	0.5	Tetrachloroethene	ND	1.0	0.5
Toluene	ND	1.0	0.5	1,2,3-Trichlorobenzene	ND	1.0	0.5
1,2,4-Trichlorobenzene	ND	1.0	0.5	1,1,1-Trichloroethane	ND	1.0	0.5
1,1,2-Trichloroethane	ND	1.0	0.5	Trichloroethene	ND	1.0	0.5
Trichlorofluoromethane	ND	1.0	0.5	1,2,3-Trichloropropane	ND	1.0	0.5
1,2,4-Trimethylbenzene	ND	1.0	0.5	1,3,5-Trimethylbenzene	ND	1.0	0.5
Vinyl Chloride	ND	1.0	0.5	Xylenes	ND	1.0	0.5

Surrogate Recoveries (%)

%SS1:	102	%SS2:	93
%SS3:	90		

Comments: i

* water and vapor samples are reported in µg/L, soil/sludge/solid samples in mg/kg, product/oil/non-aqueous liquid samples and all TCLP & SPLP extracts are reported in mg/L, wipe samples in µg/wipe.

ND means not detected above the reporting limit; N/A means analyte not applicable to this analysis.

surrogate diluted out of range or coelutes with another peak; &) low surrogate due to matrix interference.

h) lighter than water immiscible sheen/product is present; i) liquid sample that contains greater than ~1 vol. % sediment; j) sample diluted due to high organic content/matrix interference; k) reporting limit near, but not identical to our standard reporting limit due to variable Encore sample weight; m) reporting limit raised due to insufficient sample amount; n) results are reported on a dry weight basis; p) see attached narrative; q) reported in ppm



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Web: www.mcccampbell.com E-mail: main@mcccampbell.com

Telephone: 877-252-9262 Fax: 925-252-9269

AEI Consultants 2500 Camino Diablo, Ste. #200 Walnut Creek, CA 94597	Client Project ID: #263903-D; SJTU-D	Date Sampled: 01/31/07
		Date Received: 01/31/07
	Client Contact: Adrian Angel	Date Extracted: 02/02/07
	Client P.O.:	Date Analyzed: 02/02/07

Volatile Organics by P&T and GC/MS (Basic Target List)*

Extraction Method: SW5030B

Analytical Method: SW8260B

Work Order: 0701635

Lab ID	0701635-016A
Client ID	SB-2-W
Matrix	Water

Compound	Concentration *	DF	Reporting Limit	Compound	Concentration *	DF	Reporting Limit
Acetone	ND	1.0	1.0	Acrolein (Propenal)	ND	1.0	5.0
Acrylonitrile	ND	1.0	2.0	tert-Amyl methyl ether (TAME)	ND	1.0	0.5
Benzene	ND	1.0	0.5	Bromobenzene	ND	1.0	0.5
Bromochloromethane	ND	1.0	0.5	Bromodichloromethane	ND	1.0	0.5
Bromoform	ND	1.0	0.5	Bromomethane	ND	1.0	0.5
2-Butanone (MEK)	ND	1.0	2.0	t-Butyl alcohol (TBA)	ND	1.0	5.0
n-Butyl benzene	ND	1.0	0.5	sec-Butyl benzene	ND	1.0	0.5
tert-Butyl benzene	ND	1.0	0.5	Carbon Disulfide	ND	1.0	0.5
Carbon Tetrachloride	ND	1.0	0.5	Chlorobenzene	ND	1.0	0.5
Chloroethane	ND	1.0	0.5	2-Chloroethyl Vinyl Ether	ND	1.0	1.0
Chloroform	ND	1.0	0.5	Chloromethane	ND	1.0	0.5
2-Chlorotoluene	ND	1.0	0.5	4-Chlorotoluene	ND	1.0	0.5
Dibromochloromethane	ND	1.0	0.5	1,2-Dibromo-3-chloropropane	ND	1.0	0.5
1,2-Dibromoethane (EDB)	ND	1.0	0.5	Dibromomethane	ND	1.0	0.5
1,2-Dichlorobenzene	ND	1.0	0.5	1,3-Dichlorobenzene	ND	1.0	0.5
1,4-Dichlorobenzene	ND	1.0	0.5	Dichlorodifluoromethane	ND	1.0	0.5
1,1-Dichloroethane	ND	1.0	0.5	1,2-Dichloroethane (1,2-DCA)	ND	1.0	0.5
1,1-Dichloroethene	ND	1.0	0.5	cis-1,2-Dichloroethene	ND	1.0	0.5
trans-1,2-Dichloroethene	ND	1.0	0.5	1,2-Dichloropropane	ND	1.0	0.5
1,3-Dichloropropane	ND	1.0	0.5	2,2-Dichloropropane	ND	1.0	0.5
1,1-Dichloropropene	ND	1.0	0.5	cis-1,3-Dichloropropene	ND	1.0	0.5
trans-1,3-Dichloropropene	ND	1.0	0.5	Diisopropyl ether (DIPE)	ND	1.0	0.5
Ethylbenzene	ND	1.0	0.5	Ethyl tert-butyl ether (ETBE)	ND	1.0	0.5
Freon 113	ND	1.0	10	Hexachlorobutadiene	ND	1.0	0.5
Hexachloroethane	ND	1.0	0.5	2-Hexanone	ND	1.0	0.5
Isopropylbenzene	ND	1.0	0.5	4-Isopropyl toluene	ND	1.0	0.5
Methyl-t-butyl ether (MTBE)	ND	1.0	0.5	Methylene chloride	ND	1.0	0.5
4-Methyl-2-pentanone (MIBK)	ND	1.0	0.5	Naphthalene	ND	1.0	0.5
Nitrobenzene	ND	1.0	10	n-Propyl benzene	ND	1.0	0.5
Styrene	ND	1.0	0.5	1,1,1,2-Tetrachloroethane	ND	1.0	0.5
1,1,2,2-Tetrachloroethane	ND	1.0	0.5	Tetrachloroethene	ND	1.0	0.5
Toluene	ND	1.0	0.5	1,2,3-Trichlorobenzene	ND	1.0	0.5
1,2,4-Trichlorobenzene	ND	1.0	0.5	1,1,1-Trichloroethane	ND	1.0	0.5
1,1,2-Trichloroethane	ND	1.0	0.5	Trichloroethene	ND	1.0	0.5
Trichlorofluoromethane	ND	1.0	0.5	1,2,3-Trichloropropane	ND	1.0	0.5
1,2,4-Trimethylbenzene	ND	1.0	0.5	1,3,5-Trimethylbenzene	ND	1.0	0.5
Vinyl Chloride	ND	1.0	0.5	Xylenes	ND	1.0	0.5

Surrogate Recoveries (%)

%SS1:	101	%SS2:	93
%SS3:	90		

Comments: i

* water and vapor samples are reported in µg/L, soil/sludge/solid samples in mg/kg, product/oil/non-aqueous liquid samples and all TCLP & SPLP extracts are reported in mg/L, wipe samples in µg/wipe.

ND means not detected above the reporting limit; N/A means analyte not applicable to this analysis.

surrogate diluted out of range or coelutes with another peak; &) low surrogate due to matrix interference.

h) lighter than water immiscible sheen/product is present; i) liquid sample that contains greater than ~1 vol. % sediment; j) sample diluted due to high organic content/matrix interference; k) reporting limit near, but not identical to our standard reporting limit due to variable Encore sample weight; m) reporting limit raised due to insufficient sample amount; n) results are reported on a dry weight basis; p) see attached narrative; q) reported in ppm



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AEI Consultants 2500 Camino Diablo, Ste. #200 Walnut Creek, CA 94597	Client Project ID: #263903-D; SJTU-D	Date Sampled: 01/31/07
		Date Received: 01/31/07
	Client Contact: Adrian Angel	Date Extracted: 02/02/07
	Client P.O.:	Date Analyzed: 02/02/07

Volatile Organics by P&T and GC/MS (Basic Target List)*

Extraction Method: SW5030B

Analytical Method: SW8260B

Work Order: 0701635

Lab ID	0701635-017A
Client ID	SB-3-W
Matrix	Water

Compound	Concentration *	DF	Reporting Limit	Compound	Concentration *	DF	Reporting Limit
Acetone	ND	1.0	10	Acrolein (Propenal)	ND	1.0	5.0
Acrylonitrile	ND	1.0	2.0	tert-Amyl methyl ether (TAME)	ND	1.0	0.5
Benzene	ND	1.0	0.5	Bromobenzene	ND	1.0	0.5
Bromochloromethane	ND	1.0	0.5	Bromodichloromethane	ND	1.0	0.5
Bromoform	ND	1.0	0.5	Bromomethane	ND	1.0	0.5
2-Butanone (MEK)	ND	1.0	2.0	t-Butyl alcohol (TBA)	ND	1.0	5.0
n-Butyl benzene	ND	1.0	0.5	sec-Butyl benzene	ND	1.0	0.5
tert-Butyl benzene	ND	1.0	0.5	Carbon Disulfide	ND	1.0	0.5
Carbon Tetrachloride	ND	1.0	0.5	Chlorobenzene	ND	1.0	0.5
Chloroethane	ND	1.0	0.5	2-Chloroethyl Vinyl Ether	ND	1.0	1.0
Chloroform	ND	1.0	0.5	Chloromethane	ND	1.0	0.5
2-Chlorotoluene	ND	1.0	0.5	4-Chlorotoluene	ND	1.0	0.5
Dibromochloromethane	ND	1.0	0.5	1,2-Dibromo-3-chloropropane	ND	1.0	0.5
1,2-Dibromoethane (EDB)	ND	1.0	0.5	Dibromomethane	ND	1.0	0.5
1,2-Dichlorobenzene	ND	1.0	0.5	1,3-Dichlorobenzene	ND	1.0	0.5
1,4-Dichlorobenzene	ND	1.0	0.5	Dichlorodifluoromethane	ND	1.0	0.5
1,1-Dichloroethane	ND	1.0	0.5	1,2-Dichloroethane (1,2-DCA)	ND	1.0	0.5
1,1-Dichloroethene	ND	1.0	0.5	cis-1,2-Dichloroethene	ND	1.0	0.5
trans-1,2-Dichloroethene	ND	1.0	0.5	1,2-Dichloropropane	ND	1.0	0.5
1,3-Dichloropropane	ND	1.0	0.5	2,2-Dichloropropane	ND	1.0	0.5
1,1-Dichloropropene	ND	1.0	0.5	cis-1,3-Dichloropropene	ND	1.0	0.5
trans-1,3-Dichloropropene	ND	1.0	0.5	Diisopropyl ether (DIPE)	ND	1.0	0.5
Ethylbenzene	ND	1.0	0.5	Ethyl tert-butyl ether (ETBE)	ND	1.0	0.5
Freon 113	ND	1.0	10	Hexachlorobutadiene	ND	1.0	0.5
Hexachloroethane	ND	1.0	0.5	2-Hexanone	ND	1.0	0.5
Isopropylbenzene	ND	1.0	0.5	4-Isopropyl toluene	ND	1.0	0.5
Methyl-t-butyl ether (MTBE)	ND	1.0	0.5	Methylene chloride	ND	1.0	0.5
4-Methyl-2-pentanone (MIBK)	ND	1.0	0.5	Naphthalene	ND	1.0	0.5
Nitrobenzene	ND	1.0	10	n-Propyl benzene	ND	1.0	0.5
Styrene	ND	1.0	0.5	1,1,1,2-Tetrachloroethane	ND	1.0	0.5
1,1,2,2-Tetrachloroethane	ND	1.0	0.5	Tetrachloroethene	ND	1.0	0.5
Toluene	ND	1.0	0.5	1,2,3-Trichlorobenzene	ND	1.0	0.5
1,2,4-Trichlorobenzene	ND	1.0	0.5	1,1,1-Trichloroethane	ND	1.0	0.5
1,1,2-Trichloroethane	ND	1.0	0.5	Trichloroethene	ND	1.0	0.5
Trichlorofluoromethane	ND	1.0	0.5	1,2,3-Trichloropropane	ND	1.0	0.5
1,2,4-Trimethylbenzene	ND	1.0	0.5	1,3,5-Trimethylbenzene	ND	1.0	0.5
Vinyl Chloride	ND	1.0	0.5	Xylenes	ND	1.0	0.5

Surrogate Recoveries (%)

%SS1:	101	%SS2:	93
%SS3:	89		

Comments: i

* water and vapor samples are reported in µg/L, soil/sludge/solid samples in mg/kg, product/oil/non-aqueous liquid samples and all TCLP & SPLP extracts are reported in mg/L, wipe samples in µg/wipe.

ND means not detected above the reporting limit; N/A means analyte not applicable to this analysis.

surrogate diluted out of range or coelutes with another peak; &) low surrogate due to matrix interference.

h) lighter than water immiscible sheen/product is present; i) liquid sample that contains greater than ~1 vol. % sediment; j) sample diluted due to high organic content/matrix interference; k) reporting limit near, but not identical to our standard reporting limit due to variable Encore sample weight; m) reporting limit raised due to insufficient sample amount; n) results are reported on a dry weight basis; p) see attached narrative; q) reported in ppm



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AEI Consultants 2500 Camino Diablo, Ste. #200 Walnut Creek, CA 94597	Client Project ID: #263903-D; SJTU-D	Date Sampled: 01/31/07
		Date Received: 01/31/07
	Client Contact: Adrian Angel	Date Extracted: 02/01/07
	Client P.O.:	Date Analyzed: 02/01/07

Volatile Organics by P&T and GC/MS (Basic Target List)*

Extraction Method: SW5030B

Analytical Method: SW8260B

Work Order: 0701635

Lab ID	0701635-018A
Client ID	SB-4-W
Matrix	Water

Compound	Concentration *	DF	Reporting Limit	Compound	Concentration *	DF	Reporting Limit
Acetone	ND	1.0	10	Acrolein (Propenal)	ND	1.0	5.0
Acrylonitrile	ND	1.0	2.0	tert-Amyl methyl ether (TAME)	ND	1.0	0.5
Benzene	ND	1.0	0.5	Bromobenzene	ND	1.0	0.5
Bromochloromethane	ND	1.0	0.5	Bromodichloromethane	ND	1.0	0.5
Bromoform	ND	1.0	0.5	Bromomethane	ND	1.0	0.5
2-Butanone (MEK)	ND	1.0	2.0	t-Butyl alcohol (TBA)	ND	1.0	5.0
n-Butyl benzene	ND	1.0	0.5	sec-Butyl benzene	ND	1.0	0.5
tert-Butyl benzene	ND	1.0	0.5	Carbon Disulfide	ND	1.0	0.5
Carbon Tetrachloride	ND	1.0	0.5	Chlorobenzene	ND	1.0	0.5
Chloroethane	ND	1.0	0.5	2-Chloroethyl Vinyl Ether	ND	1.0	1.0
Chloroform	ND	1.0	0.5	Chloromethane	ND	1.0	0.5
2-Chlorotoluene	ND	1.0	0.5	4-Chlorotoluene	ND	1.0	0.5
Dibromochloromethane	ND	1.0	0.5	1,2-Dibromo-3-chloropropane	ND	1.0	0.5
1,2-Dibromoethane (EDB)	ND	1.0	0.5	Dibromomethane	ND	1.0	0.5
1,2-Dichlorobenzene	ND	1.0	0.5	1,3-Dichlorobenzene	ND	1.0	0.5
1,4-Dichlorobenzene	ND	1.0	0.5	Dichlorodifluoromethane	ND	1.0	0.5
1,1-Dichloroethane	ND	1.0	0.5	1,2-Dichloroethane (1,2-DCA)	ND	1.0	0.5
1,1-Dichloroethene	ND	1.0	0.5	cis-1,2-Dichloroethene	ND	1.0	0.5
trans-1,2-Dichloroethene	ND	1.0	0.5	1,2-Dichloropropane	ND	1.0	0.5
1,3-Dichloropropane	ND	1.0	0.5	2,2-Dichloropropane	ND	1.0	0.5
1,1-Dichloropropene	ND	1.0	0.5	cis-1,3-Dichloropropene	ND	1.0	0.5
trans-1,3-Dichloropropene	ND	1.0	0.5	Diisopropyl ether (DIPE)	ND	1.0	0.5
Ethylbenzene	ND	1.0	0.5	Ethyl tert-butyl ether (ETBE)	ND	1.0	0.5
Freon 113	ND	1.0	10	Hexachlorobutadiene	ND	1.0	0.5
Hexachloroethane	ND	1.0	0.5	2-Hexanone	ND	1.0	0.5
Isopropylbenzene	ND	1.0	0.5	4-Isopropyl toluene	ND	1.0	0.5
Methyl-t-butyl ether (MTBE)	ND	1.0	0.5	Methylene chloride	ND	1.0	0.5
4-Methyl-2-pentanone (MIBK)	ND	1.0	0.5	Naphthalene	ND	1.0	0.5
Nitrobenzene	ND	1.0	10	n-Propyl benzene	ND	1.0	0.5
Styrene	ND	1.0	0.5	1,1,1,2-Tetrachloroethane	ND	1.0	0.5
1,1,2,2-Tetrachloroethane	ND	1.0	0.5	Tetrachloroethene	ND	1.0	0.5
Toluene	ND	1.0	0.5	1,2,3-Trichlorobenzene	ND	1.0	0.5
1,2,4-Trichlorobenzene	ND	1.0	0.5	1,1,1-Trichloroethane	ND	1.0	0.5
1,1,2-Trichloroethane	ND	1.0	0.5	Trichloroethene	ND	1.0	0.5
Trichlorofluoromethane	ND	1.0	0.5	1,2,3-Trichloropropane	ND	1.0	0.5
1,2,4-Trimethylbenzene	ND	1.0	0.5	1,3,5-Trimethylbenzene	ND	1.0	0.5
Vinyl Chloride	ND	1.0	0.5	Xylenes	ND	1.0	0.5

Surrogate Recoveries (%)

%SS1:	103	%SS2:	96
%SS3:	95		

Comments: j

* water and vapor samples are reported in µg/L, soil/sludge/solid samples in mg/kg, product/oil/non-aqueous liquid samples and all TCLP & SPLP extracts are reported in mg/L, wipe samples in µg/wipe.

ND means not detected above the reporting limit; N/A means analyte not applicable to this analysis.

surrogate diluted out of range or coelutes with another peak; &) low surrogate due to matrix interference.

h) lighter than water immiscible sheen/product is present; i) liquid sample that contains greater than ~1 vol. % sediment; j) sample diluted due to high organic content/matrix interference; k) reporting limit near, but not identical to our standard reporting limit due to variable Encore sample weight; m) reporting limit raised due to insufficient sample amount; n) results are reported on a dry weight basis; p) see attached narrative; q) reported in ppm



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AEI Consultants

2500 Camino Diablo, Ste. #200

Walnut Creek, CA 94597

Client Project ID: #263903-D; SJTU-D

Client Contact: Adrian Angel

Client P.O.:

Date Sampled: 01/31/07

Date Received: 01/31/07

Date Extracted: 02/01/07

Date Analyzed: 02/01/07

Volatile Organics by P&T and GC/MS (Basic Target List)*

Extraction Method: SW5030B

Analytical Method: SW8260B

Work Order: 0701635

Lab ID	0701635-019A
Client ID	SB-5-W
Matrix	Water

Compound	Concentration *	DF	Reporting Limit	Compound	Concentration *	DF	Reporting Limit
Acetone	ND	1.0	10	Acrolein (Propenal)	ND	1.0	5.0
Acrylonitrile	ND	1.0	2.0	tert-Amyl methyl ether (TAME)	ND	1.0	0.5
Benzene	ND	1.0	0.5	Bromobenzene	ND	1.0	0.5
Bromochloromethane	ND	1.0	0.5	Bromodichloromethane	ND	1.0	0.5
Bromoform	ND	1.0	0.5	Bromomethane	ND	1.0	0.5
2-Butanone (MEK)	ND	1.0	2.0	t-Butyl alcohol (TBA)	ND	1.0	5.0
n-Butyl benzene	ND	1.0	0.5	sec-Butyl benzene	ND	1.0	0.5
tert-Butyl benzene	ND	1.0	0.5	Carbon Disulfide	ND	1.0	0.5
Carbon Tetrachloride	ND	1.0	0.5	Chlorobenzene	ND	1.0	0.5
Chloroethane	ND	1.0	0.5	2-Chloroethyl Vinyl Ether	ND	1.0	1.0
Chloroform	0.99	1.0	0.5	Chloromethane	ND	1.0	0.5
2-Chlorotoluene	ND	1.0	0.5	4-Chlorotoluene	ND	1.0	0.5
Dibromochloromethane	ND	1.0	0.5	1,2-Dibromo-3-chloropropane	ND	1.0	0.5
1,2-Dibromoethane (EDB)	ND	1.0	0.5	Dibromomethane	ND	1.0	0.5
1,2-Dichlorobenzene	ND	1.0	0.5	1,3-Dichlorobenzene	ND	1.0	0.5
1,4-Dichlorobenzene	ND	1.0	0.5	Dichlorodifluoromethane	ND	1.0	0.5
1,1-Dichloroethane	ND	1.0	0.5	1,2-Dichloroethane (1,2-DCA)	ND	1.0	0.5
1,1-Dichloroethene	ND	1.0	0.5	cis-1,2-Dichloroethene	ND	1.0	0.5
trans-1,2-Dichloroethene	ND	1.0	0.5	1,2-Dichloropropane	ND	1.0	0.5
1,3-Dichloropropane	ND	1.0	0.5	2,2-Dichloropropane	ND	1.0	0.5
1,1-Dichloropropene	ND	1.0	0.5	cis-1,3-Dichloropropene	ND	1.0	0.5
trans-1,3-Dichloropropene	ND	1.0	0.5	Diisopropyl ether (DIPE)	ND	1.0	0.5
Ethylbenzene	ND	1.0	0.5	Ethyl tert-butyl ether (ETBE)	ND	1.0	0.5
Freon 113	ND	1.0	10	Hexachlorobutadiene	ND	1.0	0.5
Hexachloroethane	ND	1.0	0.5	2-Hexanone	ND	1.0	0.5
Isopropylbenzene	ND	1.0	0.5	4-Isopropyl toluene	ND	1.0	0.5
Methyl-t-butyl ether (MTBE)	ND	1.0	0.5	Methylene chloride	ND	1.0	0.5
4-Methyl-2-pentanone (MIBK)	ND	1.0	0.5	Naphthalene	ND	1.0	0.5
Nitrobenzene	ND	1.0	10	n-Propyl benzene	ND	1.0	0.5
Styrene	ND	1.0	0.5	1,1,1,2-Tetrachloroethane	ND	1.0	0.5
1,1,2,2-Tetrachloroethane	ND	1.0	0.5	Tetrachloroethene	ND	1.0	0.5
Toluene	ND	1.0	0.5	1,2,3-Trichlorobenzene	ND	1.0	0.5
1,2,4-Trichlorobenzene	ND	1.0	0.5	1,1,1-Trichloroethane	ND	1.0	0.5
1,1,2-Trichloroethane	ND	1.0	0.5	Trichloroethene	ND	1.0	0.5
Trichlorofluoromethane	ND	1.0	0.5	1,2,3-Trichloropropane	ND	1.0	0.5
1,2,4-Trimethylbenzene	ND	1.0	0.5	1,3,5-Trimethylbenzene	ND	1.0	0.5
Vinyl Chloride	ND	1.0	0.5	Xylenes	ND	1.0	0.5

Surrogate Recoveries (%)

%SS1:	102	%SS2:	95
%SS3:	95		

Comments: i

* water and vapor samples are reported in µg/L, soil/sludge/solid samples in mg/kg, product/oil/non-aqueous liquid samples and all TCLP & SPLP extracts are reported in mg/L, wipe samples in µg/wipe.

ND means not detected above the reporting limit; N/A means analyte not applicable to this analysis.

surrogate diluted out of range or coelutes with another peak; &) low surrogate due to matrix interference.

h) lighter than water immiscible sheen/product is present; i) liquid sample that contains greater than ~1 vol. % sediment; j) sample diluted due to high organic content/matrix interference; k) reporting limit near, but not identical to our standard reporting limit due to variable Encore sample weight; m) reporting limit raised due to insufficient sample amount; n) results are reported on a dry weight basis; p) see attached narrative; q) reported in ppm



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AEI Consultants 2500 Camino Diablo, Ste. #200 Walnut Creek, CA 94597	Client Project ID: #263903-D; SJTU-D	Date Sampled: 01/31/07
		Date Received: 01/31/07
	Client Contact: Adrian Angel	Date Extracted: 01/31/07
	Client P.O.:	Date Analyzed: 02/02/07-02/06/07

As, Pb, and Hg by ICP-MS*

Extraction method: SW3050B

Analytical methods: 6020A

Work Order: 0701635

Lab ID	Client ID	Matrix	Extraction	Arsenic	Lead	Mercury	DF	% SS
001A	SB-2-6,-0.5'-SB-7-0.4'	S	TTLC	3.0	4.2	0.31	1	110
002A	SB-4-5,-0.5'-SB-8-0.8'	S	TTLC	9.0	24	0.12	1	112

Reporting Limit for DF =1; ND means not detected at or above the reporting limit	W	TTLC	NA	NA	NA	NA
	S	TTLC	0.5	0.5	0.05	mg/Kg

*water samples are reported in µg/L, product/oil/non-aqueous liquid samples and all TCLP / STLC / DISTLC / SPLP extracts are reported in mg/L, soil/sludge/solid samples in mg/kg, wipe samples in µg/wipe, filter samples in µg/filter.

means surrogate diluted out of range; ND means not detected above the reporting limit; N/A means not applicable to this sample or instrument.

i) aqueous sample containing greater than ~1 vol. % sediment; for DISSOLVED metals, this sample has been preserved prior to filtration; for TTLC metals, a representative sediment-water mixture was digested; j) reporting limit raised due to insufficient sample amount; k) reporting limit raised due to matrix interference; m) estimated value due to low/high surrogate recovery, caused by matrix interference; n) results are reported on a dry weight basis; p) see attached narrative.

 Angela Rydelius, Lab Manager



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AEI Consultants 2500 Camino Diablo, Ste. #200 Walnut Creek, CA 94597	Client Project ID: #263903-D; SJTU-D	Date Sampled: 01/31/07
	Client Contact: Adrian Angel	Date Received: 01/31/07
	Client P.O.:	Date Extracted: 01/31/07-02/02/07
		Date Analyzed: 02/01/07-02/02/07

Gasoline Range (C6-C12) Volatile Hydrocarbons as Gasoline*

Extraction method SW5030B Analytical methods SW8015Cm Work Order: 0701635

Lab ID	Client ID	Matrix	TPH(g)	DF	% SS
008A	SB-3-10'	S	ND	1	103
015B	SB-1-W	W	ND,i	1	110
016B	SB-2-W	W	ND,i	1	93
017B	SB-3-W	W	ND,i	1	94
018B	SB-4-W	W	ND,i	1	94
019B	SB-5-W	W	ND,i	1	97

Reporting Limit for DF =1; ND means not detected at or above the reporting limit	W	50	µg/L
	S	1.0	mg/Kg

* water and vapor samples and all TCLP & SPLP extracts are reported in µg/L, soil/sludge/solid samples in mg/kg, wipe samples in µg/wipe, product/oil/non-aqueous liquid samples in mg/L.

cluttered chromatogram; sample peak coelutes with surrogate peak.

+The following descriptions of the TPH chromatogram are cursory in nature and McC Campbell Analytical is not responsible for their interpretation: a) unmodified or weakly modified gasoline is significant; b) heavier gasoline range compounds are significant(aged gasoline?); c) lighter gasoline range compounds (the most mobile fraction) are significant; d) gasoline range compounds having broad chromatographic peaks are significant; biologically altered gasoline?; e) TPH pattern that does not appear to be derived from gasoline (stoddard solvent / mineral spirit?); f) one to a few isolated non-target peaks present; g) strongly aged gasoline or diesel range compounds are significant; h) lighter than water immiscible sheen/product is present; i) liquid sample that contains greater than ~1 vol. % sediment; j) reporting limit raised due to high MTBE content; k) TPH pattern that does not appear to be derived from gasoline (aviation gas). m) no recognizable pattern; n) TPH(g) value derived using a client specified carbon range; o) results are reported on a dry weight basis; p) see attached narrative.



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AEI Consultants 2500 Camino Diablo, Ste. #200 Walnut Creek, CA 94597	Client Project ID: #263903-D; SJTU-D	Date Sampled: 01/31/07
		Date Received: 01/31/07
	Client Contact: Adrian Angel	Date Extracted: 01/31/07
	Client P.O.:	Date Analyzed: 01/31/07-02/05/07

Diesel (C10-23) and Oil (C18+) Range Extractable Hydrocarbons as Diesel and Motor Oil*

Extraction method: SW3510C/SW3550C

Analytical methods: SW8015C

Work Order: 0701635

Lab ID	Client ID	Matrix	TPH(d)	TPH(mo)	DF	% SS
0701635-008A	SB-3-10'	S	1.2,g	11	1	96
0701635-015B	SB-1-W	W	150,g,b,i	820	1	117
0701635-016B	SB-2-W	W	ND,g,i	660	1	98
0701635-017B	SB-3-W	W	600,g,b,i	6200	10	102
0701635-018B	SB-4-W	W	ND,i	ND	1	97
0701635-019B	SB-5-W	W	ND,g,i	420	1	96

Reporting Limit for DF =1; ND means not detected at or above the reporting limit	W	50	250	µg/L
	S	1.0	5.0	mg/Kg

* water samples are reported in µg/L, wipe samples in µg/wipe, soil/solid/sludge samples in mg/kg, product/oil/non-aqueous liquid samples in mg/L, and all DISTLC / STLC / SPLP / TCLP extracts are reported in µg/L.

cluttered chromatogram resulting in coeluted surrogate and sample peaks, or; surrogate peak is on elevated baseline, or; surrogate has been diminished by dilution of original extract.

+The following descriptions of the TPH chromatogram are cursory in nature and McC Campbell Analytical is not responsible for their interpretation: a) unmodified or weakly modified diesel is significant; b) diesel range compounds are significant; no recognizable pattern; c) aged diesel? is significant; d) gasoline range compounds are significant; e) unknown medium boiling point pattern that does not appear to be derived from diesel; f) one to a few isolated peaks present; g) oil range compounds are significant; h) lighter than water immiscible sheen/product is present; i) liquid sample that contains greater than ~1 vol. % sediment; k) kerosene/kerosene range; l) bunker oil; m) fuel oil; n) stoddard solvent/mineral spirits; p) see attached narrative.



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QC SUMMARY REPORT FOR SW8081B

W.O. Sample Matrix: Soil

QC Matrix: Soil

WorkOrder: 0701635

Analyte	Extraction SW3550C			BatchID: 25997			Spiked Sample ID: 0701598-004A			Acceptance Criteria (%)		
	Sample	Spiked	MS	MSD	MS-MSD	LCS	LCSD	LCS-LCSD	MS / MSD	RPD	LCS/LCSD	RPD
	mg/kg	mg/kg	% Rec.	% Rec.	% RPD	% Rec.	% Rec.	% RPD				
Aldrin	ND<0.0020	0.010	105	103	1.99	119	119	0	70 - 130	30	70 - 130	30
g-BHC	ND<0.0020	0.010	90.7	86.7	4.50	103	103	0	70 - 130	30	70 - 130	30
p,p-DDT	ND<0.0020	0.025	87.7	85.9	2.07	102	101	0.458	70 - 130	30	70 - 130	30
Dieldrin	ND<0.0020	0.025	105	102	2.37	120	120	0	70 - 130	30	70 - 130	30
Endrin	ND<0.0020	0.025	107	105	2.12	120	120	0	70 - 130	30	70 - 130	30
Heptachlor	ND<0.0020	0.010	88.8	87.1	1.93	101	101	0	70 - 130	30	70 - 130	30
%SS:	118	0.050	118	116	1.96	124	125	0.340	70 - 130	30	70 - 130	30

All target compounds in the Method Blank of this extraction batch were ND less than the method RL with the following exceptions:

NONE

BATCH 25997 SUMMARY

Sample ID	Date Sampled	Date Extracted	Date Analyzed	Sample ID	Date Sampled	Date Extracted	Date Analyzed
0701635-001	1/31/07	1/31/07	2/01/07 1:18 AM	0701635-002	1/31/07	1/31/07	2/01/07 2:13 AM

MS = Matrix Spike; MSD = Matrix Spike Duplicate; LCS = Laboratory Control Sample; LCSD = Laboratory Control Sample Duplicate; RPD = Relative Percent Deviation.

% Recovery = 100 * (MS-Sample) / (Amount Spiked); RPD = 100 * (MS - MSD) / ((MS + MSD) / 2).

MS / MSD spike recoveries and / or %RPD may fall outside of laboratory acceptance criteria due to one or more of the following reasons: a) the sample is inhomogenous AND contains significant concentrations of analyte relative to the amount spiked, or b) the spiked sample's matrix interferes with the spike recovery.

N/A = not enough sample to perform matrix spike and matrix spike duplicate.

NR = analyte concentration in sample exceeds spike amount for soil matrix or exceeds 2x spike amount for water matrix or sample diluted due to high matrix or analyte content.

JR QA/QC Officer



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QC SUMMARY REPORT FOR SW8021B/8015Cm

W.O. Sample Matrix: Water

QC Matrix: Water

WorkOrder: 0701635

Analyte	EPA Method SW8021B/8015Cm		Extraction SW5030B			BatchID: 26019			Spiked Sample ID: 0701484-013C			
	Sample	Spiked	MS	MSD	MS-MSD	LCS	LCSD	LCS-LCSD	Acceptance Criteria (%)			
	µg/L	µg/L	% Rec.	% Rec.	% RPD	% Rec.	% Rec.	% RPD	MS / MSD	RPD	LCS/LCSD	RPD
TPH(btex) ^f	ND	60	118	118	0	116	114	1.86	70 - 130	30	70 - 130	30
MTBE	ND	10	78.3	81.3	3.88	80.6	82.8	2.74	70 - 130	30	70 - 130	30
Benzene	ND	10	102	106	3.93	103	106	2.71	70 - 130	30	70 - 130	30
Toluene	ND	10	113	117	3.52	113	117	3.58	70 - 130	30	70 - 130	30
Ethylbenzene	ND	10	111	114	3.24	111	110	1.02	70 - 130	30	70 - 130	30
Xylenes	ND	30	123	127	2.67	123	123	0	70 - 130	30	70 - 130	30
%SS:	95	10	99	102	2.70	97	102	4.95	70 - 130	30	70 - 130	30

All target compounds in the Method Blank of this extraction batch were ND less than the method RL with the following exceptions:

NONE

BATCH 26019 SUMMARY

Sample ID	Date Sampled	Date Extracted	Date Analyzed	Sample ID	Date Sampled	Date Extracted	Date Analyzed
0701635-015	1/31/07	2/02/07	2/02/07 8:11 AM	0701635-016	1/31/07	2/01/07	2/01/07 7:35 PM
0701635-017	1/31/07	2/01/07	2/01/07 8:08 PM	0701635-018	1/31/07	2/01/07	2/01/07 9:12 PM
0701635-019	1/31/07	2/01/07	2/01/07 9:44 PM				

MS = Matrix Spike; MSD = Matrix Spike Duplicate; LCS = Laboratory Control Sample; LCSD = Laboratory Control Sample Duplicate; RPD = Relative Percent Deviation.

% Recovery = 100 * (MS-Sample) / (Amount Spiked); RPD = 100 * (MS - MSD) / ((MS + MSD) / 2).

MS / MSD spike recoveries and / or %RPD may fall outside of laboratory acceptance criteria due to one or more of the following reasons: a) the sample is inhomogenous AND contains significant concentrations of analyte relative to the amount spiked, or b) the spiked sample's matrix interferes with the spike recovery.

^f TPH(btex) = sum of BTEX areas from the FID.

cluttered chromatogram; sample peak coelutes with surrogate peak.



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QC SUMMARY REPORT FOR SW8021B/8015Cm

W.O. Sample Matrix: Soil

QC Matrix: Soil

WorkOrder: 0701635

EPA Method SW8021B/8015Cm	Extraction SW5030B			BatchID: 26022			Spiked Sample ID: 0701484-008A					
	Analyte	Sample	Spiked	MS	MSD	MS-MSD	LCS	LCSD	LCS-LCSD	Acceptance Criteria (%)		
	mg/Kg	mg/Kg	% Rec.	% Rec.	% RPD	% Rec.	% Rec.	% RPD	MS / MSD	RPD	LCS/LCSD	RPD
TPH(btex) ^f	ND	0.60	103	105	2.02	108	108	0	70 - 130	30	70 - 130	30
MTBE	ND	0.10	92.1	104	12.5	95.1	91.4	3.92	70 - 130	30	70 - 130	30
Benzene	ND	0.10	104	118	11.8	105	106	0.742	70 - 130	30	70 - 130	30
Toluene	ND	0.10	91.6	102	11.0	94.1	94.2	0.124	70 - 130	30	70 - 130	30
Ethylbenzene	ND	0.10	79.2	91.7	14.7	106	105	1.31	70 - 130	30	70 - 130	30
Xylenes	ND	0.30	100	103	3.28	100	100	0	70 - 130	30	70 - 130	30
%SS:	90	0.10	101	115	13.0	93	99	6.25	70 - 130	30	70 - 130	30

All target compounds in the Method Blank of this extraction batch were ND less than the method RL with the following exceptions:
NONE

BATCH 26022 SUMMARY

Sample ID	Date Sampled	Date Extracted	Date Analyzed	Sample ID	Date Sampled	Date Extracted	Date Analyzed
0701635-008	1/31/07 9:11 AM	1/31/07	2/01/07 9:04 PM				

MS = Matrix Spike; MSD = Matrix Spike Duplicate; LCS = Laboratory Control Sample; LCSD = Laboratory Control Sample Duplicate; RPD = Relative Percent Deviation.

% Recovery = 100 * (MS-Sample) / (Amount Spiked); RPD = 100 * (MS - MSD) / ((MS + MSD) / 2).

MS / MSD spike recoveries and / or %RPD may fall outside of laboratory acceptance criteria due to one or more of the following reasons: a) the sample is inhomogenous AND contains significant concentrations of analyte relative to the amount spiked, or b) the spiked sample's matrix interferes with the spike recovery.

^f TPH(btex) = sum of BTEX areas from the FID.

cluttered chromatogram; sample peak coelutes with surrogate peak.



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QC SUMMARY REPORT FOR SW8260B

W.O. Sample Matrix: Water

QC Matrix: Water

WorkOrder: 0701635

EPA Method SW8260B	Extraction SW5030B			BatchID: 26015					Spiked Sample ID: 0701620-004B			
	Analyte	Sample	Spiked	MS	MSD	MS-MSD	LCS	LCSD	LCS-LCSD	Acceptance Criteria (%)		
	µg/L	µg/L	% Rec.	% Rec.	% RPD	% Rec.	% Rec.	% RPD	MS / MSD	RPD	LCS/LCSD	RPD
tert-Amyl methyl ether (TAME)	ND	10	93.4	92.7	0.713	91	89.7	1.42	70 - 130	30	70 - 130	30
Benzene	ND	10	128	127	0.620	119	119	0	70 - 130	30	70 - 130	30
t-Butyl alcohol (TBA)	ND	50	111	118	6.40	111	102	8.73	70 - 130	30	70 - 130	30
Chlorobenzene	ND	10	101	101	0	100	101	0.159	70 - 130	30	70 - 130	30
1,2-Dibromoethane (EDB)	ND	10	98.7	101	2.25	98.4	101	2.52	70 - 130	30	70 - 130	30
1,2-Dichloroethane (1,2-DCA)	ND	10	97.6	96.5	1.19	85.9	87.7	2.06	70 - 130	30	70 - 130	30
1,1-Dichloroethene	ND	10	93.4	106	12.8	101	101	0	70 - 130	30	70 - 130	30
Diisopropyl ether (DIPE)	ND	10	112	112	0	98.1	101	2.92	70 - 130	30	70 - 130	30
Ethyl tert-butyl ether (ETBE)	ND	10	98.2	97.3	0.952	89.1	91.4	2.47	70 - 130	30	70 - 130	30
Methyl-t-butyl ether (MTBE)	ND	10	95.7	96.2	0.482	90.5	92.5	2.22	70 - 130	30	70 - 130	30
Toluene	ND	10	104	99.8	4.01	101	105	4.30	70 - 130	30	70 - 130	30
Trichloroethene	ND	10	80.8	80.7	0.165	77.2	78.2	1.31	70 - 130	30	70 - 130	30
%SS1:	107	10	106	106	0	100	102	2.06	70 - 130	30	70 - 130	30
%SS2:	95	10	87	87	0	94	98	4.47	70 - 130	30	70 - 130	30
%SS3:	102	10	101	102	0.554	95	98	3.18	70 - 130	30	70 - 130	30

All target compounds in the Method Blank of this extraction batch were ND less than the method RL with the following exceptions:
NONE

BATCH 26015 SUMMARY

Sample ID	Date Sampled	Date Extracted	Date Analyzed	Sample ID	Date Sampled	Date Extracted	Date Analyzed
0701635-015	1/31/07	2/02/07	2/02/07 9:49 AM	0701635-016	1/31/07	2/02/07	2/02/07 10:34 AM
0701635-017	1/31/07	2/02/07	2/02/07 11:19 AM	0701635-018	1/31/07	2/01/07	2/01/07 8:21 PM
0701635-019	1/31/07	2/01/07	2/01/07 9:08 PM				

MS = Matrix Spike; MSD = Matrix Spike Duplicate; LCS = Laboratory Control Sample; LCSD = Laboratory Control Sample Duplicate; RPD = Relative Percent Deviation.

% Recovery = 100 * (MS-Sample) / (Amount Spiked); RPD = 100 * (MS - MSD) / ((MS + MSD) / 2).

MS / MSD spike recoveries and / or %RPD may fall outside of laboratory acceptance criteria due to one or more of the following reasons: a) the sample is inhomogenous AND contains significant concentrations of analyte relative to the amount spiked, or b) the spiked sample's matrix interferes with the spike recovery.

N/A = not enough sample to perform matrix spike and matrix spike duplicate.

NR = analyte concentration in sample exceeds spike amount for soil matrix or exceeds 2x spike amount for water matrix or sample diluted due to high matrix or analyte content.



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QC SUMMARY REPORT FOR 6020A

W.O. Sample Matrix: Soil

QC Matrix: Soil

WorkOrder: 0701635

EPA Method 6020A		Extraction SW3050B					BatchID: 26021			Spiked Sample ID 0701636-001A			
Analyte	Sample	Spiked	MS	MSD	MS-MSD	Spiked	LCS	LCSD	LCS-LCSD	Acceptance Criteria (%)			
	mg/Kg	mg/Kg	% Rec.	% Rec.	% RPD	mg/Kg	% Rec.	% Rec.	% RPD	MS / MSD	RPD	LCS/LCSD	RPD
Arsenic	7.1	50	98.7	97.7	0.926	10	97.7	98	0.327	75 - 125	20	80 - 120	20
Lead	10	50	96.3	95.2	0.950	10	96.6	97.6	1.01	75 - 125	20	80 - 120	20
Mercury	0.087	2.5	103	102	0.943	0.50	98.5	98.9	0.372	75 - 125	20	80 - 120	20
%SS:	105	250	102	98	4.27	250	103	105	1.54	70 - 130	20	70 - 130	20

All target compounds in the Method Blank of this extraction batch were ND less than the method RL with the following exceptions:
NONE

BATCH 26021 SUMMARY

Sample ID	Date Sampled	Date Extracted	Date Analyzed	Sample ID	Date Sampled	Date Extracted	Date Analyzed
0701635-001A	1/31/07	1/31/07	2/02/07 7:40 AM	0701635-002A	1/31/07	1/31/07	2/06/07 7:22 AM
0701635-002A	1/31/07	1/31/07	2/06/07 2:24 PM				

MS = Matrix Spike; MSD = Matrix Spike Duplicate; LCS = Laboratory Control Sample; LCSD = Laboratory Control Sample Duplicate; RPD = Relative Percent Deviation.

% Recovery = 100 * (MS-Sample) / (Amount Spiked); RPD = 100 * (MS - MSD) / ((MS + MSD) / 2).

MS / MSD spike recoveries and / or %RPD may fall outside of laboratory acceptance criteria due to one or more of the following reasons: a) the sample is inhomogenous AND contains significant concentrations of analyte relative to the amount spiked, or b) the spiked sample's matrix interferes with the spike recovery.

N/A = not applicable to this method.

NR = analyte concentration in sample exceeds spike amount for soil matrix or exceeds 2x spike amount for water matrix or sample diluted due to high matrix or analyte



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QC SUMMARY REPORT FOR SW8015C

W.O. Sample Matrix: Water

QC Matrix: Water

WorkOrder: 0701635

EPA Method SW8015C	Extraction SW3510C			BatchID: 26003			Spiked Sample ID: N/A					
Analyte	Sample	Spiked	MS	MSD	MS-MSD	LCS	LCSD	LCS-LCSD	Acceptance Criteria (%)			
	µg/L	µg/L	% Rec.	% Rec.	% RPD	% Rec.	% Rec.	% RPD	MS / MSD	RPD	LCS/LCSD	RPD
TPH(d)	N/A	1000	N/A	N/A	N/A	99.1	98.3	0.802	N/A	N/A	70 - 130	30
%SS:	N/A	2500	N/A	N/A	N/A	102	102	0	N/A	N/A	70 - 130	30

All target compounds in the Method Blank of this extraction batch were ND less than the method RL with the following exceptions:
NONE

BATCH 26003 SUMMARY

Sample ID	Date Sampled	Date Extracted	Date Analyzed	Sample ID	Date Sampled	Date Extracted	Date Analyzed
0701635-015	1/31/07	1/31/07	2/02/07 4:40 PM	0701635-016	1/31/07	1/31/07	1/31/07 10:10 PM
0701635-017	1/31/07	1/31/07	1/31/07 11:17 PM	0701635-018	1/31/07	1/31/07	2/01/07 1:30 AM
0701635-019	1/31/07	1/31/07	2/01/07 2:37 AM				

MS = Matrix Spike; MSD = Matrix Spike Duplicate; LCS = Laboratory Control Sample; LCSD = Laboratory Control Sample Duplicate; RPD = Relative Percent Deviation.

% Recovery = $100 * (MS - Sample) / (Amount Spiked)$; RPD = $100 * (MS - MSD) / ((MS + MSD) / 2)$.

MS / MSD spike recoveries and / or %RPD may fall outside of laboratory acceptance criteria due to one or more of the following reasons: a) the sample is inhomogenous AND contains significant concentrations of analyte relative to the amount spiked, or b) the spiked sample's matrix interferes with the spike recovery.

N/A = not enough sample to perform matrix spike and matrix spike duplicate.

NR = analyte concentration in sample exceeds spike amount for soil matrix or exceeds 2x spike amount for water matrix or sample diluted due to high matrix or analyte content.



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QC SUMMARY REPORT FOR SW8015C

W.O. Sample Matrix: Soil

QC Matrix: Soil

WorkOrder: 0701635

EPA Method SW8015C	Extraction SW3550C			BatchID: 26017			Spiked Sample ID: 0701629-010A					
	Analyte	Sample	Spiked	MS	MSD	MS-MSD	LCS	LCSD	LCS-LCSD	Acceptance Criteria (%)		
	mg/Kg	mg/Kg	% Rec.	% Rec.	% RPD	% Rec.	% Rec.	% RPD	MS / MSD	RPD	LCS/LCSD	RPD
TPH(d)	24	20	NR	NR	NR	94.7	106	11.6	70 - 130	30	70 - 130	30
%SS:	94	50	96	102	6.29	94	100	5.81	70 - 130	30	70 - 130	30

All target compounds in the Method Blank of this extraction batch were ND less than the method RL with the following exceptions:

NONE

BATCH 26017 SUMMARY

Sample ID	Date Sampled	Date Extracted	Date Analyzed	Sample ID	Date Sampled	Date Extracted	Date Analyzed
0701635-008	1/31/07 9:11 AM	1/31/07	2/05/07 9:32 PM				

MS = Matrix Spike; MSD = Matrix Spike Duplicate; LCS = Laboratory Control Sample; LCSD = Laboratory Control Sample Duplicate; RPD = Relative Percent Deviation.

% Recovery = 100 * (MS-Sample) / (Amount Spiked); RPD = 100 * (MS - MSD) / ((MS + MSD) / 2).

MS / MSD spike recoveries and / or %RPD may fall outside of laboratory acceptance criteria due to one or more of the following reasons: a) the sample is inhomogenous AND contains significant concentrations of analyte relative to the amount spiked, or b) the spiked sample's matrix interferes with the spike recovery.

N/A = not enough sample to perform matrix spike and matrix spike duplicate.

NR = analyte concentration in sample exceeds spike amount for soil matrix or exceeds 2x spike amount for water matrix or sample diluted due to high matrix or analyte content.

APPENDIX D-2
PHASE I ENVIRONMENTAL SITE
ASSESSMENT, PHASE II SUBSURFACE
INVESTIGATION REPORT, AND
ADDITIONAL SOIL AND
GROUNDWATER INVESTIGATION
670 NORTH KING ROAD

December 15, 2005

AEI Project No. 115419

**PHASE I
ENVIRONMENTAL SITE ASSESSMENT**

670 North King Road
San Jose, California 95133

Prepared For

San Jose Transit Village Partners, LLC
470 South Market Street
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Prepared By

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AEI

EXECUTIVE SUMMARY

AEI Consultants (AEI) was retained by San Jose Transit Village Partners, LLC to conduct a Phase I Environmental Site Assessment (ESA), in conformance with the scope and limitations of ASTM Standard Practice E1527-00, for the property located at 670 North King Road in the City of San Jose, Santa Clara County, California. Any exceptions to, or deletions from, this practice are described in Section 1.2 of this report.

Property Description

The subject property is located on the northeast corner of North King Road and Dobbin Drive in a mixed industrial, commercial and residential area of San Jose. The property consists of two parcels of land totaling approximately 2.9 acres and is improved with two two-story buildings (herein referred to as Buildings A and B) totaling approximately 10,212 square feet. Building A is located on the southwest side of the subject property. Building B is located on the southeast side of the subject property. The buildings are occupied by Matos Auto Body Repair. In addition to the subject property buildings, the property is improved with asphalt-paved parking areas and associated landscaping. It is AEI's understanding that the subject property is planned for residential redevelopment.

The immediately surrounding properties consist of BR Printers, SemiSpares and L&T Precision Machining (1855 Dobbin Drive) to the north; Eastern Furniture Company (1745 Dobbin Drive) to the northeast; East West Natural Herbal Inc. and a vacant building (650) beyond Dobbin Drive to the east and southeast; retail stores beyond North King Road to the south and southwest; Wingfoot Commercial Tires (665 North King Road) beyond North King Road to the west; and a vacant building (686 North King Road) to the northwest.

According to historical sources, the eastern side of the subject property was formerly developed with four residences and a shed by the 1950s. During the 1950s, the remainder of the subject property was part of a larger area used as agricultural land. The residential buildings were demolished by the 1960s and the subject property consisted of vacant land. During the 1970s, the northwestern side of the subject property appeared to be used as a parking area associated with the adjacent site to the northwest. The remainder of the subject property was vacant during the 1970s. The current buildings were constructed in 1977 for occupancy by Matos Auto Center. Since 1977, the southwestern side of the subject property has been used for auto body repair and the northeastern side of the subject property has been used as a police impound lot.

Based upon groundwater monitoring data collected at the subject property, the direction of groundwater flow beneath the subject property varies to the west, southwest, and northwest. Groundwater was encountered at depths of 7 to 13 feet below ground surface (bgs).

Findings

Recognized environmental conditions (RECs) are defined by the ASTM Standard Practice E1527-00 as the presence or likely presence of any hazardous substances or petroleum products

under conditions that indicate an existing release, a past release, or a material threat of a release into structures on the property or into the ground, groundwater, or surface water of the property. AEI's investigation has revealed the following recognized environmental conditions associated with the subject property or nearby properties:

- A drain was observed in the carwash area (northeast of Building B) and in the paint booth (northeast side of Building B). Water from the carwash area and paint booth is directed to a four-chambered oil/water separator at the southeast side of the subject property. Three drains formerly located in the service bays (northwest side of Building A) previously directed water to the oil/water separator. Mr. Fernando Matos, owner of Matos Auto Body Repair, stated that the drains were sealed approximately 10 years ago (1994). The drain lines and the separator represent potential conduits to the subsurface of the subject property for any hazardous substances or petroleum products released to the drain or separator system. Current and historical hazardous materials used onsite include solvents and paints. Based on the presence of paint products and solvents associated with current and historic onsite operations, and the unknown integrity of the drain lines and separator system, the potential exists that the subject property has been impacted by these features.
- Two underground hydraulic lifts are located in the service area of Building A. Only one of these hydraulic lifts is currently operable. The other hydraulic lift is currently broken. Both hydraulic lifts were presumably installed in 1977. The hydraulic fluid contained within the lifts can potentially contain toxic polychlorinated biphenyls (PCBs). Based on the age of the lifts as well as the unknown condition of the inoperable lifts, the presences of the hydraulic lifts represent a recognized environmental concern.
- The subject property was historically used for agricultural purposes. The agricultural nature of use at the subject property presumably involved the application, storage, and/or mixing of pesticides on site. Based on the duration of agricultural use and the tendency of these constituents to remain in near surface soils, the former use of pesticides at the subject property may have impacted the subject property.

Historical recognized environmental conditions (HRECs) are defined by the ASTM Standard Practice E1527-00 as an environmental condition which in the past would have been considered a recognized environmental condition, but which may or may not be considered a recognized environmental condition currently. AEI's investigation has revealed the following historical recognized environmental conditions associated with the subject property or nearby properties:

- In April 1990, a 1,000-gallon waste oil underground storage tank (UST) was removed from the northeast side of Building A, and two 8,000-gallon gasoline USTS were removed from the driveway along the southeast side of the subject property. Two soil samples were collected from the bottom of each of the tanks. The soil samples collected from beneath the waste oil tank were analyzed for halogenated volatile organic compounds (HVOCs), oil and grease (O&G) and total petroleum fuel hydrocarbons (TPH) with benzene, toluene, ethylbenzene, and xylene (BTEX) distinction. The soil samples collected from beneath the gasoline tanks were analyzed for lead, and TPH with BTEX distinction. The result of the

initial sampling indicated detectable levels of lead, TPH and BTEX below the former gasoline tanks.

In December 1990, the soil around the former gasoline UST was over-excavated to remove most of the impacted soils. Confirmation samples collected from beneath excavation pit contained up to 55 parts per million (ppm) TPH, below the preliminary clean up goal of 100 ppm for TPH-g. Subsequently, the tank excavation pit was backfilled. In January 1992, one groundwater monitoring well (MW-1) was installed northwest of the former gasoline USTs.

In August 1993, an eight-point soil and groundwater grab-sample survey was conducted in the area of the former gasoline USTs to determine the extent of the contamination and to address issues that were raised by the Santa Clara Valley Water District (SCVWD). None of the soil samples contained detectable levels of TPH-g or BTEX. One of the groundwater samples contained 110 parts per billion (ppb) TPH-g and 1.1 ppb xylene. None of the other grab-groundwater samples contained TPH-g or BTEX.

In April 1994, two additional groundwater monitoring wells (MW-2 and MW-3) were installed at the subject property to determine the groundwater gradient at the subject property and to monitor the extent and concentrations of the impact.

Groundwater samples were collected from the three monitoring wells in August 1996. Groundwater reportedly flowed to the southwest. TPH-g, BTEX and other volatile organic compounds (VOCs) were not detected, with the exception of a trace level of toluene at MW-1 (0.81 ppb).

On January 3, 1997, the SCVWD granted regulatory case closure for the two gasoline tanks and the waste oil tank. In September 1998, all three groundwater monitoring wells were decommissioned. Based on the low to non-detectable concentrations of the contaminants, and the regulatory closure granted by SCVWD, no further investigation pertaining to the former USTs appear to be warranted at this time. However, as previously discussed above, residual subsurface contamination remains in place in the vicinity of the former gasoline USTs.

Environmental issues include environmental concerns identified by AEI that warrant discussion but do not qualify as recognized environmental conditions, as defined by the ASTM Standard Practice E1527-00. AEI's investigation has revealed the following environmental issues associated with the subject property or nearby properties:

- Due to the age of the subject property buildings, there is a potential that asbestos-containing materials (ACMs) and/or lead-based paint are present. All suspect ACMs and painted surfaces were observed in good condition and are not expected to pose a health and safety concern to the occupants of the subject property at this time. However, samples should be collected and analyzed prior to any demolition activities.

Conclusions, Opinions, and Recommendations

AEI's investigation revealed recognized environmental conditions associated with the subject property that require further investigation. Based on historical agricultural use, the presences of hydraulic lifts, floor drains and an oil/water separator and with the understanding that the subject property is planned for residential redevelopment, AEI recommends subsurface sampling.

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1.0 INTRODUCTION

This report documents the methods and findings of the Phase I Environmental Site Assessment (ESA) of the property located at 670 North King Road in the City of San Jose, Santa Clara County, California (Figure 1: Site Location Map, Figure 2: Site Map, and Appendix A: Property Photographs).

1.1 Scope of Work

The purpose of the Phase I Environmental Site Assessment is to identify potential environmental liabilities associated with the presence of hazardous materials, their use, storage, and disposal at and in the vicinity of the subject property, as well as regulatory non-compliance that may have occurred at the subject property. Property assessment activities focused on: 1) a review of federal, state, and local lists that identify and describe underground fuel tank sites, leaking underground fuel tank sites, hazardous waste generation sites, and hazardous waste storage and disposal facility sites within the ASTM approximate minimum search distance; 2) a property and surrounding site reconnaissance with personnel interviews to identify environmental contamination; and 3) a review of historical sources to help ascertain previous land use at the site and in the surrounding area.

The goal of AEI Consultants in conducting the environmental site assessment was to identify the presence or likely presence of any hazardous substances or petroleum products on the property that may indicate an existing release, a past release, or a material threat of a release of any hazardous substance or petroleum product into the soil, groundwater, or surface water of the property.

1.2 Limitations

Property conditions, as well as local, state, and federal regulations can change significantly over time. Therefore, the recommendations and conclusions presented as a result of this study apply strictly to the environmental regulations and property conditions existing at the time the study was performed. Available information has been analyzed using currently accepted assessment techniques and it is believed that the inferences made are reasonably representative of the property. AEI Consultants makes no warranty, expressed or implied, except that the services have been performed in accordance with generally accepted environmental property assessment practices applicable at the time and location of the study.

Considerations identified by ASTM as beyond the scope of a Phase I ESA that may affect business environmental risk at a given property include the following: asbestos-containing 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, and high voltage lines. These environmental issues or conditions may warrant assessment based on the type of the property transaction; however, they are considered non-scope issues under ASTM Standard Practice E1527-00.

If requested by the client, these non-scope issues are discussed in Section 5.2. Otherwise, the purpose of this investigation is solely to satisfy one of the requirements to qualify for the innocent landowner defense under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), that is, ASTM Standard Practice E1527-00 constitutes "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice" as defined in 42 USC § 9601(35)(B), referenced in the ASTM Standard Practice E1527-00.

The Phase I Environmental Site Assessment is not, and should not be construed as, a warranty or guarantee about the presence or absence of environmental contaminants that may affect the property. Neither is the assessment intended to assure clear title to the property in question. The sole purpose of investigation into property title records is to ascertain a historical basis of prior land use.

1.3 Reliance

This investigation was prepared for the sole use and benefit of San Jose Transit Village Partners, LLC. Neither this report, nor any of the information contained herein shall be used or relied upon for any purpose by any person or entity other than San Jose Transit Village Partners, LLC.

1.4 Limiting Conditions

Pursuant to ASTM Standards, historical sources were obtained to document property use back to the property's first developed use or back to 1940, whichever is earlier. Historical data source failure may occur when standard historical sources are not reasonably ascertainable. Based on the quality of historical data obtained for this assessment, AEI does not expect historical data source failure to impact the conclusions or recommendations of this report.

AEI was granted full and complete access to the subject property.

2.0 SITE AND VICINITY DESCRIPTION

2.1 Site Location and Description

The subject property is located on the northeast corner of North King Road and Dobbin Drive in a mixed industrial, commercial and residential area of San Jose. The property consists of two parcels of land totaling approximately 2.9 acres and is improved with two two-story buildings (herein referred to as Buildings A and B) totaling approximately 10,212 square feet. Building A is located on the southwest side of the subject property. Building B is located on the southeast side of the subject property. The buildings are occupied by Matos Auto Body Repair. In addition to the subject property buildings, the property is improved with asphalt-paved parking areas and associated landscaping. It is AEI's understanding that the subject property is planned for residential redevelopment.

The Assessor's Parcel Numbers (APNs) for the subject property are 254-04-087 and -088. Heating and cooling systems on the subject property are fueled by natural gas and electricity provided by Pacific Gas & Electric (PG&E). Potable water and sewage disposal are provided by municipal services.

The subject property was identified as a leaking underground storage tank (LUST) site during the regulatory database search. Matos Auto Body Repair is further discussed in Sections 3.2.2 and 3.2.4.

Refer to Figure 1: Site Location Map, Figure 2: Site Map, and Appendix A: Property Photographs for site location.

2.2 Site and Vicinity Characteristics

The immediately surrounding properties consist of BR Printers, SemiSpares and L&T Precision Machining (1855 Dobbin Drive) to the north; Eastern Furniture Company (1745 Dobbin Drive) to the northeast; East West Natural Herbal Inc. and a vacant building (650) beyond Dobbin Drive to the east and southeast; retail stores beyond North King Road to the south and southwest; Wingfoot Commercial Tires (665 North King Road) beyond North King Road to the west; and a vacant building (686 North King Road) to the northwest.

The adjacent site to the southeast of the subject property (650 North King Road) was identified as a LUST site and an Emergency Response Notification System (ERNS) site. The adjacent sites to the southeast (660 North King Road, 650 North King Road, and 1860 Dobbin Drive) were identified as RCRA generators. These listings are further discussed in Section 4.3.

2.3 Geology and Hydrogeology

According to a previous environmental assessment conducted for the subject property, the subject property is generally part of a former estuarine deposition on the southern margin of the San Francisco Bay in the Coastal Range Physiographic Province of Northern California. The

area is mantled by Quaternary Recent age alluvial sediments. The basin is filled with Quaternary age alluvial sediments derived from the provenance area in the surrounding mountains which consist of Tertiary age volcanics, marine and nonmarine sediments and Mesozoic and older igneous and metamorphic rock. The soils beneath the subject property consist of clays and lean clays with interbedded layers of poorly graded sand and silt to a depth of 11-13 feet. Below this layer, the soil consists of silt and sandy silt to a depth of at least 26.5 feet.

Based on a review of the United States Geological Survey (USGS) San Jose East Quadrangle Topographic Map, the subject property is situated 89 feet above mean sea level, and the local topography is gently sloping to the southwest. The nearest surface water is the Upper Penetencia Creek, located 0.32 mile to the northeast. Based upon groundwater monitoring data collected at the subject property, the direction of groundwater flow beneath the subject property varies from the west, southwest, and northwest. Groundwater was encountered at depths of 7 to 13 feet below ground surface (bgs).

3.0 HISTORICAL REVIEW OF SITE AND VICINITY

According to historical sources, the eastern side of the subject property was formerly developed with four residences and a shed by the 1950s. During the 1950s, the remainder of the subject property was part of a larger area used as agricultural land. The residential buildings were demolished by the 1960s and the subject property consisted of vacant land. During the 1970s, the northwestern side of the subject property appeared to be used as a parking area associated with the adjacent site to the northwest. The remainder of the subject property was vacant during the 1970s. The current buildings were constructed in 1977 for occupancy by Matos Auto Center. Since 1977, the southwestern side of the subject property has been used for auto body repair and the northeastern side of the subject property was used as a police impound lot.

The subject property was historically used for agricultural purposes. The agricultural nature of use at the subject property presumably involved the application, storage, and/or mixing of pesticides on site. Based on the duration of agricultural use and the tendency of these constituents to remain in near surface soils, the former use of pesticides at the subject property may have impacted the subject property.

3.1 Aerial Photograph Review

On December 5, 2005, AEI Consultants reviewed aerial photographs of the subject property and surrounding area. Aerial photographs were reviewed for the following years:

Date: 1954
Scale: 1: 9,600

Date: 1966
Scale: 1: 36,000

Date: 1974
Scale: 1: 12,000

Date: 1984
Scale: 1: 12,000

Date: 1994
Scale: 1: 12,000

Date: 2005
Scale: Unknown

In the 1954 aerial photograph, four residences and a shed appear developed at the eastern corner of the subject property. The remainder of the subject property appears to be part of a larger area used as agricultural land. The adjacent sites to the northwest, north, northeast, east, southwest and west consist of vacant and/or agricultural land. The adjacent sites to the southeast appear to be developed with residences and orchards.

In the 1966 aerial photograph, the subject property appears to be part of a larger area consisting of vacant land. The former residences are no longer visible. The adjacent sites to the northwest, north, and northeast also appear to be vacant. The former residence is no longer visible at the adjacent site to the southeast. However, the former orchard remains adjacent to the southeast. The adjacent sites to the south and southwest appear to be developed with a warehouse building. The adjacent site to the west appears to be developed with a warehouse building.

In the 1974 aerial photograph, the northwestern side of the subject property appears to be used as a parking area extending from the adjacent site to the northwest. The remainder of the subject property appears as vacant land. The adjacent site to the northwest appears to be developed with the current warehouse building. The adjacent sites to the north and northeast appear to be developed with one of the current buildings. The adjacent sites to the east and southeast appear to be developed with the current buildings. The adjacent site to the south and southwest appear to be developed with two of the current buildings. The former warehouse building at the adjacent site to the west is no longer visible.

In the 1984 aerial photograph, the southwest and south side of the subject property appears to be developed with the current buildings. Numerous cars are visible at the remaining areas of the subject property to the north and northeast of the buildings. Additional warehouse buildings appears at the adjacent sites to the northeast and southwest. No significant changes appear at the remaining adjacent sites.

In the 1994 and 2005 aerial photographs, the subject property and surrounding properties are developed as they are today.

Copies of reviewed aerial photographs are included as Figure 3.

3.2 Local Agencies

Local agencies, such as environmental health departments, fire prevention bureaus, and building departments are contacted to identify any current or previous reports of hazardous materials use, storage, and/or unauthorized releases that may have impacted the subject property.

3.2.1 Health Department

On December 2, 2005, the Santa Clara County Environmental Health Department (SCEHD) was visited to review files on the subject property and nearby sites of concern. Files at the SCEHD may contain information regarding hazardous materials storage, as well as information regarding unauthorized releases of petroleum hydrocarbons or other contaminants that may affect the soil or groundwater in the area. The following information was on file for the subject property:

In 1992, an inspection completed for Matos Enterprises noted administrative violations. These violations were corrected. Also in 1992, a Hazardous Waste Generator Permit issued for the subject property indicated that 390 gallons of waste paint, 130 gallons of cleaning solvent and 55 gallons of antifreeze were generated annually.

In 1997, an inspection completed for Matos Auto Body noted that wet/dry paint should be collected from containers prior to disposal and absorbent material should be treated as hazardous waste rather than thrown in the dumpster. Administrative violations were also noted. All of these violations were corrected.

In 1999, an inspection completed for Matos Enterprises indicated that waste paint and solvent containers should be kept closed. The remaining violations were administrative in nature.

In 2001, a Notice of Inspection noted several administrative violations. All of these violations were corrected.

In 2004, a Notice of Violation indicated that 700 gallons of paint related material and 55 gallons of waste antifreeze were generated in 2003. The violations noted were generally administrative in nature.

3.2.2 Fire Department

On December 2, 2005, the San Jose Fire Department (SJFD) was visited for information on the subject property to identify any evidence of previous or current hazardous material usage. The following information was on file for the subject property:

Inspections

Inspections conducted in 1995 and 2001 at Matos Auto Center mainly noted administrative and fire safety violations.

Hazardous Material Business Plan

In 1998, a Hazardous Materials Business Plan (HMBP) indicated that up to 45 gallons of butyl acetate, 5 gallons of xylene, 3 gallons of primer, 16 gallons of reducer solvents, 50 pounds of acetylene, and 260 pounds of oxygen were stored onsite. Approximately 500 gallons of waste paint and solvent mixture was generated annually.

In 1999, a HMBP indicated that up to 250, 215 and 100 gallons of acetylene, lacquer thinner, and acrylic paint were stored onsite, respectively. Also, approximately 120 gallons of waste lacquer thinner and 80 gallons of waste paint were generated annually. A site plan shows the materials to the southeast of the paint booth.

In 2000 and 2002, HMBP Certification Forms were completed for Matos Auto Center.

Underground Storage Tanks (USTs)

In April 1990, a 1,000-gallon waste oil underground storage tank (UST) was removed from the northeast side of Building A, and two 8,000-gallon gasoline USTs were removed from the driveway along the southeast side of the subject property. Inspection notes completed during the tank removal indicated that no holes were observed at the time of the tank removals. Two soil samples were collected from the bottom of each of the tanks. The soil samples collected from beneath the waste oil tank (Samples F and G) were analyzed for halogenated volatile organic compounds (HVOCs), oil and grease (O&G) and total petroleum fuel hydrocarbons (TPH) with benzene, toluene, ethylbenzene, and xylene (BTEX) distinction. The soil samples collected from

beneath the gasoline tanks (Samples B, C, D, and E) were analyzed for lead, TPH with BTEX distinction. It appears that there was no Sample A. The results indicated detectable levels of lead, TPH and BTEX below the former gasoline tanks. The results of the sampling are summarized in the following tables:

Gasoline UST

Sample ID	Lead (mg/kg)	TPH (mg/kg)	B (mg/kg)	T (mg/kg)	E (mg/kg)	X (mg/kg)
B	6.6	410	1.0	7.4	8.0	31.0
C	7.6	37	0.18	0.43	0.91	5.0
D	7.1	52	0.26	0.23	1.3	3.3
E	6.6	59	0.28	0.23	1.5	5.0

Waste Oil Tank

Sample ID	HVOCs (mg/kg)	O&G (mg/kg)	TPH (mg/kg)	B (mg/kg)	T (mg/kg)	E (mg/kg)	X (mg/kg)
F	ND	ND	ND	ND	ND	ND	0.022
G	ND	ND	ND	ND	ND	ND	ND

The USTs are further discussed in Section 3.2.4.

3.2.3 Building Department

On December 2, 2005, the San Jose Building Department (SJBD) was visited for information on the subject property in order to identify historical tenants and property use. Please refer to the following table for a listing of permits reviewed:

Building Permits Reviewed

Year(s)	Applicant	Description of Permit / Building Use
1977	Fernando Matos	Building Permit for new buildings to be occupied for auto body repair.
1978	Matos Auto Center	Building Permit for concrete block fence Electrical Permits Plumbing and/or Gas Piping Permit
1979	Matos Auto Center	Mechanical Permit

According to records reviewed at the SJBD, the current buildings were constructed in 1977 for occupancy by Matos Auto Center. Several improvements were made to the subject property since 1977.

3.2.4 Other Agency

On December 2, 2005, the Santa Clara Valley Water District (SCVWD) online records were reviewed for information regarding unauthorized releases of petroleum hydrocarbons or other contaminants that may affect the soil or groundwater in the area. Records that were reviewed for nearby sites of concern are discussed in Section 4.3. The following information was on file for the subject property:

As previously discussed in Section 3.2.2, a release was discovered during the removal of the former USTs. In December 1990, the soil around the former gasoline UST was over-excavated to remove most of the impacted soils. Confirmation samples collected from beneath excavation pit contained up to 55 parts per million (ppm) TPH, below the preliminary clean up goal of 100 ppm for TPH-g. Subsequently the tank excavation pit was backfilled.

In January 1992, one groundwater monitoring well (MW-1) was installed northwest of the former gasoline USTs. The groundwater samples collected from MW-1 were analyzed for TPH-g and BTEX. The water sampled contained 11,000 parts per billion (ppb) TPH-g, 410 ppb benzene, 160 ppb ethylbenzene, and 400 ppb xylene. Toluene was detected below laboratory limits. Subsequent sampling of MW-1 in May, August and November 1992 and February 1990 detected between 1,400 and 11,000 ppb TPH-g and lesser concentrations of BTEX.

In August 1993, an eight-point soil and groundwater grab-sample survey was conducted in the area of the former gasoline USTs to determine the extent of the contamination and address issues that were raised by the SCVWD. The soil samples were analyzed for TPH-g and BTEX. A groundwater sample was also collected from monitoring well MW-1. None of the soil samples contained levels of TPH-g or BTEX above the detection limits. One of the groundwater samples contained 110 ppb TPH-g and 1.1 ppb xylene. None of the other grab-groundwater samples contained TPH-g or BTEX. The groundwater collected from monitoring well MW-1 contained 1,300 ppb TPH-g, 79 ppb benzene, 1.7 ppb toluene, 20 ppb ethylbenzene, and 14 ppb xylene. Based on the findings of this investigation, Terratech Inc. (Terratech) recommended the installation of two additional groundwater monitoring wells to determine the groundwater gradient at the subject property, and to monitor the extent and concentrations of the impact.

In April 1994, two additional groundwater monitoring wells (MW-2 and MW-3) were installed at the subject property. The groundwater samples were collected from all three groundwater monitoring wells (MW-1 through MW-3) and analyzed for TPH-g and BTEX. The groundwater sample collected from MW-1 contained 1,300 ppb TPH-g, 87 ppb benzene, 13 ppb ethylbenzene, and 7.5 ppb xylene. Toluene was detected below laboratory limits. The soil and groundwater samples collected from MW-2 and MW-3 did not contain detectable concentrations of TPH-g or BTEX. Groundwater was calculated to flow to the west.

Groundwater samples were collected from the three monitoring wells again in August 1996, during which groundwater was calculated to flow to the southwest. TPH-g, benzene, ethylbenzene and xylene and other volatile organic compounds (VOCs) were not detected. The analysis indicated a trace level of toluene at MW-1 (0.81ppb). Groundwater samples collected from monitoring wells MW-2 and MW-3 did not contain detectable levels of TPH-g or BTEX. Based on these results, Terratech recommended regulatory closure.

On January 3, 1997, the SCVWD granted regulatory case closure for the two gasoline tanks and the waste oil tank. The closure summary indicated that groundwater flows to the northwest but other sources indicate that groundwater flows to the west and southwest. In September 1998, all three groundwater monitoring wells were decommissioned. Based on the low to non-detectable concentrations of the contaminants, and the regulatory closure granted by SCVWD, no further

investigation pertaining to the former USTs appears to be warranted at this time. However, as previously discussed above, residual subsurface contamination remains in place in the vicinity of the former gasoline USTs.

3.3 Sanborn Fire Insurance Maps

Sanborn Fire Insurance maps were developed in the late 1800s and early 1900s for use as an assessment tool for fire insurance rates in urbanized areas. A search was made of University of California, Berkeley McCone Hall Earth Sciences Library and Seattle Public Library's online collection of Sanborn Fire Insurance maps on November 29, 2005. Sanborn map coverage was not available for the subject property.

3.4 City Directories

A search of historic city directories was conducted for the subject property at the San Jose Public Library on December 2, 2005. Directories were available and reviewed for the years 1940, 1945, 1949, 1955, 1960, 1965, 1970, 1975, 1977, 1985, 1990, 1995, and 2000. The following table summarizes the results of the city directory search.

City Directory Search Results

Year(s)	Occupant Listed
1940	No Listing
1945	No Listing
1949	No Listing
1955	No Listing
1960	No Listing
1965	No Listing
1970	No Listing
1975	No Listing
1977	No Listing
1985	Matos Auto Center, Matos Auto Rentals, New World Marketing Amer.
1990	A Touch of Class SV, Matos Auto Center
1995	Matos Auto Center, Towing by Matos
2000	Courtesy Truck Recovery, Matos Auto Body, Matos Auto Towing & Transport

3.5 Client-Provided Information and Interviews

The client did not report to AEI any environmental liens encumbering the subject property or report any information to AEI regarding previous uses or ownership of the subject property that indicated recognized environmental conditions in connection with the subject property. The client did not provide any title records to AEI for review.

Mr. Fernando Matos, owner of Matos Auto Body Repair, was interviewed for this investigation. Mr. Matos was not aware of any pending, threatened, or past litigation relevant to hazardous

substances or petroleum products in, on, or from the subject property; any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the subject property; or any notices from a governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.

According to Mr. Matos, he purchased the property as a vacant lot in 1977 to be developed with the two current buildings and for occupancy by Matos Auto Center. During the construction of the subject property in 1977, the entire area of the subject property (with the exception of the landscaped area at the southwest side of the subject property) was paved with asphalt. In 2004/2005, the subject property was repaved with concrete. Since 1977, the southwestern side of the subject property has been used for auto body repair and the northeastern side of the subject property has been used as a police impound lot.

Information obtained during interviews with local government officials is incorporated into the appropriate segments of this section.

3.6 Previous Reports Reviewed

A previous report was provided to AEI by San Jose Transit Village Partners, LLC during this investigation. A summary of the reports follows:

Phase I Environmental Site Assessment, DCI Services (DCI) (July 2002)

DCI briefly discussed the former USTs. Based on a review of records available at the San Jose Planning Department (SJPD), SJBD, SJFD, and the California Department of Conservation-Division of Oil and Gas (CDC- DOG), as well as a site inspection, an interview with the property owner and personnel, and a review of a regulatory database, DCI concluded that no additional investigation was warranted at the time of their investigation.

Groundwater monitoring reports, well destruction records and the regulatory closure letter for the former USTs were also provided and were previously discussed in Section 3.2.2.

4.0 REVIEW OF REGULATORY AGENCY RECORDS

The following information was obtained through a search of electronically compiled federal, state, county, and city databases provided by Track Info Services Environmental FirstSearch. The database search includes regulatory agency lists of known or potential hazardous waste sites, landfills, hazardous waste generators, and disposal facilities in addition to sites under investigation. The information provided in this report was obtained from publicly available sources. The locations of the sites listed in this report are plotted with a geographic information system utilizing geocoding of site addresses. The accuracy of these locations is generally +/- 300 feet. AEI's field representative has attempted to confirm the locations of listings on or adjacent to the subject property. Refer to the radius map (Appendix B: Regulatory Database Review Report) for the locations of the sites in relation to the subject property.

4.1 Records Summary

DATABASE REVIEWED	SUBJECT PROPERTY	ADJACENT PROPERTY
Identification as National Priorities List (NPL) "Superfund" site	No	No
Identification as RCRA CORRACTS site	No	No
Identification as State (CalSites SPL/SCL) site	No	No
Identification as CERCLIS and/or CERCLIS/NFRAP site	No	No
Reported as leaking underground storage tanks (LUST) site	Yes	Yes
Identification as solid waste landfill (SWLF)	No	No
Registered underground/aboveground storage tanks (UST/AST)	No	No
Identification as an Emergency Response Notification Systems (ERNS) site	No	Yes
Identification as hazardous waste handler and/or generator (RCRA-TSD, LG-GEN and/or SM-GEN)	No	Yes
Identification as SPILLS Site	No	No

The subject property was identified as a leaking underground storage tank (LUST) site during the regulatory database search. Information pertaining to the subject property LUST listing was previously discussed in Sections 3.2.2 and 3.2.4.

The adjacent to the southeast of the subject property (650 North King Road) was identified as a LUST site and an ERNS site. The adjacent sites to the southeast (660 North King Road, 650 North King Road, and 1860 Dobbin Drive) were identified as RCRA generators. These listings are further discussed in Section 4.3.

4.2 Contaminant Migration

Migration of petroleum hydrocarbon or volatile organic compound (VOC) contamination is generally via groundwater. Therefore, only those contaminant release sites located hydrologically upgradient relative to the subject property are expected to represent a potential environmental concern to the subject property. Contaminated sites located hydrologically downgradient of the subject property are not expected to represent a potential threat to the groundwater quality beneath the subject property. Sites that are situated hydrologically cross-gradient relative to the subject property are not expected to represent a concern unless close proximity allows for the potential of lateral migration. As discussed in Section 2.3, groundwater flow in the vicinity of the subject property is assumed to vary to the west, northwest, and southwest.

4.3 Record Details

National Priorities List (NPL) is EPA's national listing of contaminated sites targeted for cleanup because they pose a threat to human health and the environment. The Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA or Superfund) authorizes and requires the EPA to investigate, categorize, and enforce the cleanup of hazardous waste sites on the NPL. An NPL site on or near a particular property may threaten the environmental integrity of the property or affect its marketability.

One site within a 1-mile radius of the subject property was identified during the NPL database search.

- Solvent Service, Inc. located at 1021 Berryessa Road is plotted approximately 0.76 mile southwest of the subject property. According to the regulatory database, this facility recycles waste solvents from nearby industries on a 3.5 acre site. Waste solvents were stored in drums and USTs onsite. An investigation conducted in 1983 found soils contaminated with high concentrations of VOCs. In 1985, the company was required to define the extent of the contamination and to install wells to stop the contamination. The company installed 95 on and off-site monitoring wells, extraction wells, and extraction trenches to stop and monitoring the migration of the contaminants. The site has been removed from the NPL list because in November 28, 1989, a RCRA permit with corrective action was issued. According to the most recent groundwater monitoring report on file at the SCVWD, dated October 30, 2005, the nearest groundwater monitoring well located 0.7 mile from the subject property, did not contain VOCs that were above the laboratory detection limits. Based on this information, the direction of groundwater flow and relative distance from the subject property, the VOC contamination at this site is not expected to represent a significant environmental concern to the subject property.

CORRACTS is an EPA-maintained database of Resource Conservation and Recovery Act (RCRA) facilities undergoing "corrective action". A "corrective action order" is issued when there has been a release of hazardous waste or constituents into the environment from a RCRA

facility. Corrective actions may be required beyond the facility's boundary and can be required regardless of when the release occurred, even if it predates RCRA.

No sites within a 1-mile radius of the subject property were identified during the CORRACTS database search.

California Sites (CalSites) are provided by the California Environmental Protection Agency, Department of Toxic Substances Control and include state equivalent NPL (SPL) and CERCLIS (SCL) sites.

Four sites within a 1-mile radius of the subject property were identified during the CalSites database search.

- Cherry Acres Partnership, located at 1671 Mabury Road is plotted approximately 0.09 mile southwest (hydrologically downgradient) of the subject property. According to the regulatory database, this site consists of 3.98 acres. From approximately 1986 to 1998, portions of the site were occupied by Exion Technology Inc./Pico Media, Inc., which performed manufacturing for the semiconductor industry including nickel plating operations. Based on the direction of groundwater flow, this site is not expected to represent a significant environmental concern.
- San Jose Crane and Rigging located at 660 Giguere is plotted approximately 0.17 mile southeast of the subject property. According to the regulatory database, three USTs were removed from the site in August 1989. Although the tanks were structurally intact, staining was observed in the soil near the fill ports and on the sidewall of the excavation beneath the pump island. According to the latest groundwater monitoring data (October 2000) provided by SCVWD, the nearest groundwater monitoring well (located approximately 300 feet southeast of the subject property) did not contain detectable concentrations of TPH-g, total petroleum hydrocarbons as diesel (TPH-d), BTEX, methyl tertiary-butyl ether (MTBE), ethylene dibromide (1,2-Dibromoethane), 1,2-Dichlorethane (1,2DCA), di-isopropyl ether (DIPE), Ethyl tert-Butyl Ether (ETBE), tert-Amyl Methyl Ether (TAME) and tert-Butanol. Based on the groundwater data for the nearest monitoring well, this site is not expected to represent a significant environmental concern.
- DAP, Inc. located at 520 North Marburg Way is plotted approximately 0.50 mile southwest of the subject property. Based on relative distance and the direction of groundwater flow, this site is not expected to represent a significant environmental concern.
- Empire Gardens Elementary School located at 1060 East Empire Street is plotted approximately 0.85 mile southwest of the subject property. Based on relative distance and the direction of groundwater flow, this site is not expected to represent a significant environmental concern.

CERCLIS and CERCLIS/NFRAP are lists of sites that the EPA has investigated or is presently investigating for release or threatened release of hazardous substances, which may be subject to review in accordance with the terms and conditions of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA, also known as Superfund). Sites listed on the "No Further Remedial Action Planned" (NFRAP) database are sites where, following an initial investigation, no contamination was found, contamination was removed quickly, or the contamination was not serious enough to require federal Superfund or NPL consideration.

No sites within a 1/2-mile radius of the subject property were identified during the CERCLIS/NFRAP database search.

Leaking Underground Storage Tanks (LUST) List is a list produced by the Regional Water Quality Control Board (RWQCB) of known sites with current or former leaking underground storage tanks on the premises.

Thirty-three sites within a 1/2-mile radius of the subject property were identified during the LUST database search. Seven of these sites are plotted within 1/8-mile of the subject property and are discussed below.

- Matos Auto Center, the subject property, was identified as a LUST site and was previously discussed in Sections 3.2.2 and 3.2.4.
- Frito-Lay Inc. formerly located at 650 North King Road, is adjacent to the southeast of the subject property. This site was listed twice in the regulatory database. According to the regulatory database and online files at SCVWD, six USTs containing diesel, gasoline and fuel oil were removed from the site in 1986 and 1990. The soil and groundwater at this site contained detectable levels of gasoline (up to 15 ppm) and elevated levels of diesel (up to 12,471 ppm). Contaminated soil was excavated and disposed at an approved site. Confirmation sampling of the soil and groundwater did not contain detectable levels of TPH-g, TPH-d, or BTEX. Regulatory "Case Closure" was issued in March 1995. Based on the regulatory status, this site is not expected to represent a significant environmental concern.
- Taniguchi Estate, located at 12280 Mabury Road, was plotted 0.05 mile northwest of the subject property. According to the regulatory database and the online files at SCVWD, a diesel UST, a gasoline UST and associated piping were removed from this site in November 2001. Soil samples collected from below the tanks contained low levels of xylenes and MTBE. The contamination was reportedly confined to the soil only. Regulatory "Case Closure" was issued in March 2004. Based on the extent of the contamination and the regulatory status, this site is not expected to represent a significant environmental concern.
- The De Jesus Store located at 796 North King Road is plotted 0.07 mile northwest of the subject property. This site was listed twice in the regulatory database. According to the regulatory database and the online files at SCVWD, two USTs of unknown size and content

were removed in 1981. In 1990, one soil boring revealed elevated levels of TPH-g, TPH-d and BTEX in the soil and the groundwater. In 1993, contaminated soil was excavated and removed from the site. A groundwater extraction and treatment system was utilized as a remediation method from 1995 to 2001. However, attempts at remediation were difficult due to inadequate flow of groundwater. Analytical soil and groundwater data indicated that moderate concentrations of TPH-g, TPH-d, and BTEX still exists onsite. High concentrations of residual soil contamination exist in the vicinity of the former tanks (beneath the intersection of Mabury Road and North King Road). Regulatory "Case Closure" was issued in May 2002. However, due to the residual contamination remaining at the site, SCVWD indicated that additional work may be necessary if the residual soil contamination is disturbed. Groundwater sampling data collected from the nearest monitoring wells (MW-1, approximately 60 feet to the west of the subject property) in 1991 and 1993 did not contain detectable levels of TPH-g, TPH-d, or BTEX. Based on the direction of groundwater flow and the concentrations reported at the groundwater monitoring well closest to the subject property, this site is not expected to represent a significant environmental concern.

Solid Waste Landfills (SWLF) is a database generated by the State of California Solid Waste Information System (SWIS), which includes active and inactive landfills and transfer stations within the state maintained by the California Integrated Waste Management Board.

No sites within a ½-mile radius of the subject property were identified during the SWLF database search.

Underground/Aboveground Storage Tanks (UST/AST) List is a comprehensive listing of registered underground and aboveground storage tanks located within the State of California.

No sites within a ¼-mile radius of the subject property were identified during the UST/AST database search.

Emergency Response Notification Systems (ERNS) List is EPA's database of emergency response actions.

One site within a ¼-mile radius of the subject property was identified during the ERNS database search.

- The PG&E site located at 650 North King Road is the adjacent site to the southeast of the subject property. According to the regulatory database, approximately 97 gallons of PCB containing oil was spilled at this site due to a leak in a transformer. The release contained 0.32 ppm PCBs. Groundwater was not affected and the spill was cleaned up by PG&E. Based on the quantity spilled and the lack of a subsurface impact, this site is not expected to represent a significant environmental concern.

Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. Information from the RCRA

database is divided into three categories: TSD, LG GEN and SM GEN. The TSD category is searched to a 1-mile radius and tracks facilities which treat, store and/or dispose of hazardous waste. LG GEN, or large generators, are facilities that generate more than 1000 kg of hazardous waste per month. SM GEN, or small generators, are facilities that generate between 100 and 1000 kg of hazardous waste per month. The LG-GEN and SM-GEN databases are searched up to a 1/8-mile radius from the subject property.

No sites within a 1-mile radius of the subject property were identified during the RCRA-TSD database search.

Seven sites within a 1/8-mile radius of the subject property were identified during the RCRA (LG- and SM-GEN) database search. The adjacent sites to the southeast (660 North King Road, 650 North King Road, and 1860 Dobbin Drive) were identified as RCRA generators.

The storage, treatment, disposal and/or generation of hazardous materials at these sites is not a significant environmental concern based on the lack of a documented release or factors discussed in prior segments of Section 4.3.

SPILLS sites are provided by the RWQCB. This list includes sites that have recorded spills, leaks, investigations, and cleanups.

No sites within a 1/8-mile radius of the subject property were identified during the SPILLS database search.

5.0 SITE INSPECTION AND RECONNAISSANCE

On December 2, 2005, a site reconnaissance of the subject property and adjacent properties was conducted by Sau San of AEI in order to obtain information indicating the likelihood of recognized environmental conditions at the subject property and adjacent properties as specified in ASTM Standard Practice E1527-00 §8.4.2, 8.4.3 and 8.4.4.

5.1 On-Site Observations

Identified		Observation
Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Hazardous Substances and/or Petroleum Products in Connection with Property Use
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Aboveground & Underground Hazardous Substance or Petroleum Product Storage Tanks (ASTs / USTs)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hazardous Substance and Petroleum Product Containers and Unidentified Containers not in Connection with Property Use
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unidentified Substance Containers
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Electrical or Mechanical Equipment With the Potential to Contain PCBs
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Interior Stains or Corrosion
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Strong, Pungent or Noxious Odors
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pool of Liquid
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Drains and Sumps
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pits, Ponds and Lagoons
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Stained Soil or Pavement
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Stressed Vegetation
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Solid Waste Disposal or Evidence of Fill Materials
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Waste Water Discharges
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wells
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Septic Systems
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other

Hazardous Substances and/or Petroleum Products in Connection with Property Use

Two 55-gallon drums of waste paint/solvent mixtures, one 55-gallon drum of soap, and two empty 55-gallon drums were observed adjacent to the carwash area which is further discussed below. One of these drums was equipped with secondary containment. As a best management practice, all drums of hazardous materials should be equipped with secondary containment.

Paint and urethane reducer were observed in small containers (less than 5 gallons) on shelves adjacent to the paint booth at the southeast side of Building B. A 55-gallon drum of spray gun cleaning fluid (solvent) was observed in a flammables storage cabinet adjacent to the spray booths. Please refer to discussion of the drains and separator below.

Electrical or Mechanical Equipment with the Potential to Contain PCBs

Toxic polychlorinated biphenyls (PCBs) were commonly used historically in electrical equipment such as transformers, fluorescent lamp ballasts, and capacitors. According to United States EPA regulation 40 CFR, Part 761, there are three categories for classifying such equipment: <50 ppm of PCBs is considered "Non-PCB"; between 50 and 500 ppm is considered "PCB-Contaminated"; and >500 ppm is considered "PCB-Containing".

The management of potential PCB-containing transformers is the responsibility of the local utility or the transformer owner. Actual material samples need to be collected to determine if transformers are PCB-containing.

One pad-mounted transformer was observed on the subject property during the site inspection. No spills, staining or leaks were observed on or around the transformer. Based on the good condition of the equipment, the transformer is not expected to represent a significant environmental concern.

Two underground hydraulic lifts are located in the service area of Building A. Only one of these hydraulic lifts is currently operable. The other hydraulic lift is currently broken. Both hydraulic lifts were presumably installed in 1977. The hydraulic fluid contained within the lifts can potentially contain toxic polychlorinated biphenyls (PCBs). Based on the age of the lifts as well as the unknown condition of the inoperable lifts, the presences of the hydraulic lifts represent a recognized environmental concern.

Drains and Sumps

A drain was observed in the carwash area (northeast of Building B) and in the paint booth (northeast side of Building B). Water from the carwash area and paint booth is directed to a four-chambered oil/water separator at the southeast side of the subject property. Three drains formerly located in the service bays (northwest side of Building A) previously directed water to the oil/water separator. Mr. Fernando Matos, owner of Matos Auto Body Repair, stated that the drains were sealed approximately 10 years ago (1994). The drain lines and the separator represent potential conduits to the subsurface of the subject property for any hazardous substances or petroleum products released to the drain or separator system. Current and historical hazardous materials used onsite include solvents and paints. Based on the presence of paint products and solvents associated with current and historic onsite operations, and the unknown integrity of the drain lines and separator system, the potential exists that the subject property has been impacted by these features.

Storm drains were observed throughout paved parking areas and paved impound lot of the subject property. No hazardous substances or petroleum products were noted in the vicinity of the drains. Based on the use of the drains solely for storm water runoff, the presence of the drains is not expected to represent a significant environmental concern.

Wells

Two former groundwater monitoring wells were observed during the site reconnaissance. The third well could not be located due to the number of cars parked in the paved areas. However, these wells have been properly decommissioned under permit as previously discussed in Section 3.2.4.

5.2 Non-ASTM Services

Asbestos-Containing Building Materials

For buildings constructed prior to 1980, the Code of Federal Regulations (29 CFR 1926.1101) states that all thermal system insulation (boiler insulation, pipe lagging, and related materials) and surface materials must be designated as "presumed asbestos-containing material" (PACM) unless proven otherwise through sampling in accordance with the standards of the Asbestos Hazard Emergency Response Act.

Due to the age of the subject property buildings, there is a potential that ACMs are present. All suspect ACMs and painted surfaces were observed in good condition and are not expected to pose a health and safety concern to the occupants of the subject property at this time. However, samples should be collected and analyzed prior to demolition activities.

The condition and friability of the identified suspect ACMs is noted in the following table:

Suspect Asbestos Containing Materials (ACMs)

Material	Location	Friable	Condition
Drywall Systems	Throughout Building Interiors	Yes	Good
Base Cove Mastic	Throughout Building Interiors	Yes	Good
Linoleum Tile	Various Locations	No	Good
Ceiling Tile	Office Areas	Yes	Good
Roofing Systems	Roof	Not Inspected	Not Inspected

This list is not intended to represent a comprehensive list of potential on-site suspect ACMs. All observed suspect ACMs were in good condition and are not expected to pose a health and safety concern to the occupants of the subject property at this time.

Regardless of building construction date, the EPA's National Emission Standards for Hazardous Air Pollutants (NESHAP) requires that an asbestos survey adhering to AHERA sampling protocol be performed prior to demolition or renovation activities that may disturb ACMs. This requirement is typically enforced by the local air pollution control or air quality management district, and specifies that all suspect asbestos-containing materials (ACMs) be sampled to determine the presence or absence of asbestos prior to any renovation or demolition activities to prevent potential exposure to workers and/or building occupants. Similarly, OSHA regulations require that specific work practices be implemented when handling construction materials and debris that contain lead-containing materials (see below).

Lead-Based Paint

Lead-based paint is defined as any paint, varnish, stain, or other applied coating that has 1 mg/cm² (or 5,000 ug/g by dry weight) or more of lead. Section 1017 of the Housing and Urban Development Guidelines, Residential Lead-Based Paint Hazard Reduction Act of 1992, otherwise known as "Title X", defines a lead-based paint hazard as "any condition that causes exposure to lead that would result in adverse human health effects" resulting from lead-

contaminated dust, bare, lead-contaminated soil, and/or lead-contaminated paint that is deteriorated or present on accessible, friction, or impact surfaces. Therefore, under Title X, intact lead-based paint on most walls and ceilings would not be considered a "hazard", although the paint should be maintained and its condition monitored to ensure that it does not deteriorate and become a hazard. Additionally, Section 1018 of this law directed HUD and EPA to require the disclosure of known information on lead-based paint and lead-based paint hazards before the sale or lease of most housing built before 1978. Most private housing, public housing, federally owned housing, and housing receiving Federal assistance are affected by this rule.

In buildings constructed after 1978, it is very unlikely that lead-based paint is present. Due to the age of the subject property buildings, there is a potential that lead-based paint is present. Both interior and exterior painted surfaces were observed to be in good condition and are not expected to pose a health and safety concern to the occupants of the subject property at this time.

Local regulations may apply to lead-based paint in association with building renovation/demolition and worker/occupant protection. Actual material samples would need to be collected in order to determine if lead-based paint is present.

Radon

Radon is a naturally-occurring, odorless, invisible gas. Natural radon levels vary and are closely related to geologic formations. Radon may enter buildings through basement sumps or other openings.

The US EPA has prepared a map to assist National, State, and local organizations to target their resources and to implement radon-resistant building codes. The map divides the country into three Radon Zones, Zone 1 being those areas with the average predicted indoor radon concentration in residential dwellings exceeding the EPA Action limit of 4.0 picoCuries per Liter (pCi/L). It is important to note that the EPA has found homes with elevated levels of radon in all three zones, and the EPA recommends site specific testing in order to determine radon levels at a specific location. However, the map does give a valuable indication of the propensity of radon gas accumulation in structures.

Radon sampling was not requested as part of this investigation. According to the USEPA, the radon zone level for the area is Zone 2, which has a predicted average indoor screening level between 2 pCi/L and 4 pCi/L, at or below the action level of 4.0 pCi/L set forth by the EPA.

Drinking Water Sources and Lead in Drinking Water

The San Jose Municipal District supplies potable water to the subject property. The most recent water quality report states that lead levels in the areas water supply ranged from 2 to 10 parts per billion (ppb) and therefore are well within standards established by the agency.

5.3 Adjacent Property Reconnaissance Findings

Identified		Observation
Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Hazardous Substances and/or Petroleum Products in Connection with Property Use
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Aboveground & Underground Hazardous Substance or Petroleum Product Storage Tanks (ASTs / USTs)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hazardous Substance and Petroleum Product Containers and Unidentified Containers not in Connection with Property Use
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unidentified Substance Containers
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Electrical or Mechanical Equipment With the Potential to Contain PCBs
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Interior Stains or Corrosion
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Strong, Pungent or Noxious Odors
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pool of Liquid
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Drains and Sumps
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pits, Ponds and Lagoons
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Stained Soil or Pavement
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Stressed Vegetation
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Solid Waste Disposal or Evidence of Fill Materials
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Waste Water Discharges
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wells
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Septic Systems
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other

Hazardous Substances and/or Petroleum Products in Connection with Property Use

Based on the nature of occupancy, toners, small amounts of lubricating oils, and small amounts of adhesives are used at presumed at BR Printers and lubricating oils are assumed to be stored at L&T Precision Machining. Based on a lack of a documented release, the storage of these materials at the adjacent sites are not expected to represent a significant environmental concern.

Electrical or Mechanical Equipment with the Potential to Contain PCBs

Several pole-mounted and pad-mounted transformers were observed on the adjacent sites during the site inspection. No spills, staining or leaks were observed on or around the transformers. Based on the good condition of the equipment, the transformers are not expected to represent a significant environmental concern.

Drains and Sumps

Several storm drains were observed at the adjacent sites. No significant stains were observed in the area of the storm drains, and no evidence of the improper discharge of hazardous materials or petroleum products was apparent. No storage of hazardous materials or petroleum products appeared present near the storm drains. Based on observations of the drains, the presence of the drains is not expected to represent a significant environmental concern.

6.0 FINDINGS AND CONCLUSIONS

Findings

Recognized environmental conditions (RECs) are defined by the ASTM Standard Practice E1527-00 as the presence or likely presence of any hazardous substances or petroleum products under conditions that indicate an existing release, a past release, or a material threat of a release into structures on the property or into the ground, groundwater, or surface water of the property. AEI's investigation has revealed the following recognized environmental conditions associated with the subject property or nearby properties:

- A drain was observed in the carwash area (northeast of Building B) and in the paint booth (northeast side of Building B). Water from the carwash area and paint booth is directed to a four-chambered oil/water separator at the southeast side of the subject property. Three drains formerly located in the service bays (northwest side of Building A) previously directed water to the oil/water separator. Mr. Fernando Matos, owner of Matos Auto Body Repair, stated that the drains were sealed approximately 10 years ago (1994). The drain lines and the separator represent potential conduits to the subsurface of the subject property for any hazardous substances or petroleum products released to the drain or separator system. Current and historical hazardous materials used onsite include solvents and paints. Based on the presence of paint products and solvents associated with current and historic onsite operations, and the unknown integrity of the drain lines and separator system, the potential exists that the subject property has been impacted by these features.
- Two underground hydraulic lifts are located in the service area of Building A. Only one of these hydraulic lifts is currently operable. The other hydraulic lift is currently broken. Both hydraulic lifts were presumably installed in 1977. The hydraulic fluid contained within the lifts can potentially contain toxic polychlorinated biphenyls (PCBs). Based on the age of the lifts as well as the unknown condition of the inoperable lifts, the presences of the hydraulic lifts represent a recognized environmental concern.
- The subject property was historically used for agricultural purposes. The agricultural nature of use at the subject property presumably involved the application, storage, and/or mixing of pesticides on site. Based on the duration of agricultural use and the tendency of these constituents to remain in near surface soils, the former use of pesticides at the subject property may have impacted the subject property.

Historical recognized environmental conditions (HRECs) are defined by the ASTM Standard Practice E1527-00 as an environmental condition which in the past would have been considered a recognized environmental condition, but which may or may not be considered a recognized environmental condition currently. AEI's investigation has revealed the following historical recognized environmental conditions associated with the subject property or nearby properties:

- In April 1990, a 1,000-gallon waste oil underground storage tank (UST) was removed from the northeast side of Building A, and two 8,000-gallon gasoline USTs were removed from

the driveway along the southeast side of the subject property. Two soil samples were collected from the bottom of each of the tanks. The soil samples collected from beneath the waste oil tank were analyzed for halogenated volatile organic compounds (HVOCs), oil and grease (O&G) and total petroleum fuel hydrocarbons (TPH) with benzene, toluene, ethylbenzene, and xylene (BTEX) distinction. The soil samples collected from beneath the gasoline tanks were analyzed for lead, and TPH with BTEX distinction. The result of the initial sampling indicated detectable levels of lead, TPH and BTEX below the former gasoline tanks.

In December 1990, the soil around the former gasoline UST was over-excavated to remove most of the impacted soils. Confirmation samples collected from beneath excavation pit contained up to 55 parts per million (ppm) TPH, below the preliminary clean up goal of 100 ppm for TPH-g. Subsequently, the tank excavation pit was backfilled. In January 1992, one groundwater monitoring well (MW-1) was installed northwest of the former gasoline USTs.

In August 1993, an eight-point soil and groundwater grab-sample survey was conducted in the area of the former gasoline USTs to determine the extent of the contamination and to address issues that were raised by the Santa Clara Valley Water District (SCVWD). None of the soil samples contained detectable levels of TPH-g or BTEX. One of the groundwater samples contained 110 parts per billion (ppb) TPH-g and 1.1 ppb xylene. None of the other grab-groundwater samples contained TPH-g or BTEX.

In April 1994, two additional groundwater monitoring wells (MW-2 and MW-3) were installed at the subject property to determine the groundwater gradient at the subject property and to monitor the extent and concentrations of the impact.

Groundwater samples were collected from the three monitoring wells in August 1996. Groundwater reportedly flowed to the southwest. TPH-g, BTEX and other volatile organic compounds (VOCs) were not detected, with the exception of a trace level of toluene at MW-1 (0.81 ppb).

On January 3, 1997, the SCVWD granted regulatory case closure for the two gasoline tanks and the waste oil tank. In September 1998, all three groundwater monitoring wells were decommissioned. Based on the low to non-detectable concentrations of the contaminants, and the regulatory closure granted by SCVWD, no further investigation pertaining to the former USTs appear to be warranted at this time. However, as previously discussed above, residual subsurface contamination remains in place in the vicinity of the former gasoline USTs.

Environmental issues include environmental concerns identified by AEI that warrant discussion but do not qualify as recognized environmental conditions, as defined by the ASTM Standard Practice E1527-00. AEI's investigation has revealed the following environmental issues associated with the subject property or nearby properties:

- Due to the age of the subject property buildings, there is a potential that asbestos-containing materials (ACMs) and/or lead-based paint are present. All suspect ACMs and painted surfaces were observed in good condition and are not expected to pose a health and safety concern to the occupants of the subject property at this time. However, samples should be collected and analyzed prior to any demolition activities.

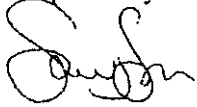
Conclusions, Opinions, and Recommendations

AEI's investigation revealed recognized environmental conditions associated with the subject property that require further investigation. Based on historical agricultural use, the presences of hydraulic lifts, floor drains and an oil/water separator and with the understanding that the subject property is planned for residential redevelopment, AEI recommends subsurface sampling.

7.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONALS

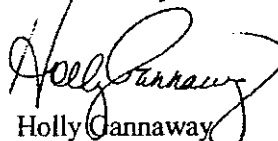
AEI Consultants has performed a Phase I Environmental Site Assessment for the property located at 670 North King Road in the City of San Jose, Santa Clara County, California, in conformance with the scope and limitations of ASTM Standard Practice E1527-00. Any exceptions to, or deletions from, this practice are described in Section 1.2 of this report.

Prepared By:

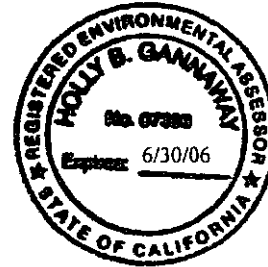


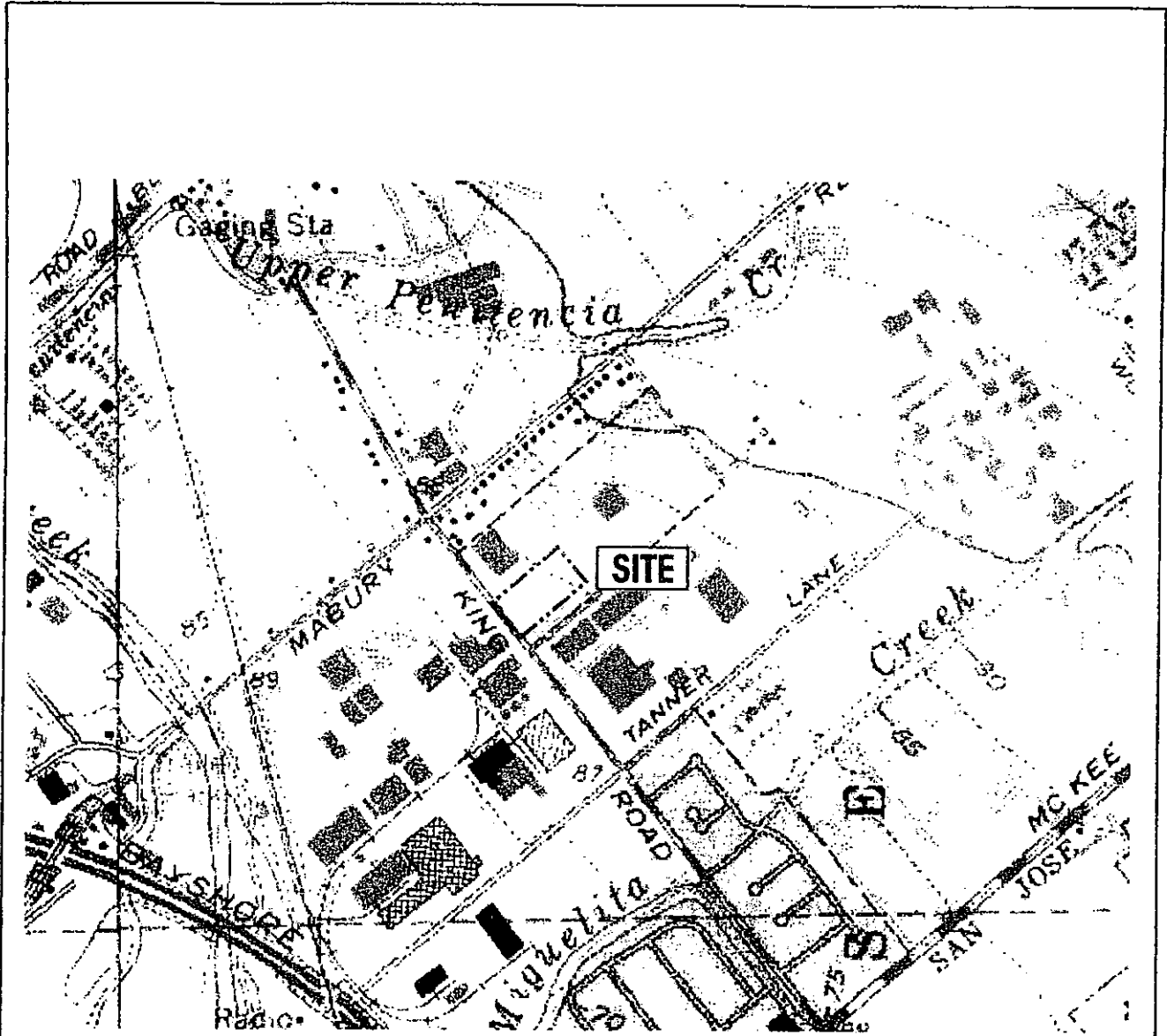
Sau San
Project Manager

Reviewed By:



Holly Gannaway
Senior Author, REA





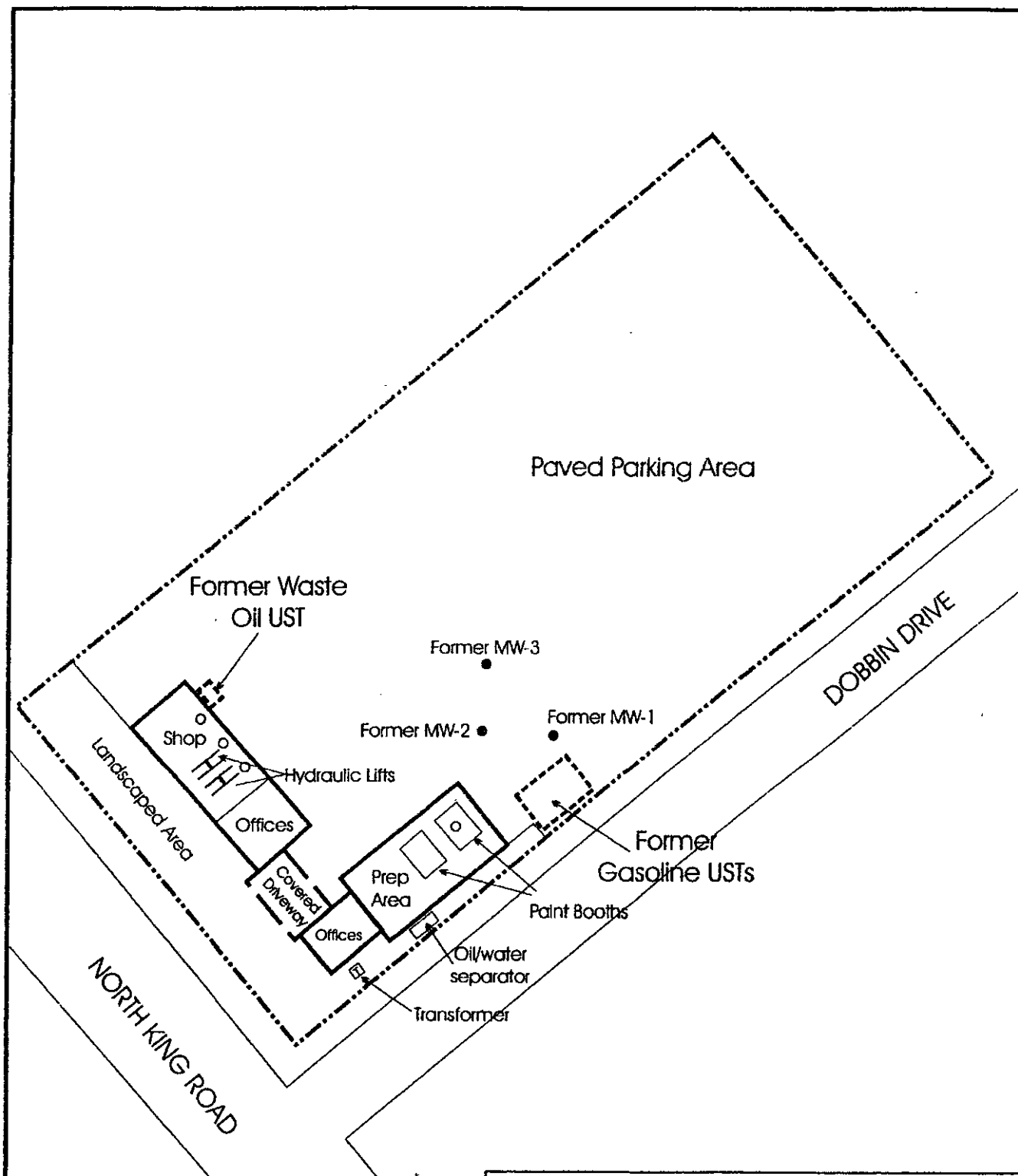
USGS TOPOGRAPHIC MAP
 SAN JOSE EAST QUADRANGLE
 Created 1978 Revised 1980

AEI CONSULTANTS 2500 Camino Diablo, Suite 200, Walnut Creek, CA 94597	
SITE LOCATION PLAN	
670 North King Road San Jose, CA	FIGURE 1 Job No: 115419




LEGEND	
	Subject Property Line


AEI CONSULTANTS	
2500 Camino Diablo, Suite 200, Walnut Creek, CA 94597	
Drawn by: SS	Scale: Not to Scale
SITE PLAN 1	
670 North King Road San Jose, CA	FIGURE 2 Job No: 115419





LEGEND

N

Subject Property Line 

Drains to Oil/Water Separator 

Former Grounwater Monitoring Wells 

Hydraulic Lift 

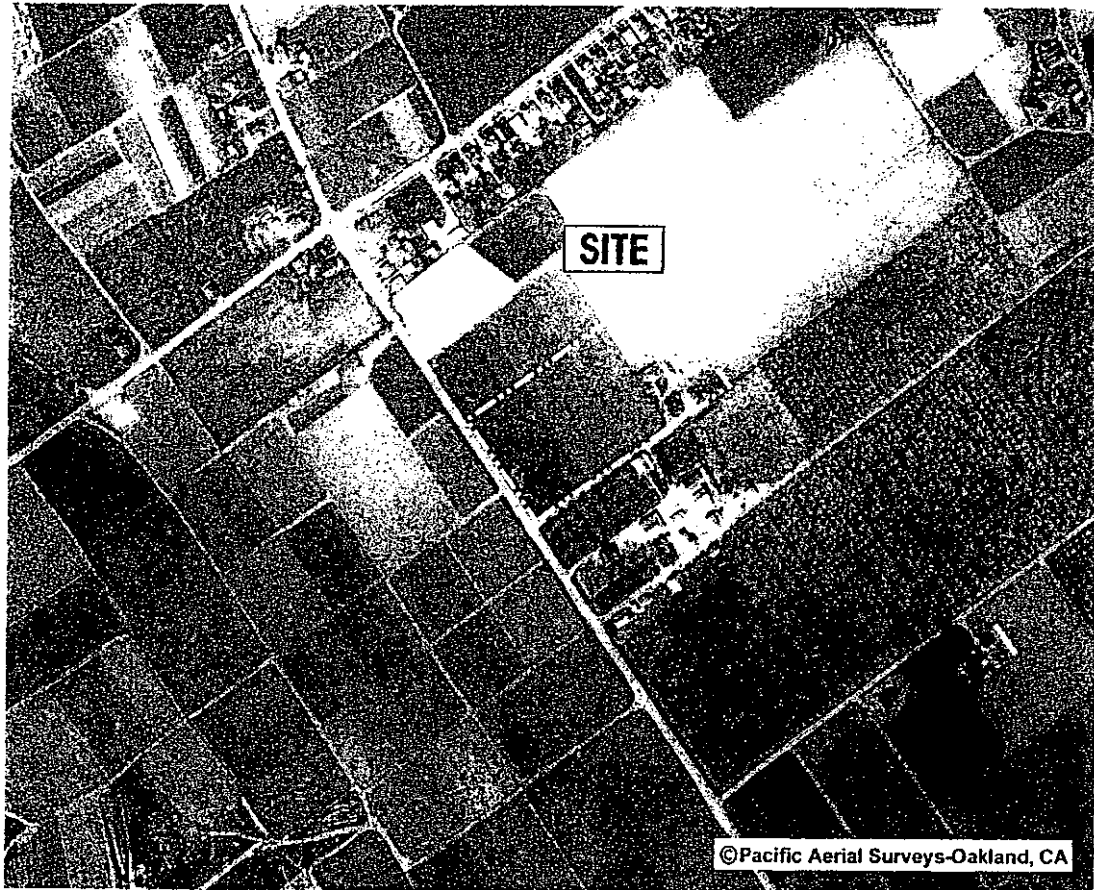
AEI CONSULTANTS
 2500 Camino Diablo, Suite 200, Walnut Creek, CA 94597

Drawn by: SS Scale: Not to Scale

SITE PLAN 2

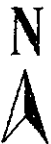
670 North King Road
 San Jose, CA

FIGURE 2
 Job No: 115419



SOURCE: Pacific Aerial Surveys
YEAR: 1954

AEI CONSULTANTS 2500 Camino Diablo, Suite 200, Walnut Creek, CA 94597	
AERIAL PHOTOGRAPH	
670 North King Road San Jose, CA	



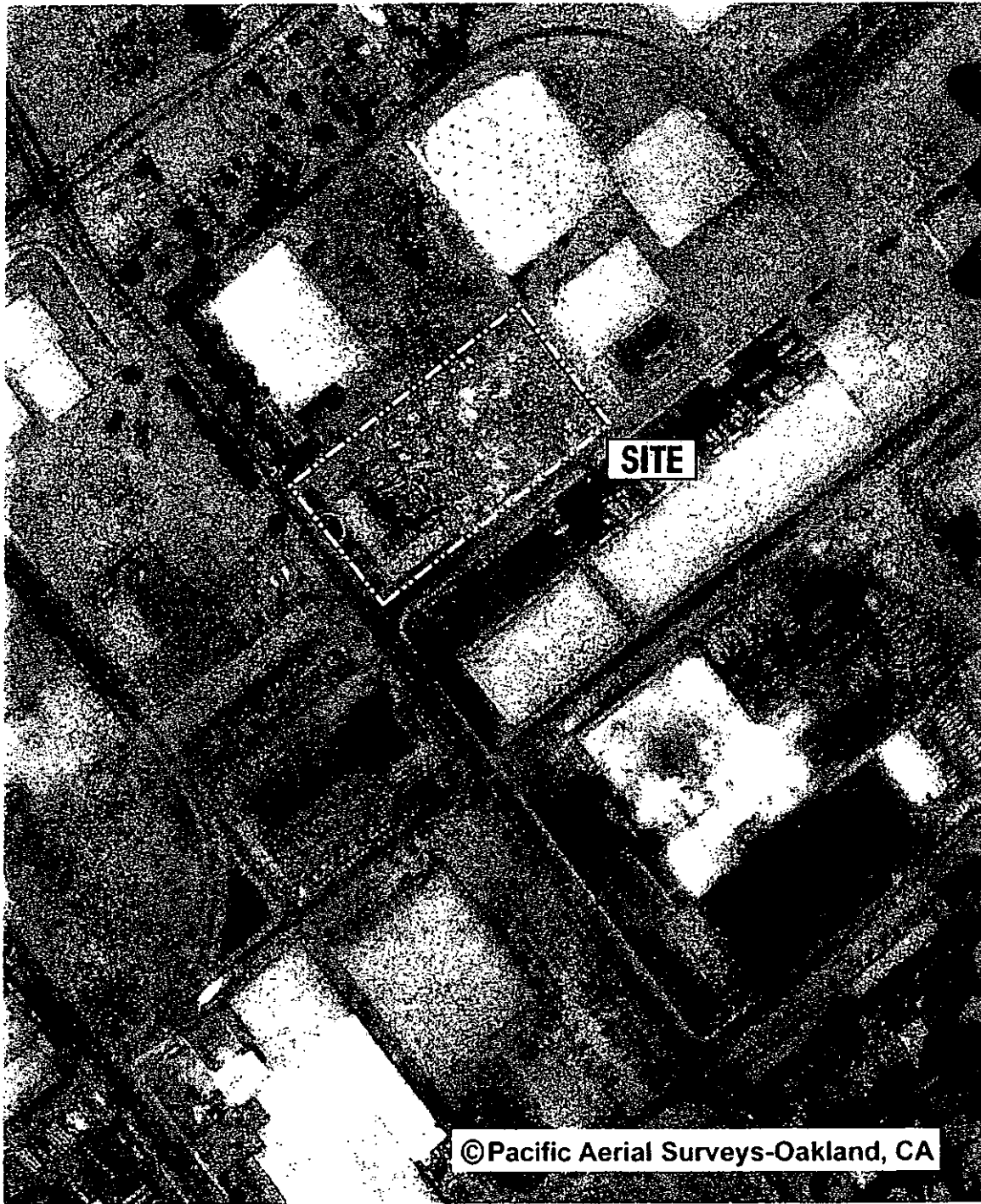
SOURCE: Pacific Aerial Surveys
YEAR: 1966

AEI CONSULTANTS 2500 Camino Diablo, Suite 200, Walnut Creek, CA 94597	
AERIAL PHOTOGRAPH	
670 North King Road San Jose, CA	



SOURCE: Pacific Aerial Surveys
YEAR: 1974

AEI CONSULTANTS 2500 Camino Diablo, Suite 200, Walnut Creek, CA 94597	
AERIAL PHOTOGRAPH	
670 North King Road San Jose, CA	



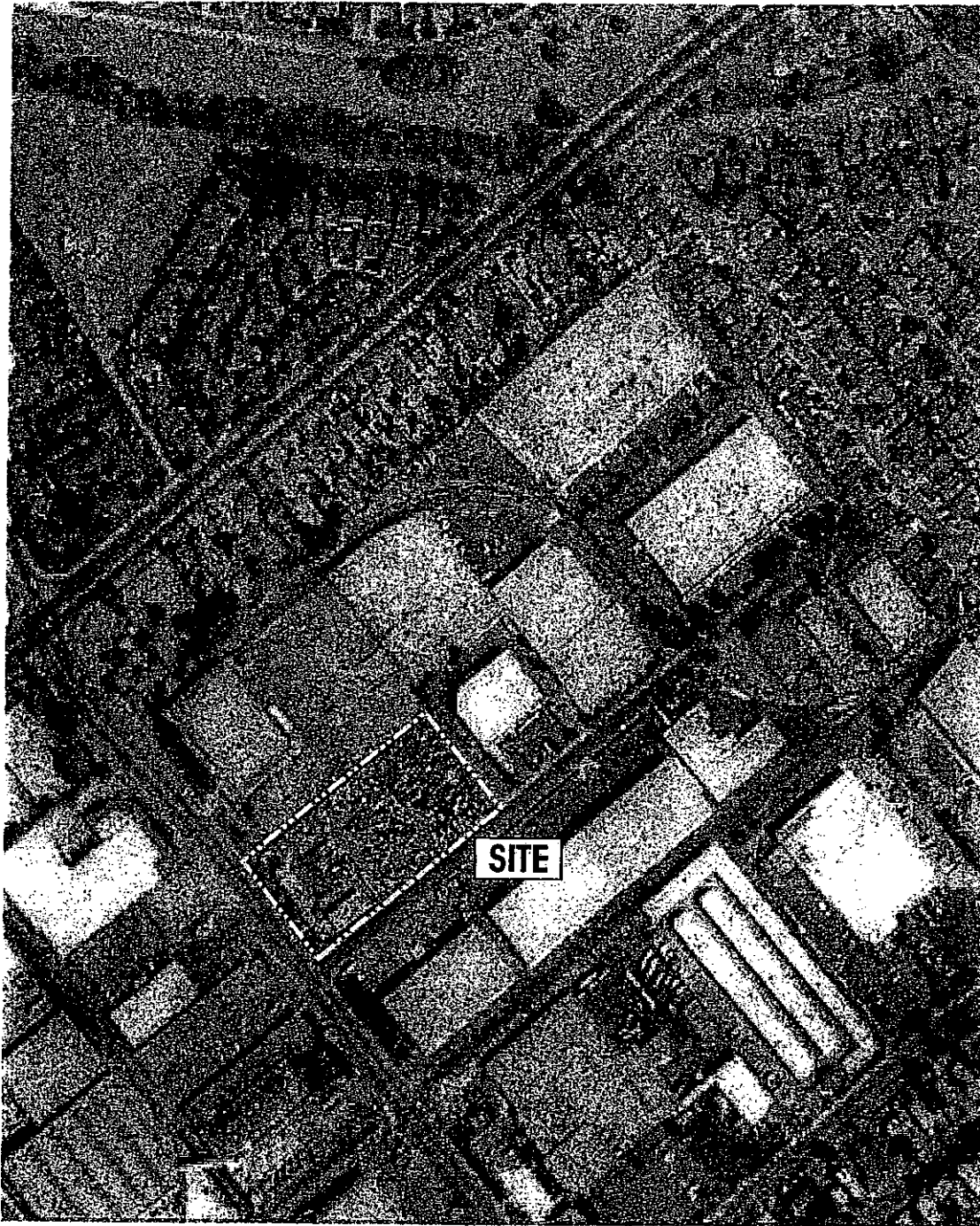
SOURCE: Pacific Aerial Surveys
YEAR: 1984

AEI CONSULTANTS 2500 Camino Diablo, Suite 200, Walnut Creek, CA 94597	
AERIAL PHOTOGRAPH	
670 North King Road San Jose, CA	



SOURCE: Pacific Aerial Surveys
YEAR: 1994

AEI CONSULTANTS 2500 Camino Diablo, Suite 200, Walnut Creek, CA 94597	
AERIAL PHOTOGRAPH	
670 North King Road San Jose, CA	



SOURCE: Google Earth
YEAR: 2005

AEI CONSULTANTS 2500 Camino Diablo, Suite 200, Walnut Creek, CA 94597	
AERIAL PHOTOGRAPH	
670 North King Road San Jose, CA	

Copies of the appendices for this report are on file with City of San José Department of Planning, Building, and Code Enforcement.

April 5, 2006

**PHASE II SUBSURFACE
INVESTIGATION REPORT**

670 North King Road
San Jose, California

AEI Project No. 116409

Prepared For

San Jose Transit Village Partners, LLC
470 South Market Street
San Jose, CA 95113

Prepared By

AEI Consultants
2500 Camino Diablo, Suite 200
Walnut Creek, CA 94597
(925) 283-6000

AEI



April 5, 2006

Mr. Chris Neale
San Jose Transit Village Partners, LLC
470 South Market Street
San Jose, CA 95113

Subject: Phase II Subsurface Investigation
670 North King Road
San Jose, California
AEI Project No. 116409

Dear Mr. Neale:

The following letter report describes the activities and results of the subsurface investigation performed by AEI Consultants at the above referenced property (Figure 1: Site Location Map). The investigation included the collection and analyses of soil and groundwater samples collected from ten (10) soil borings on the property. The investigation was performed to evaluate whether the property had been significantly impacted by historical site activities and features, which include the former gasoline underground storage tanks (USTs), automotive spray painting activities, several hydraulic lifts, an oil water separator, and previous agricultural activities.

I Background

The subject property (hereinafter referred to as the "site" or "property") is located in a mixed light industrial and residential area of the City of San Jose. The property (Assessor's Parcel Numbers: 254-04-087 and -088) is approximately 2.9 acres in size and is currently improved with two buildings totaling approximately 10,200 square foot. With the exception of minimal landscaping on the southwestern end, the remainder of the property is paved.

AEI performed a Phase I Environmental Site Assessment (ESA) of the property in November and December 2005. The facility buildings, located on southwestern end of the property were constructed in 1977 for Matos Auto Center, which still occupies the property. The northeastern portion of the property has been utilized for automobile storage since the 1970s and more recently as a police impound yard and automobile auction center. Prior to this, the property was improved with several residences and had been under agricultural production.

Site inspections and review of historical sources identified several environmental concerns. Two 8,000 gallon gasoline USTs were removed from the southeastern side of the property and one 1,000 gallon waste-oil UST was removed from the western end of the property in 1990. While no release was identified in the area of the waste-oil UST, a release was detected in the area of the gasoline USTs. Following removal of impacted soil and several rounds of investigation, including the installation of monitoring wells, the site was given closure with low concentrations of petroleum hydrocarbons remaining.

The property is currently equipped with an oil-water separator which is fed by several drains located with the repair shop, paint booth area, and wash area. The drains were reportedly sealed in the mid 1990s. In addition, two hydraulic lifts, one of which is reportedly non-operational, are located in the repair area.

Please refer the Phase I ESA Report, dated December 15, 2005, prepared by AEI for additional historical information.

II Investigative Efforts

AEI performed a subsurface investigation at the property on March 14, 2006. Prior to field activities, Underground Service Alert North was contacted and a private utility locating service employed to identify underground utilities in the area of the soil borings. A total of ten (10) soil borings (SB1 to SB10) were advanced around the property building. Boring SB1 was placed in the location of the former fuel UST hold; boring SB2 near the drain in front of the paint booths; boring SB3 adjacent to the oil-water separator, and borings SB4 to SB6 within the repair area near the drains and hydraulic lifts. An additional four borings (SB7 to SB10) were advanced in the auto storage area for the collection of shallow soil samples for agricultural chemical analyses. The locations of the soil borings are shown on Figure 2.

Soil Sample Collection

The borings were advanced with a truck-mounted direct push drilling rig to depths of 5 to 20 feet below ground surface (bgs). Soil cores were continuously collected in 2" diameter acrylic liners, which were logged by the onsite AEI geologist. Soil samples were cut from the liners at selected intervals. The samples were screened in the field using a Photo-ionizing Detector (PID). The field observations are presented on the borings logs found in Attachment A.

The soil samples were sealed with Teflon tape and plastic caps, labeled, and placed in a cooler with wet ice to await transportation to the laboratory.

Groundwater Sample Collection

Upon encountering evidence of saturated soil, temporary 3/4" diameter slotted PVC casing was inserted into each boring to facilitate collection of groundwater samples. Groundwater was encountered and stabilized at a depth of approximately 10 feet where collected.

Groundwater samples were collected from the temporary wells with new, unused disposable bailers into laboratory supplied containers (1-liter amber glass bottles and 40-ml HCl preserved VOA vials). The groundwater samples were capped so that there was no head space or visible air bubbles within the vials, labeled, and placed in a cooler with wet ice to await transportation to the laboratory.

Boring Destruction

Following sample collection, the temporary PVC casing was removed and each boring was backfilled with neat cement grout.

Laboratory Analysis

On March 15, 2006, the soil and groundwater samples were transported to McCampbell Analytical Inc. (Department of Health Services Certification #1644) under chain of custody protocol for analysis. Analytical results and chain of custody documents are included as Attachment B.

The four groundwater samples were analyzed for total petroleum hydrocarbons (TPH) as gasoline / diesel / motor oil (TPH-g/d/mo) (EPA method 8015) and volatile organic compounds (VOCs) (EPA method 8260). Selected soil samples were analyzed for CAM 17 metals, TPH-g/d/mo, pesticides (EPA method 8081B), polychlorinated biphenyls (PCBs) (EPA method 8082A), VOCs. Upon review of initial data, several soil samples were also analyzed for chromium (total, soluble, and hexachrome), cobalt, and nickel. Any remaining soil samples were placed on hold at the laboratory.

III Findings

The near surface native soil encountered during drilling consisted of clay and silty clay to a depth of approximately 10 feet, which was underlain by one to several feet of poorly graded fine sand or silty sand. Beneath this clayey silt / silty clay was observed to boring termination. In SB1, sandy gravel (fill, as expected) was encountered to 15 feet bgs below which clayey sand was observed. The sandy sediments at 10 feet were moist to wet in borings in which it was encountered; groundwater was present in SB1 within the UST excavation backfill. Based on the topography of the site and vicinity, groundwater is expected to flow in a westerly or southerly direction. Groundwater level data from the three monitoring wells formerly around the UST area indicated a westerly flow direction.

No significant chemical odor, stained, or elevated PID readings were observed during the sampling activities with the exception of a petroleum odor during the sampling of SB1. Refer to Attachment A for detailed logs of the borings.

No concentrations of VOCs, petroleum hydrocarbons, or PCBs were detected in any of the soil samples on which they were analyzed with the exception of very low concentrations of TPH-d (5.8 mg/kg) and TPH-mo (42 mg/kg) detected in the 1 foot composite soil sample from borings SB7 to SB10. In this composite sample, only one pesticide (DDE) was detected, at 0.040 mg/kg.

Of the 17 metals tested for, 12 metals were detected in the soil samples. Of the 12 metals detected all appeared to be within a range of expected naturally occurring concentrations, with the exception of chromium, nickel, and cobalt in sample (SB2-4), collected near the paint booth.

TPH-g, TPH-d, and TPH-mo were detected in the groundwater sample from SB1 at 1,400 micrograms per liter ($\mu\text{g/l}$), 1,400 $\mu\text{g/l}$, and 1,300 $\mu\text{g/l}$, respectively. Additionally, low concentrations of several fuel related VOCs were also detected in this samples. With the exception of MTBE detected at 2.0 $\mu\text{g/l}$ in groundwater sample SB6-16, no other VOCs were detected in any of the other groundwater samples.

Soil sample analytical data is summarized in Tables 1 and 2 and groundwater sample analytical data in Table 3. For reference, sample analytical data is compared to the San Francisco Bay Regional Water Quality Control Board (RWQCB) Environmental Screening Levels (ESLs) in the tables. The ESLs selected for comparison were those for residential land use and groundwater drinking water standards, which are the most conservative available, due to the considered residential redevelopment of the property.

IV Summary and Conclusions

This investigation included the analyses of soil and groundwater samples from a total of ten soil borings on the property. The investigation was designed to primarily investigate the following:

- Whether possible significant residual petroleum hydrocarbon impacted remained in the area of the former gasoline USTs;
- Whether a release of VOCs or metals had occurred near the spray paint booths;
- Whether a release of petroleum hydrocarbons or VOCs had occurred from the oil-water separator;
- Whether a release had occurred from the hydraulic lifts or in the area of the drains within the repair area;
- And whether shallow soils had been significantly impacted by the former application of pesticides while the property was under agricultural production.

Former USTs

Residual petroleum hydrocarbon impact to groundwater in the area of the former UST hold was identified in the groundwater sample analyzed from boring SB1. The low concentrations of VOCs detected in this groundwater sample are consistent with gasoline fuel. As outlined in the closure documents on the release, residual petroleum hydrocarbons remained in the soil and groundwater at the time of closure. Based on the westerly groundwater flow direction previously found at the site and that estimated from the topography, borings SB2, SB3, and SB6 are located down-gradient of the former UST hold. No concentrations of petroleum hydrocarbon or VOCs [with the exception of a very low concentration of MTBE (2.0 $\mu\text{g/l}$) detected in SB6] were detected in these groundwater samples, therefore it is concluded that impacted groundwater has not spread significantly from the former UST area since closure was granted.

Although the concentrations of TPH-g, TPH-d, and TPH-mo exceed the ESLs for drinking water (see Table 3), it should be noted that the shallow groundwater beneath the site is not planned for use on the property. Thus, higher ESLs based on non drinking water of 2,500 $\mu\text{g/l}$ to 5,000 $\mu\text{g/l}$ would be more applicable to the site.

Paint Booth Area

No evidence of a VOC release was identified near the paint booths, however elevation concentrations of chromium (500 mg/kg), nickel (780 mg/kg), and possible cobalt (39 mg/kg) were detected in the soil sample from SB2 at 4 feet bgs near the drain in front of the booths. Soluble chromium (STLC) was detected at 0.12 mg/l and hexachrome (Cr VI) was not detected above laboratory detection limit (0.8 mg/kg). Concentrations of these metals decreased to 48 mg/kg of chromium, 67 mg/kg of nickel, and 12 mg/kg of cobalt in the sample from SB2 at 8 feet. The concentrations at depth are consistent with the concentrations of these metals in sample SB4-4 and the composite of shallow samples from the eastern portion of the site.

Oil Water Separator

Petroleum hydrocarbons and VOCs were not detected in either the soil or groundwater sample collected from near the oil water separator, it is concluded that a release has not occurred from the separator. With the exception of the metals detected near the paint booth (discussed above) no evidence of a release from the drains leading to the separator was identified.

Hydraulic Lifts

Petroleum hydrocarbons and PCBs were not detected in samples collected from near the lifts, therefore it is concluded that a significant release has not occurred from the lifts.

Former Agricultural Activities

No significant concentrations of pesticides or of elevated concentrations of lead or arsenic were detected in either of the composite soil samples analyzed from the property. Based on this, it does not appear that possible historic use of pesticides had impacted the shallow soils of the property.

V Recommendations

Based on the presence of elevated concentrations of several metals in the 4 foot sample from SB2, likely from paint products released from the drain or through cracks around the paint booths, further testing of the area would be needed prior to residential development of the land to ensure that residential soil standards are met. The concentrations decrease with depth by 8 feet to what appears to be naturally occurring concentrations. Based on this, it is likely that a limited volume of soil will require removal and proper disposal from around the paint booth area.

The residual petroleum hydrocarbons detected in the former UST excavation do not appear significant, however if excavation of soils or dewatering in the area of the former USTs is performed, areas of residual petroleum hydrocarbons may be encountered and soil and water may require special handling.

*AEI Consultants
670 North King Road, San Jose, CA
April 5, 2006
Page 6*

The agricultural chemical testing (pesticides and associated metals) was intended as a preliminary investigation as to whether the historical application of pesticides had impacted the property. Although this sampling did not reveal any evidence of significant impact from pesticides and no further sampling is recommended here, the sampling was not designed as a formal grid survey of the property.

No further recommendations for investigation are made with respect to the oil-water separator or the hydraulic lifts on the property; however, upon facility demolition, these features should be removed in accordance with local regulations and in such a manner that care is taken not to spill any residual oils that may present in these features.

VI Report Limitation

This report presents a summary of work completed by AEI Consultants. The completed work includes observations and descriptions of site conditions encountered. Where appropriate, it includes analytical results for samples taken during the course of the work. The number and location of samples are chosen to provide the required information, but it cannot be assumed that they are representative of areas not sampled. All conclusions and/or recommendations are based on these analyses and observations, and the governing regulations. Conclusions beyond those stated and reported herein should not be inferred from this document.

These services were performed in accordance with generally accepted practices, in the environmental engineering and construction field, which existed at the time and location of the work.

If you have any questions regarding our investigation, please do not hesitate to contact Mr. McIntyre at 925/944-2899, extension 104.

Sincerely,
AEI Consultants

Robert F. Flory, PG
Senior Project Geologist

Peter McIntyre, PG, REA
Senior Project Manager

Figures

Figure 1: Site Map
Figure 2: Site Plan

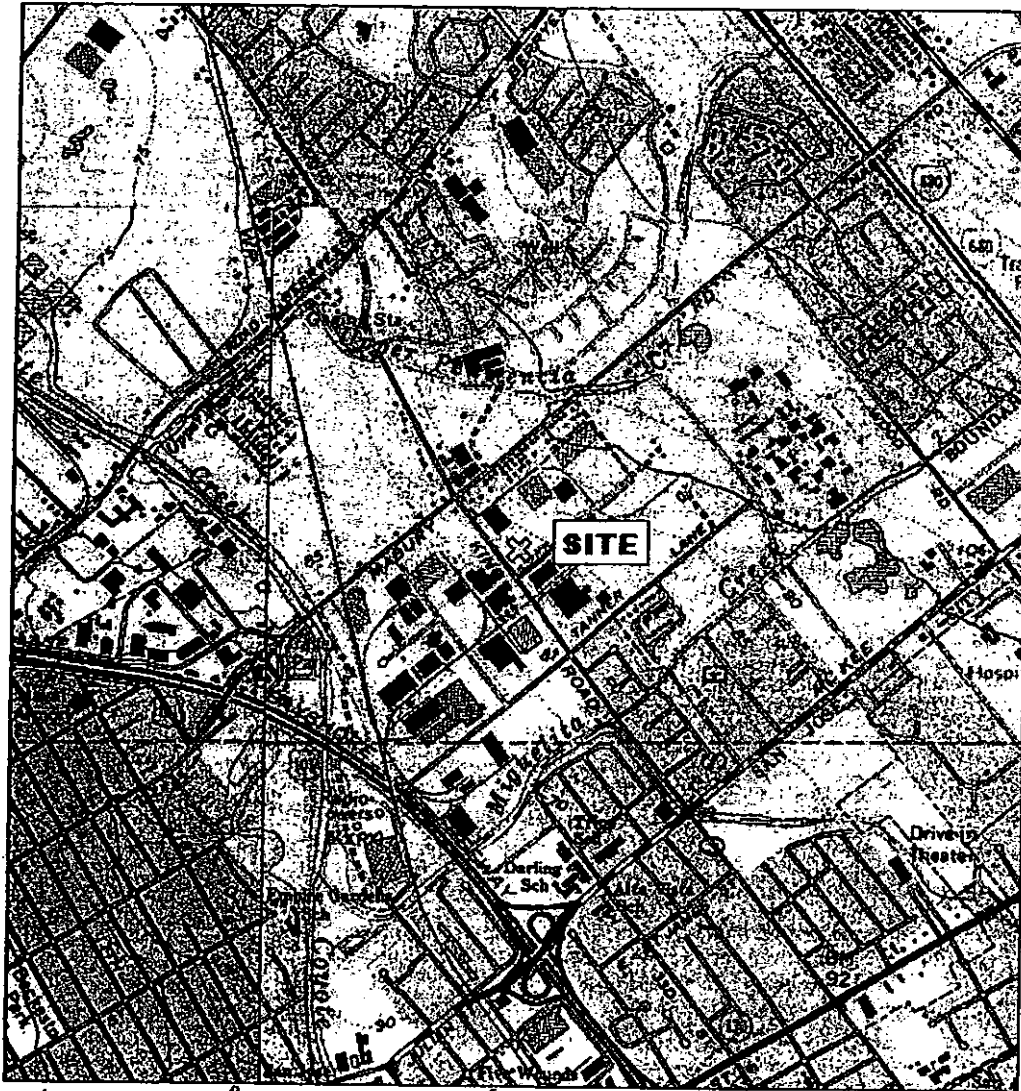
Tables

Table 1: Soil Sample Analytical Data – Petroleum Hydrocarbons, VOCs, Pesticides, and PCBs
Table 2: Soil Sample Analytical Data – Metals
Table 3: Groundwater Sample Analytical Data – Petroleum Hydrocarbons and VOCs

Attachments

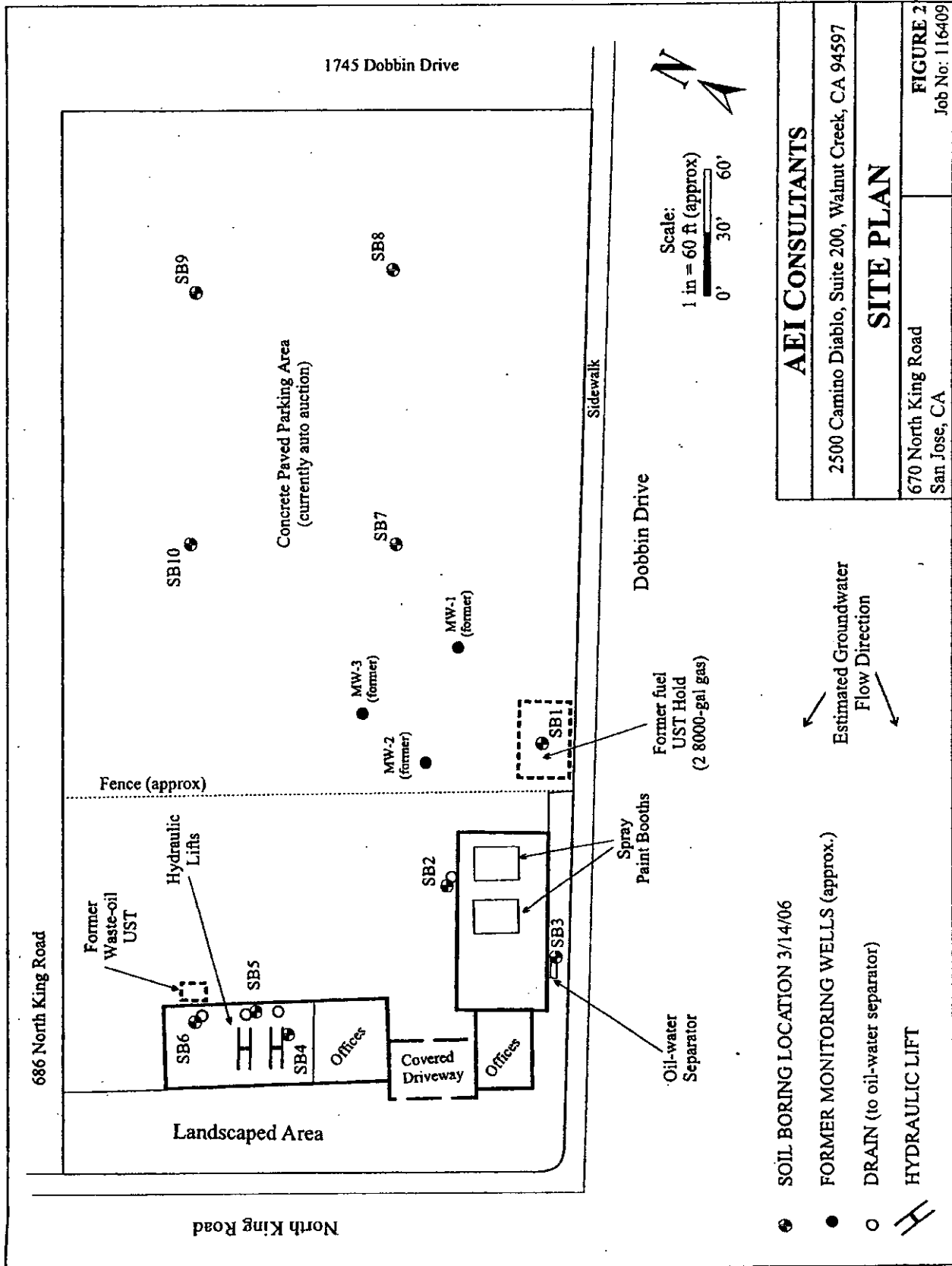
Attachment A: Soil Boring Logs
Attachment B: Sample Analytical Documentation

FIGURES



Map created with TOPO!® ©2003 National Geographic (www.nationalgeographic.com/topo)

AEI CONSULTANTS	
SITE LOCATION MAP	
670 NORTH KING ROAD SAN JOSE, CALIFORNIA	FIGURE I PROJECT NO. 116409



● SOIL BORING LOCATION 3/14/06

● FORMER MONITORING WELLS (approx.)

○ DRAIN (to oil-water separator)

⊢ HYDRAULIC LIFT

TABLES

Table 1
Soil Sample Analytical Data

Petroleum Hydrocarbons, VOCs, Pesticides, and PCBs
670 North King Road, San Jose

Sample ID	TPH-g mg/kg	TPH-d mg/kg	TPH-mo mg/kg	VOCs mg/kg	Pesticides		PCBs (all arachnids) mg/kg
					DDE mg/kg	Others mg/kg	
SB7-1 to SB10-1	<1.0	5.8	42	-	0.040	All < LRL	-
SB2-4	-	-	-	All < LRL	-	-	-
SB3-8	<1.0	<1.0	<5.0	All < LRL	-	-	-
SB4-8	<1.0	<1.0	<5.0	-	-	-	All < 0.025
SB5-11.5	<1.0	<1.0	<5.0	-	-	-	All < 0.025
SB6-4	<1.0	<1.0	<5.0	All < LRL	-	-	-
ESLs (res)	100	100	500	-	1.6	-	-

Notes:

TPH-g = Total Petroleum Hydrocarbons as gasoline

TPH-d = Total Petroleum Hydrocarbons as diesel

TPH-mo = Total Petroleum Hydrocarbons as motor oil

- = Sample not analyzed or not applicable

Pesticides - Organochlorine Pesticides +/- PCBs by EPA method 8081B +/- 8082A, see laboratory report for list of analytes and reporting limits

ESL (res) = SF Bay RWQCB Environmental Screening Levels, shallow soil, residential land use, groundwater classified for drinking water (Table A-1, Feb, 2005)

mg/kg = milligrams per kilogram

ND = not detected above the laboratory reporting limit

LRL = laboratory reporting limit

TPH - all by EPA 8015

Table 2
Soil Sample Analytical Data
Metals

670 North King Road, San Jose

Sample ID	Antimony		Arsenic		Barium		Chromium		Cobalt		Copper		Lead		Mercury		Molybdenum		Nickel		Vanadium		Zinc		Other Metals	
	mg/kg	mg/kg	mg/kg	mg/kg	mg/l	mg/kg	mg/l	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
SB7-1 to SB10-1	0.53	7.8	250	58	-	-	-	-	14	39	9.8	9.8	0.084	0.75	76	50	73	<LRL								
SB2-4	<0.5	5.4	140	500	0.12	<0.8	39	23	15	0.068	<0.5	780	40	49	<LRL											
SB2-8	-	-	-	48	-	-	12	-	-	-	-	67	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SB4-4	-	-	-	49	-	-	13	-	-	-	-	63	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ESL (res)	6.1	5.5	750	58	-	1.8	10	230	150	3.7	40	150	110	600												

Notes:

Other metals include: Beryllium, Cadmium, Selenium, Silver, and Thallium

- = Sample not analyzed or not applicable

mg/l = milligrams per liter

ESL (res) = SF Bay RWQCB Environmental Screening Levels, shallow soil, residential land use, groundwater classified for drinking water (Table A-1, Feb, 2005)

mg/kg = milligrams per kilogram

ND = not detected above the laboratory reporting limit

LRL = laboratory reporting limit

Table 3
Groundwater Sample Analytical Data
 Petroleum Hydrocarbons and VOCs
 670 North King Road, San Jose

Sample ID	TPH-g µg/l	TPH-d µg/l	TPH-mo µg/l	n-butyl benzene µg/l	sec-butyl benzene µg/l	tert-butyl benzene µg/l	Ethyl- benzene µg/l	isopropyl- benzene µg/l	4-isopropyl- toluene µg/l	MTBE µg/l	n-Propyl benzene µg/l	1,2,4- TMB µg/l	1,2,5- TMB µg/l	Xylenes µg/l	Other VOCs µg/l
SB1-W-20	1400	1400	1300	26	9.0	1.5	11	12	2.7	5.0	39	8.7	1.5	0.72	<LRL
SB2-W-12	<50	<50	<250	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<LRL
SB3-W-12	<50	<50	<250	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<LRL
SB6-W-16	<50	<50	<250	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	2.0	<0.5	<0.5	<0.5	<0.5	<LRL
ESL (Res / DW)	100	100	100	-	-	-	30	-	-	5	-	-	-	20	-

Notes:

- TPH-g = Total Petroleum Hydrocarbons as gasoline
- TPH-d = Total Petroleum Hydrocarbons as diesel
- TPH-mo = Total Petroleum Hydrocarbons as motor oil
- = Sample not analyzed or not applicable
- MTBE = methyl tert butyl ether
- VOCs - volatile organic compounds by EPA 8260, refer to laboratory report for full list and reporting limits not shown
- ESL (Res / DW) = SF Bay RWQCB Environmental Screening Levels, residential land use, groundwater classified for drinking water (Table F-1a, Feb, 2005)
- µg/l = micrograms per liter
- ND = not detected above the laboratory reporting limit
- LRL = laboratory reporting limit
- TPH - all by EPA 8015
- TMB = trimethylbenzene

ATTACHMENT A
SOIL BORING LOGS

Project: San Jose Transit Village - CORE
 Project Location: 670 N. King Road, San Jose, CA
 Project Number: 116409

Log of Boring SB-1
 Sheet 1 of 1

Date(s) Drilled March 14, 2008	Logged By Robert F. Flory	Checked By
Drilling Method Geoprobe	Drill Bit Size/Type	Total Depth of Borehole 20 feet bgs
Drill Rig Type Geoprobe 5410	Drilling Contractor ECA	Approximate Surface Elevation
Groundwater Level and Date Measured 9.9 feet ATD	Sampling Method(s) Tube	Permit # None required
Borehole Backfill Cement Slurry	Location Through backfilled UST excavation	

X:\PROJECTS\CHARACTERIZATION & REMEDIATION\DUPLICATE & OTHER\116409 PH11 (Core S.J. Transit) - P.MTBoring SB-1 SB-10.bgs (GP Boring 20.bgs)

Elevation, feet	Depth, feet	Sample Type	Sample Number	USCS Symbol	Graphic Log	MATERIAL DESCRIPTION	PID Reading, ppm	REMARKS AND OTHER TESTS
0				GP		Base Rock, sandy silty clayey gravel, dark gray, hard, slightly moist		
				GP		Sandy Gravel, dark gray, clayey, firm, moist (FILL)		
				GP		Sandy Gravel, dark gray clasts with yellowish brown matrix, clayey, firm, moist (FILL)	<1.0	
				GP		Sandy Gravel, dark gray, clayey, moderately firm, very moist, (FILL)	<1.0	
				GP		Sandy Gravel, dark gray, clayey, moderately firm, very moist, (FILL) (ATD) $\frac{7}{8}$		
				GP			1.5	
15				SC		Clayey Sand, dark gray, silty, soft, very moist no water in boring at 16 feet bgs		
				SC		Clayey Sand, dark gray - dark gray brown, silty, soft, very moist - wet, slight hydrocarbon odor		
			SB1-10	CL		Gravelly Clay, olive brown - olive gray, moderately stiff, moist, very slight hydrocarbon odor	10.5	
				SC		Clayey Sand, olive brown - yellow brown, moderately stiff, moist		
20						Bottom of Boring at 20 feet bgs		

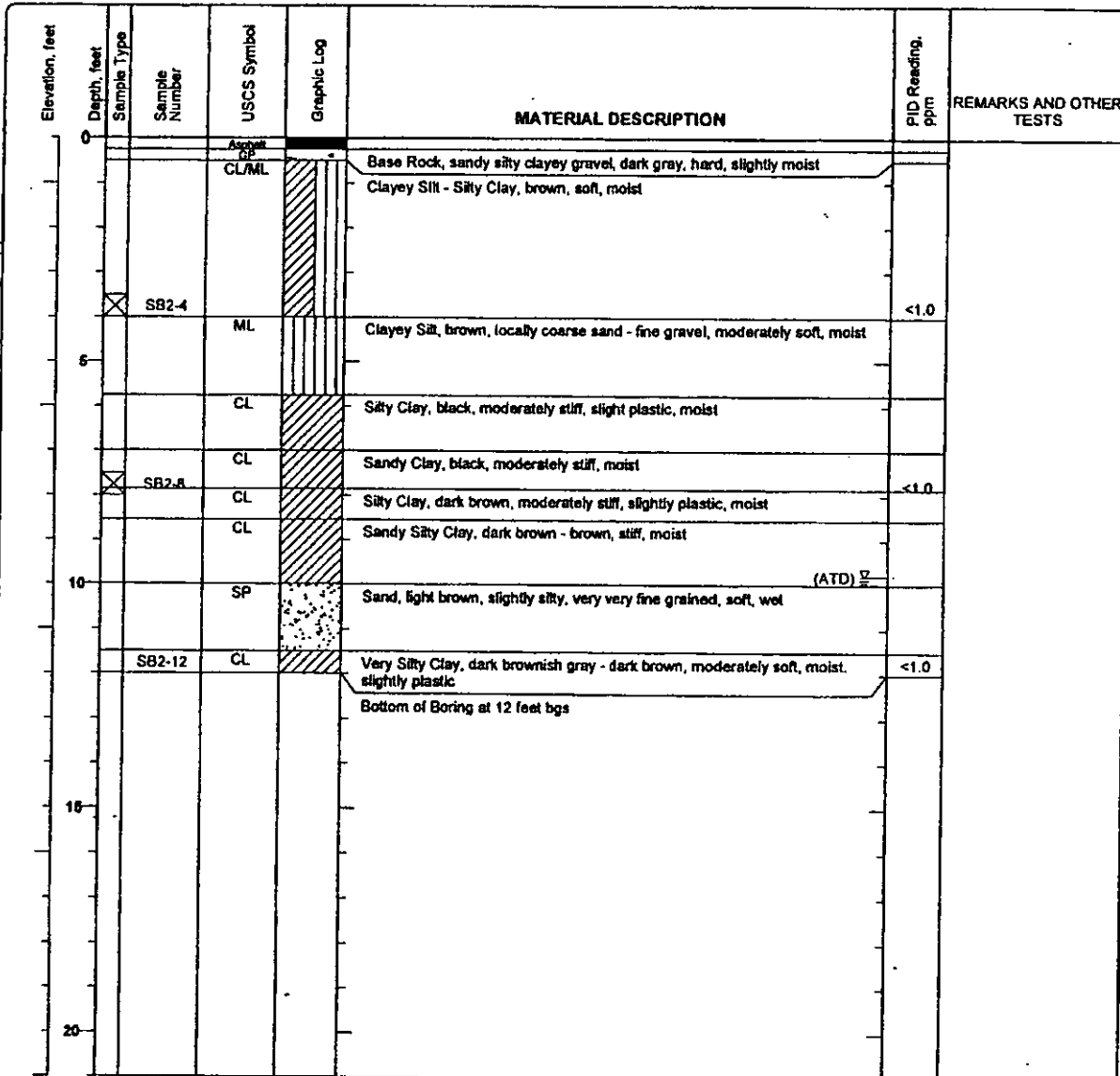


Figure

Project: San Jose Transit Village - CORE
 Project Location: 670 N. King Road, San Jose, CA
 Project Number: 116409

Log of Boring SB-2
 Sheet 1 of 1

Date(s) Drilled March 14, 2006	Logged By Robert F. Flory	Checked By
Drilling Method Geoprobe	Drill Bit Size/Type 2 inch	Total Depth of Borehole 12 feet bgs
Drill Rig Type Geoprobe 5410	Drilling Contractor ECA	Approximate Surface Elevation
Groundwater Level and Date Measured 9.8 feet ATD	Sampling Method(s) Tube	Permit # None required
Borehole Backfill Cement Slurry	Location Adjacent to paint booth and drain	



X:\PROJECTS\CHARACTERIZATION & REMEDIATION\DUJE DIL & Chem\116409 PH II Core (S.J. Transit) - P.M. Borings SB-1, SB-10, bgs (DP Boring 20).pt



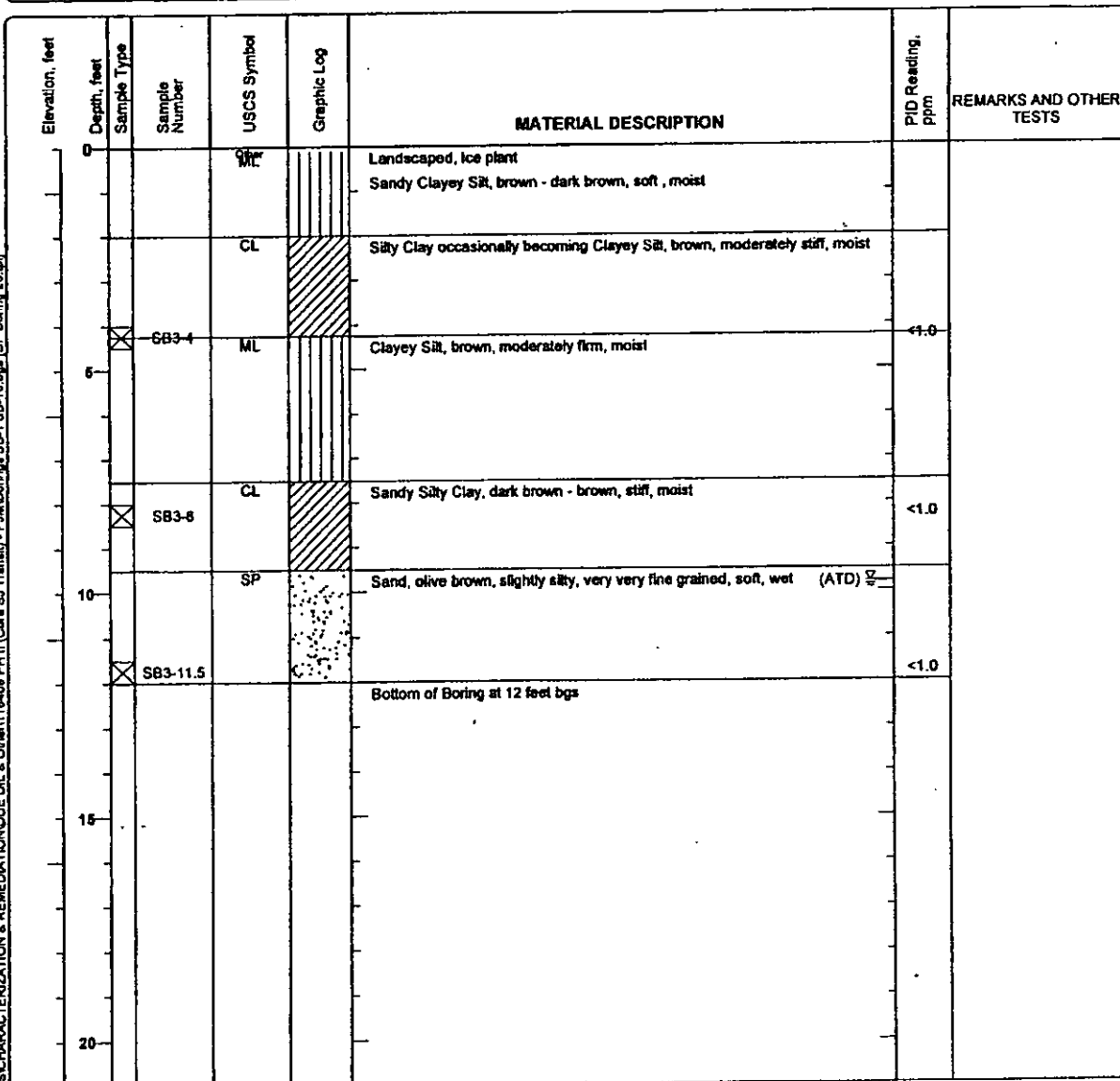
Figure

Project: San Jose Transit Village - CORE
 Project Location: 670 N. King Road, San Jose, CA
 Project Number: 116409

Log of Boring SB-3
 Sheet 1 of 1

Date(s) Drilled	March 14, 2006	Logged By	Robert F. Flory	Checked By	
Drilling Method	Geoprobe	Drill Bit Size/Type	2 inch	Total Depth of Borehole	12 feet bgs
Drill Rig Type	Geoprobe 5410	Drilling Contractor	ECA	Approximate Surface Elevation	
Groundwater Level and Date Measured	9.8 feet ATD	Sampling Method(s)	Tube	Pemä #	None required
Borehole Backfill	Cement Slurry	Location	Adjacent to oil / water separator		

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Figure

Project: San Jose Transit Village - CORE
 Project Location: 670 N. King Road, San Jose, CA
 Project Number: 116409

Log of Boring SB-4
 Sheet 1 of 1

Date(s) Drilled: March 14, 2006	Logged By: Robert F. Flory	Checked By:
Drilling Method: Geoprobe	Drill Bit Size/Type: 2 Inch	Total Depth of Borehole: 12 feet bgs
Drill Rig Type: Geoprobe 5410	Drilling Contractor: ECA	Approximate Surface Elevation:
Groundwater Level and Date Measured: No water apparent at total depth	Sampling Method(s): Tube	Permit #: None required
Borehole Backfill: Cement Slurry	Location: Adjacent to south hydraulic lift in body shop	

Elevation, feet	Depth, feet	Sample Type	Sample Number	USCS Symbol	Graphic Log	MATERIAL DESCRIPTION	PID Reading, ppm	REMARKS AND OTHER TESTS
0				Concrete CL/ML		Sandy Concrete, red, moderately hard, contained no gravel		
						Silty Clay - Clayey Silt, light brown moderately stiff, very slightly moist		
	4.5	SB4-4		CL		Clay, dark brown - black, stiff moist	<1.0	
	7.5	SB4-6		CL		Silty Clay, gray - olive gray mottled, sandy, moderately stiff, moist	<1.0	
	10.5			SM		Silty Sand, light olive gray, soft, very moist		
	11.5	SB4-11.5		CL/ML		Clayey Silt - Silty Clay, with some streaks of sand as above, brown - olive gray mottled, moderately soft - moderately stiff, moist - wet	<1.0	
	12					Bottom of Boring at 12 feet bgs		

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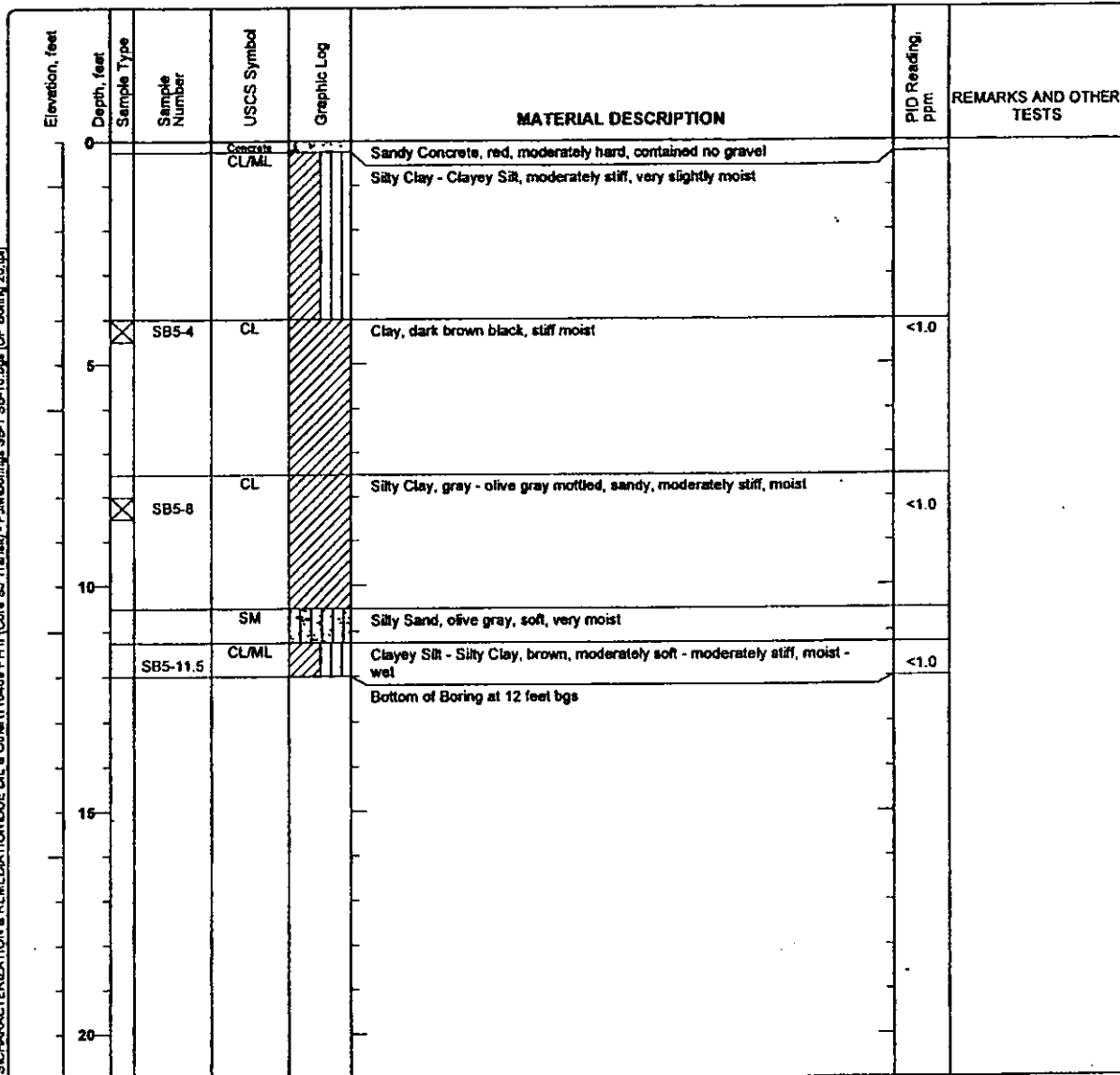
Figure

Project: San Jose Transit Village - CORE
 Project Location: 670 N. King Road, San Jose, CA
 Project Number: 116409

Log of Boring SB-5
 Sheet 1 of 1

Date(s) Drilled	March 14, 2006	Logged By	Robert F. Flory	Checked By	
Drilling Method	Geoprobe	Drill Bit Size/Type	2 inch	Total Depth of Borehole	12 feet bgs
Drill Rig Type	Geoprobe 5410	Drilling Contractor	ECA	Approximate Surface Elevation	
Groundwater Level and Date Measured	No water apparent at total depth	Sampling Method(s)	Tube	Permit #	None required
Borehole Backfill	Cement Slurry	Location	Front Center bay of body shop		

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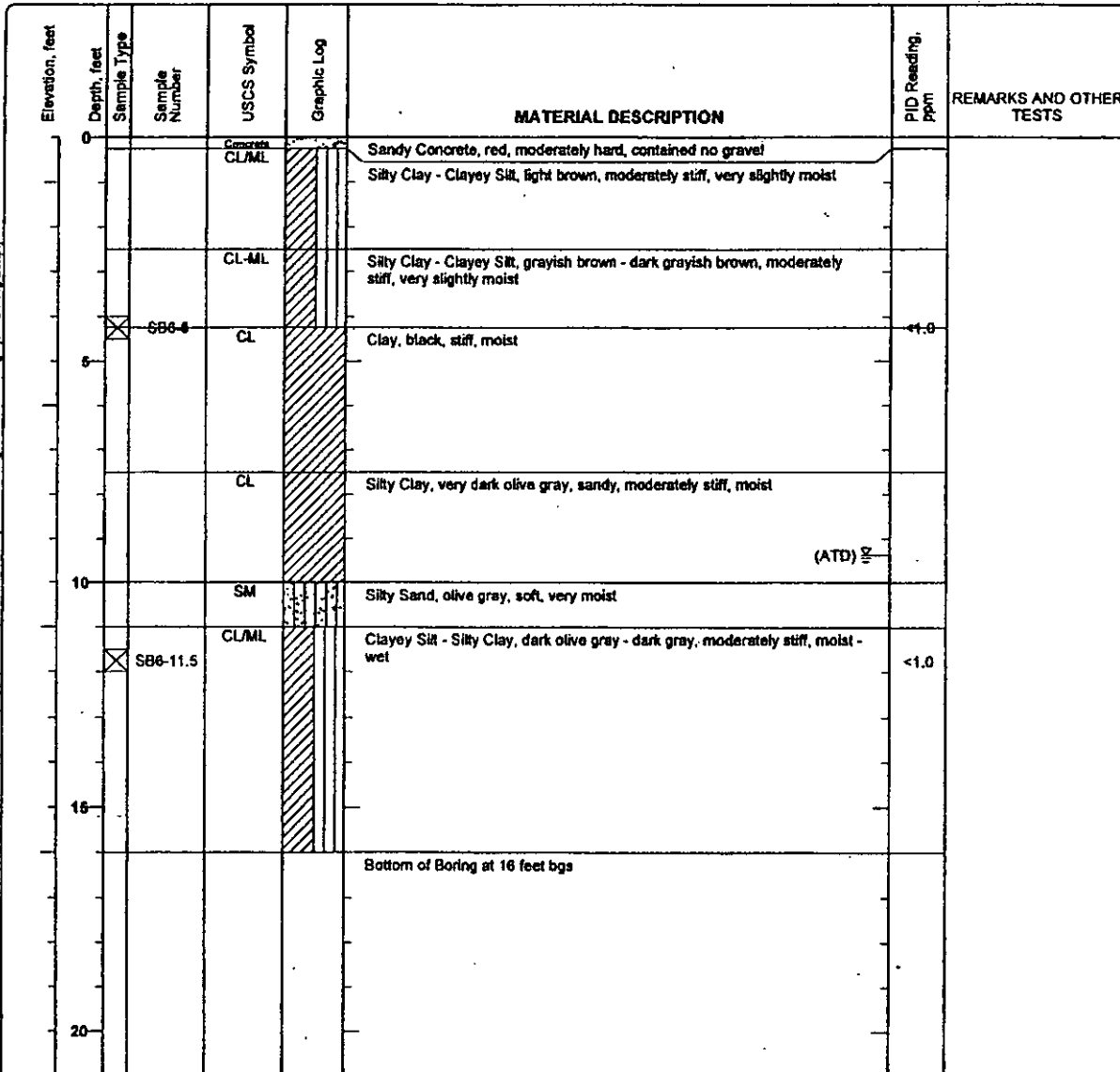
Figure



Project: San Jose Transit Village - CORE
 Project Location: 670 N. King Road, San Jose, CA
 Project Number: 116409

Log of Boring SB-6
 Sheet 1 of 1

Date(s) Drilled March 14, 2006	Logged By Robert F. Flory	Checked By
Drilling Method Geoprobe	Drill Bit Size/Type 2 inch	Total Depth of Borehole 16 feet bgs
Drill Rig Type Geoprobe 5410	Drilling Contractor ECA	Approximate Surface Elevation
Groundwater Level and Date Measured 9.37 feet ATD	Sampling Method(s) Tube	Permit # None required
Borehole Backfill Cement Slurry	Location Front of north bay in body shop, adjacent to abandoned drain.	



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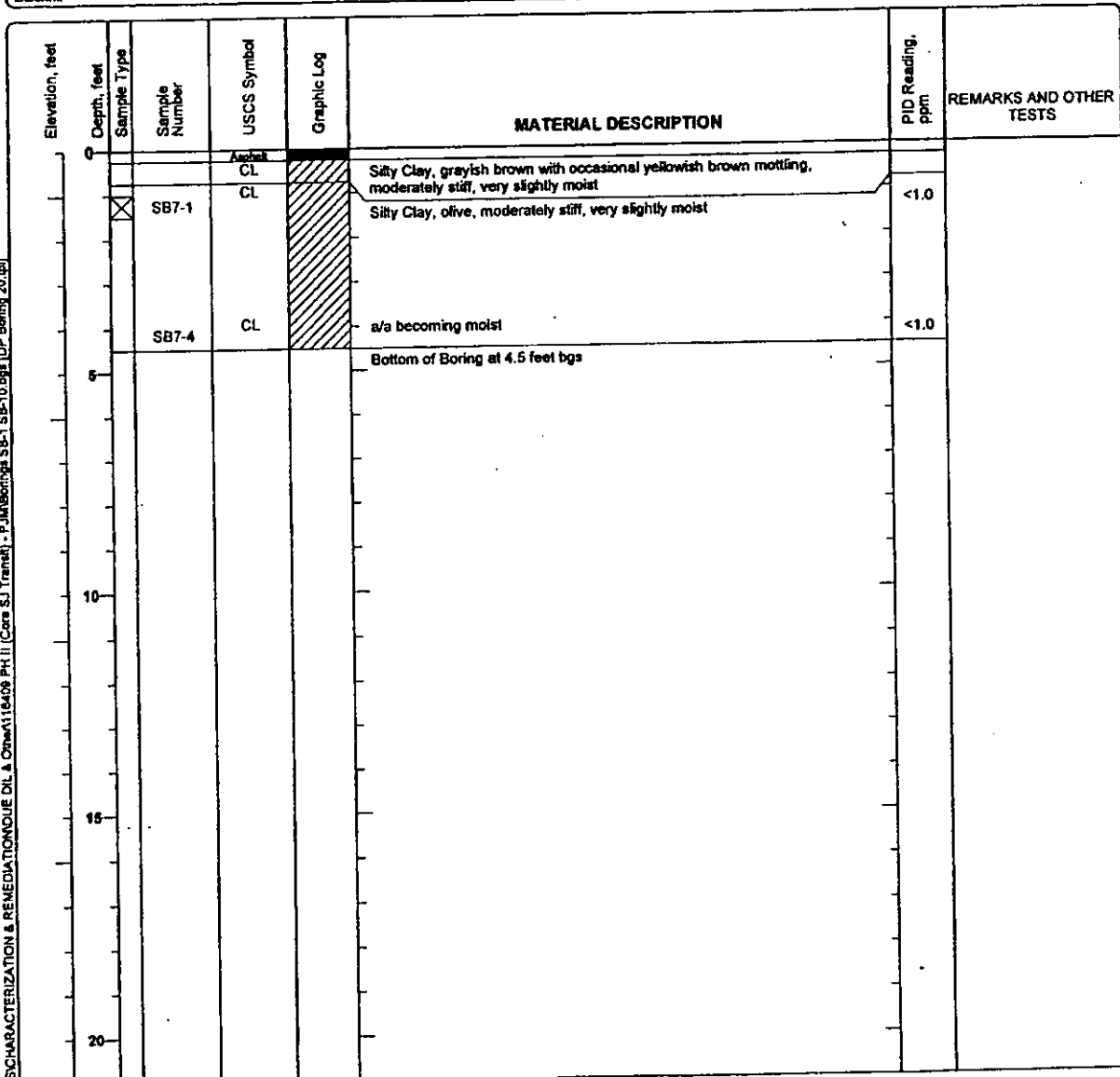


Figure

Project: San Jose Transit Village - CORE
 Project Location: 670 N. King Road, San Jose, CA
 Project Number: 116409

Log of Boring SB-7
 Sheet 1 of 1

Date(s) Drilled	March 14, 2006	Logged By	Robert F. Flory	Checked By	
Drilling Method	Geoprobe	Drill Bit Size/Type	2 inch	Total Depth of Borehole	4.5 feet bgs
Drill Rig Type	Geoprobe 5410	Drilling Contractor	ECA	Approximate Surface Elevation	
Groundwater Level and Date Measured	Not Encountered ATD	Sampling Method(s)	Tube	Permit #	None required
Borehole Backfill	Cement Slurry	Location			



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Figure

Project: San Jose Transit Village - CORE
 Project Location: 670 N. King Road, San Jose, CA
 Project Number: 116409

Log of Boring SB-8
 Sheet 1 of 1

Date(s) Drilled	March 14, 2008	Logged By	Robert F. Flory	Checked By	
Drilling Method	Geoprobe	Drill Bit Size/Type	2 inch	Total Depth of Borehole	4.5 feet bgs
Drill Rig Type	Geoprobe 5410	Drilling Contractor	ECA	Approximate Surface Elevation	
Groundwater Level and Data Measured	Not Encountered ATD	Sampling Method(s)	Tube	Permit #	None required
Borehole Backfill	Cement Slurry	Location	Adjacent to south hydraulic lift in body shop		

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Elevation, feet	Depth, feet	Sample Type	Sample Number	USCS Symbol	Graphic Log	MATERIAL DESCRIPTION	PID Reading, ppm	REMARKS AND OTHER TESTS
0				Concrete CL				
			SB8-1			Sandy Gravelly Clay, olive - dark olive brown, abundant green serpentine grain, stiff, slightly moist	<1.0	
			SB8-4	SC-CL		Silty Clay - Clayey Sand (interbedded), light gray with olive - yellowish brown mottling, dark brown black plant fragments, moderately firm - moderately soft, moist	<1.0	
	6					Bottom of Boring at 4.5 feet bgs		
10								
15								
20								

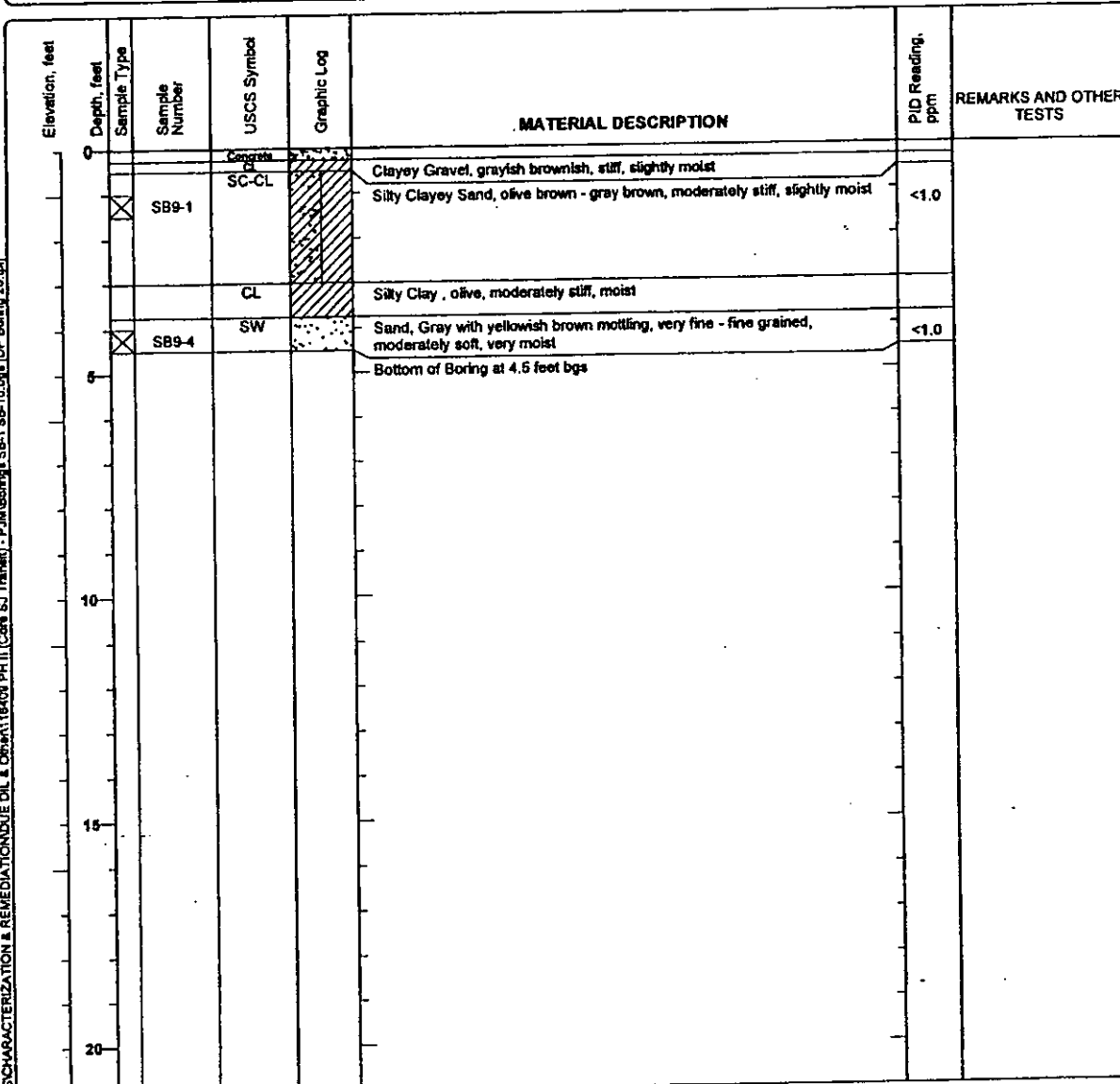


Figure

Project: San Jose Transit Village - CORE
 Project Location: 670 N. King Road, San Jose, CA
 Project Number: 116409

Log of Boring SB-9
 Sheet 1 of 1

Date(s) Drilled	March 14, 2006	Logged By	Robert F. Flory	Checked By	
Drilling Method	Geoprobe	Drill Bit Size/Type	2 inch	Total Depth of Borehole	4.5 feet bgs
Drill Rig Type	Geoprobe 5410	Drilling Contractor	ECA	Approximate Surface Elevation	
Groundwater Level and Date Measured	Not Encountered ATD	Sampling Method(s)	Tube	Permit #	None required
Borehole Backfill	Cement Slurry	Location	Adjacent to south hydraulic lift in body shop		



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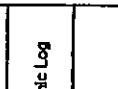

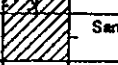


Figure

Project: San Jose Transit Village - CORE
 Project Location: 670 N. King Road, San Jose, CA
 Project Number: 116409

Log of Boring SB-10
 Sheet 1 of 1

Date(s) Drilled	March 14, 2006	Logged By	Robert F. Flory	Checked By	
Drilling Method	Geoprobe	Drill Bit Size/Type	2 inch	Total Depth of Borehole	4.5 feet bgs
Drill Rig Type	Geoprobe 5410	Drilling Contractor	ECA	Approximate Surface Elevation	
Groundwater Level and Date Measured	Not Encountered ATD	Sampling Method(s)	Tube	Permit #	None required
Borehole Backfill	Cement Slurry	Location	Adjacent to south hydraulic lift in body shop		

Elevation, feet	Depth, feet	Sample Type	Sample Number	USCS Symbol	Graphic Log	MATERIAL DESCRIPTION	PID Reading, ppm	REMARKS AND OTHER TESTS
0				Concrete CL				
			SB9-1	SC-CL		Sandy Clay, dark olive gray, serpentine grains, firm, slightly moist Silty Clay, olive brown, moderately stiff, slightly moist	<1.0	
			SB9-4	CL		Sandy Clay, moderately stiff, moist	<1.0	
6						Bottom of Boring at 4.5 feet bgs		
10								
15								
20								

X:\PROJECTS\CHARACTERIZATION & REMEDIATION\NDUE DIL & Other\116409 PH II (Core SJ Transit) - P.JMB\borings SB-1 SB-10.bgs (DP Borings 20.rpt)



Figure

ATTACHMENT B

SAMPLE ANALYTICAL DOCUMENTATION

 McC Campbell Analytical, Inc.	110 2nd Avenue South, #D7, Pacheco, CA 94553-5360 Telephone: 925-798-1620 Fax: 925-798-1622 Website: www.mcccampbell.com E-mail: main@mcccampbell.com
------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------

AEI Consultants 2500 Camino Diablo, Ste. #200 Walnut Creek, CA 94597	Client Project ID: #116409; San Jose Transit Village	Date Sampled: 03/14/06
		Date Received: 03/15/06
	Client Contact: Robert Flory	Date Reported: 03/22/06
	Client P.O.:	Date Completed: 03/23/06

WorkOrder: 0603252

March 23, 2006

Dear Robert:

Enclosed are:

- 1). the results of 6 analyzed samples from your #116409; San Jose Transit Village project,
- 2). a QC report for the above samples
- 3). a copy of the chain of custody, and
- 4). a bill for analytical services.

All analyses were completed satisfactorily and all QC samples were found to be within our control limits.

If you have any questions please contact me. McC Campbell Analytical Laboratories strives for excellence in quality, service and cost. Thank you for your business and I look forward to working with you again.

Best regards,



Angela Rydelius, Lab Manager

McCAMPBELL ANALYTICAL INC.

110 2nd AVENUE SOUTH, #B7
PACHECO, CA 94533-8800

Telephone: (925) 798-1620

Fax: (925) 798-1622

Report To: Robert Flory

Bill To: Same

Company: AEI Consultants

2500 Camino Diablo, Suite 200

Walnut Creek, CA 94597

E-Mail: rflory@aeiconsultants.com

Tel: (925) 944-2899, extension 122

Fax: (925) 944-2895

Project #: 116409

Project Name: San Jose Transit Village

Project Location: San Jose

Sampler Signature:

CHAIN OF CUSTODY RECORD

TURN AROUND TIME

RUSH 24 HR 48 HR 72 HR 5 DAY

GeoTracker EDF PDF Excel Write On (DW)

Analysis Request	Other	Comments
TRM Maintenance (8015) diesel & motor oil		
Total Petroleum Oil & Grease (1520 F&H/R&F)		
Total Petroleum Hydrocarbons (411)		
HVOCs EPA 8260 (4010 list)		
BTX ONLY (EPA 502 / 80201)		
Polynuclear Aroclor (8080)		
PCBs EPA 608 / 8080		
VOCs EPA 624 / 8260		
EPA 625 / 8270		
PAH's / PNA's by EPA 625 / 8270 / 8310		
CAN-17 Metals		
LUFT 5 Metals		
Lead (7240/7421/239/24010)		

ICER PRESERVATION APPROPRIATE METALS OTHER

GOOD CONDITION HEAD SPACE ABSENT DECHLORINATED IN LAB PERSERVED IN LAB

SAMPLE ID (Field Point Name)	LOCATION	SAMPLING		# Containers	Type Containers	MATRIX			METHOD PRESERVED					
		Date	Time			Water	Soil	Air	Sediment	Other	Ice	HCl	HNO ₃	
567-1		3/14/09	08:00											
567-4		3/14/09	08:07											
568-1		3/14/09	08:15											
568-4		3/14/09	08:15											
569-1		3/14/09	08:15											
569-7		3/14/09	08:15											
569-1		3/14/09	08:15											
569-4		3/14/09	08:15											
569-8		3/14/09	08:15											
569-12		3/14/09	11:01											

Received By: *Robert Flory* Date: 3/14/09 Time: 08:00

Received By: *Victor* Date: 3/15/09 Time: 10:50

Received By: *Victor* Date: 3/15/09 Time: 10:50

PS
single
4 comp.

Hold
Hold
Hold
Hold
Hold
Hold

McCAMPBELL ANALYTICAL INC.

110 2nd AVENUE SOUTH, #107
 PACHECO, CA 94533-8560
 Telephone: (925) 798-1620 Fax: (925) 798-1622

CHAIN OF CUSTODY RECORD

TURN AROUND TIME 24 HR 48 HR 72 HR 5 DAY

GeoTracker EDF PDF Excel Write On (DW)

Analysis Request		Other	Comments
RTX & TPH as Cx (602/820 + 8015) NTR			
TPH Mixture (8015) diesel & motor oil	X		
Total Petroleum Oil & Grease (5520 E&F/B&F)			
Total Petroleum Hydrocarbons (411)			
HVOCs EPA 8260 (8010 list)			
BTEX ONLY (EPA 402 / 8020)			
Perchloro EPA 608 / 8080			
PCBs EPA 608 / 8080	X		
VOCs EPA 621 / 8260			
EPA 625 / 8270			
PAHs / FNA's by EPA 625 / 8270 / 8310			
CASL 17 Metals			
LUF 5 Metals			
Lead (7240/7421/239 2/6010)			
			Hold
			Hold
			Hold
			Hold
			Hold
			Hold
			Hold

SAMPLE ID (Field Point Name)	LOCATION	SAMPLING		Type Containers	# Containers	MATRIX							METHOD PRESERVED	Comments		
		Date	Time			Water	Soil	Air	Sludge	Other	Ice	HCl			HNO ₃	Other
564-4		11/30														
564-8		11/40														
564-11.5		11/45														
785-4		12/00														
785-8		8/05														
882-11.5		12/00														
885-4		10/25														
885-8		12/00														
885-11.5		12/00														
563-8		12/00														
563-11.5		12/00														
Relinquished By:		Date:	Time:	Received By:	Time:	PRESERVATION APPROPRIATE CONTAINERS PERSERVED IN LAB							ICER			
Relinquished By:		Date:	Time:	Received By:	Time:	GOOD CONDITION HEAD SPACE ARSENT DECHLORINATED IN LAB							ICER			
Relinquished By:		Date:	Time:	Received By:	Time:	GOOD CONDITION HEAD SPACE ARSENT DECHLORINATED IN LAB							ICER			

McCampbell Analytical, Inc.

110 Second Avenue South, #D7
 Pacheco, CA 94553-5560
 (925) 798-1620



CHAIN-OF-CUSTODY RECORD

WorkOrder: 0603252 ClientID: AEL EDF: NO

Report to: Robert Flory (925) 283-6000 TEL: (925) 283-6000 Requested TAT: 5 days
 AEI Consultants (925) 283-6121 FAX: (925) 283-6121
 2500 Camino Diablo, Ste. #200 ProjectNo: #116409; San Jose Transit Village PO: AEI Consultants
 Walnut Creek, CA 94597 PO: 2500 Camino Diablo, Ste. #200 Date Received: 03/15/2006
 Walnut Creek, CA 94597 Date Printed: 03/15/2006

Sample ID	ClientSampleID	Matrix	Collection Date	Hold	Requested Tests (See legend below)											
					1	2	3	4	5	6	7	8	9	10	11	12

0603252-001	SB7-1, SB8-1, SB9-1, SB10-1	Soil	3/14/06 8:08:00 AM	<input type="checkbox"/>	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
0603252-007	SB2-4	Soil	3/14/06 10:50:00	<input type="checkbox"/>	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
0603252-011	SB4-8	Soil	3/14/06 11:40:00	<input type="checkbox"/>	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
0603252-013	SB8-4	Soil	3/14/06 12:00:00	<input type="checkbox"/>	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
0603252-018	SB5-11.5	Soil	3/14/06 12:30:00	<input type="checkbox"/>	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
0603252-019	SB3-8	Soil	3/14/06 1:30:00 PM	<input type="checkbox"/>	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A

Test Legend:

1	8081_S	3	CAM17MS_S	4	G-MBTEX_S	5	
6		8		9		10	
11		12					

The following SampleIDs: 0603252-001A, 0603252-011A, 0603252-013A, 0603252-018A, 0603252-019A contain testgroup. Please make sure all relevant testcodes are reported. Many thanks.

Prepared by: Melissa Valles

Comments:

NOTE: Samples are discarded 60 days after results are reported unless other arrangements are made. Hazardous samples will be returned to client or disposed of at client expense.



McC Campbell Analytical, Inc.

110 2nd Avenue South, #D7, Pacheco, CA 94553-5560
Telephone : 925-798-1620 Fax : 925-798-1622
Website: www.mcccampbell.com E-mail: main@mcccampbell.com

AEI Consultants 2500 Camino Diablo, Ste. #200 Walnut Creek, CA 94597	Client Project ID: #116409; San Jose Transit Village	Date Sampled: 03/14/06
	Client Contact: Robert Flory	Date Received: 03/15/06
	Client P.O.:	Date Extracted 03/15/06
		Date Analyzed 03/22/06

Organochlorine Pesticides by GC-ECD (8080 Basic Target List)*

Extraction Method: SW3550C

Analytical Method: SW8081B

Work Order: 0603252

Lab ID	0603252-001A	0603252-011A	0603252-018A	Reporting Limit for DF =1	
Client ID	SB7-1, SB8-1, SB9-1, SB10-1	SB4-8	SB5-11.5		
Matrix	S	S	S	S	W
DF	20	1	1		
Compound	Concentration			mg/kg	µg/L
Aldrin	ND<0.020	ND	ND	0.001	NA
a-BHC	ND<0.020	ND	ND	0.001	NA
b-BHC	ND<0.020	ND	ND	0.001	NA
d-BHC	ND<0.020	ND	ND	0.001	NA
g-BHC	ND<0.020	ND	ND	0.001	NA
Chlordane (Technical)	ND<0.50	ND	ND	0.025	NA
a-Chlordane	ND<0.020	ND	ND	0.001	NA
g-Chlordane	ND<0.020	ND	ND	0.001	NA
p,p-DDD	ND<0.020	ND	ND	0.001	NA
p,p-DDE	0.040	ND	ND	0.001	NA
p,p-DDT	ND<0.020	ND	ND	0.001	NA
Dieldrin	ND<0.020	ND	ND	0.001	NA
Endosulfan I	ND<0.020	ND	ND	0.001	NA
Endosulfan II	ND<0.020	ND	ND	0.001	NA
Endosulfan sulfate	ND<0.020	ND	ND	0.001	NA
Endrin	ND<0.020	ND	ND	0.001	NA
Endrin aldehyde	ND<0.020	ND	ND	0.001	NA
Heptachlor	ND<0.020	ND	ND	0.001	NA
Heptachlor epoxide	ND<0.020	ND	ND	0.001	NA
Methoxychlor	ND<0.020	ND	ND	0.001	NA
Toxaphene	ND<1.0	ND	ND	0.05	NA

Surrogate Recoveries (%)

%SS:	108	101	100		
Comments					

* water samples in µg/L, soil/sludge/solid samples in mg/kg, wipe samples in µg/wipe, filter samples in µg/filter, product/oil/non-aqueous liquid samples and all TCLP & SPLP extracts are reported in mg/L.

ND means not detected above the reporting limit; N/A means analyte not applicable to this analysis.

surrogate diluted out of range or surrogate coelutes with another peak.

(a) PCB aroclor 1016; (b) PCB aroclor 1221; (c) PCB aroclor 1232; (d) PCB aroclor 1242; (e) PCB aroclor 1248; (f) PCB aroclor 1254; (g) PCB aroclor 1260; (h) a lighter than water immiscible sheen/product is present; (i) liquid sample that contains >=1 vol. % sediment; (j) sample diluted due to high organic content; (k) p,p,- is the same as 4,4,-; (l) florisisil (EPA 3620) cleanup; (m) silica-gel (EPA 3630) cleanup; (n) elemental sulfur (EPA 3660) cleanup; (o) sulfuric acid permanganate (EPA 3665) cleanup; (r) results are reported on a dry weight basis; (p) see attached narrative.



McC Campbell Analytical, Inc.

110 2nd Avenue South, #D7, Pacheco, CA 94553-5560
Telephone: 925-798-1620 Fax: 925-798-1622
Website: www.mcccampbell.com E-mail: main@mcccampbell.com

AEI Consultants 2500 Camino Diablo, Ste. #200 Walnut Creek, CA 94597	Client Project ID: #116409; San Jose Transit Village	Date Sampled: 03/14/06
	Client Contact: Robert Flory	Date Received: 03/15/06
	Client P.O.:	Date Extracted: 03/15/06
		Date Analyzed: 03/22/06

Polychlorinated Biphenyls (PCBs) Aroclors by GC-ECD*

Extraction Method: SW3550C

Analytical Method: SW8082A

Work Order: 0603252

Lab ID	0603252-011A	0603252-018A			Reporting Limit for DF = 1	
Client ID	SB4-8	SB5-11.5				
Matrix	S	S				
DF	1	1				

Compound	Concentration				mg/kg	ug/L
	Aroclor1016	ND	ND			0.025
Aroclor1221	ND	ND			0.025	NA
Aroclor1232	ND	ND			0.025	NA
Aroclor1242	ND	ND			0.025	NA
Aroclor1248	ND	ND			0.025	NA
Aroclor1254	ND	ND			0.025	NA
Aroclor1260	ND	ND			0.025	NA
PCBs, total	ND	ND			0.025	NA

Surrogate Recoveries (%)

%SS:	101	100				
Comments						

* water samples in µg/L, soil/sludge/solid samples in mg/kg, wipe samples in µg/wipe, filter samples in µg/filter, product/oil/non-aqueous liquid samples and all TCLP & SPLP extracts are reported in mg/L.

ND means not detected above the reporting limit; N/A means analyte not applicable to this analysis.

surrogate diluted out of range or surrogate coelutes with another peak.

(a) PCB aroclor 1016; (b) PCB aroclor 1221; (c) PCB aroclor 1232; (d) PCB aroclor 1242; (e) PCB aroclor 1248; (f) PCB aroclor 1254; (g) PCB aroclor 1260; (h) a lighter than water immiscible sheen/product is present; (i) liquid sample that contains >= 1 vol. % sediment; (j) sample diluted due to high organic content; (k) p.p.- is the same as 4,4,-; (l) florisil (EPA 3620) cleanup; (m) silica-gel (EPA 3630) cleanup; (n) elemental sulfur (EPA 3660) cleanup; (o) sulfuric acid permanganate (EPA 3665) cleanup; (r) results are reported on a dry weight basis; (p) see attached narrative.



McC Campbell Analytical, Inc.

110 2nd Avenue South, #D7, Pacheco, CA 94533-3560
 Telephone : 925-798-1620 Fax : 925-798-1622
 Website: www.mcccampbell.com E-mail: main@mcccampbell.com

AEI Consultants 2500 Camino Diablo, Ste. #200 Walnut Creek, CA 94597	Client Project ID: #116409; San Jose Transit Village	Date Sampled: 03/14/06
	Client Contact: Robert Flory	Date Received: 03/15/06
	Client P.O.:	Date Extracted: 03/15/06
		Date Analyzed: 03/15/06

Volatile Organics by P&T and GC/MS (Basic Target List)*

Extraction Method: SW5030B

Analytical Method: SW8260B

Work Order: 0603252

Lab ID	0603252-007A						
Client ID	SB2-4						
Matrix	Soil						
Compound	Concentration *	DF	Reporting Limit	Compound	Concentration *	DF	Reporting Limit
Acetone	ND	1.0	0.05	Acrolein (Propenal)	ND	1.0	0.05
Acrylonitrile	ND	1.0	0.02	tert-Amyl methyl ether (TAME)	ND	1.0	0.005
Benzene	ND	1.0	0.005	Bromobenzene	ND	1.0	0.005
Bromochloromethane	ND	1.0	0.005	Bromodichloromethane	ND	1.0	0.005
Bromoform	ND	1.0	0.005	Bromomethane	ND	1.0	0.005
2-Butanone (MEK)	ND	1.0	0.02	t-Butyl alcohol (TBA)	ND	1.0	0.05
n-Butyl benzene	ND	1.0	0.005	sec-Butyl benzene	ND	1.0	0.005
tert-Butyl benzene	ND	1.0	0.005	Carbon Disulfide	ND	1.0	0.005
Carbon Tetrachloride	ND	1.0	0.005	Chlorobenzene	ND	1.0	0.005
Chloroethane	ND	1.0	0.005	2-Chloroethyl Vinyl Ether	ND	1.0	0.01
Chloroform	ND	1.0	0.005	Chloromethane	ND	1.0	0.005
2-Chlorotoluene	ND	1.0	0.005	4-Chlorotoluene	ND	1.0	0.005
Dibromochloromethane	ND	1.0	0.005	1,2-Dibromo-3-chloropropane	ND	1.0	0.005
1,2-Dibromoethane (EDB)	ND	1.0	0.005	Dibromomethane	ND	1.0	0.005
1,2-Dichlorobenzene	ND	1.0	0.005	1,3-Dichlorobenzene	ND	1.0	0.005
1,4-Dichlorobenzene	ND	1.0	0.005	Dichlorodifluoromethane	ND	1.0	0.005
1,1-Dichloroethane	ND	1.0	0.005	1,2-Dichloroethane (1,2-DCA)	ND	1.0	0.005
1,1-Dichloroethene	ND	1.0	0.005	cis-1,2-Dichloroethene	ND	1.0	0.005
trans-1,2-Dichloroethene	ND	1.0	0.005	1,2-Dichloropropane	ND	1.0	0.005
1,3-Dichloropropane	ND	1.0	0.005	2,2-Dichloropropane	ND	1.0	0.005
1,1-Dichloropropene	ND	1.0	0.005	cis-1,3-Dichloropropene	ND	1.0	0.005
trans-1,3-Dichloropropene	ND	1.0	0.005	Diisopropyl ether (DIPE)	ND	1.0	0.005
Ethylbenzene	ND	1.0	0.005	Ethyl tert-butyl ether (ETBE)	ND	1.0	0.005
Freon 113	ND	1.0	0.1	Hexachlorobutadiene	ND	1.0	0.005
Hexachloroethane	ND	1.0	0.005	2-Hexanone	ND	1.0	0.005
Isopropylbenzene	ND	1.0	0.005	4-Isopropyl toluene	ND	1.0	0.005
Methyl-t-butyl ether (MTBE)	ND	1.0	0.005	Methylene chloride	ND	1.0	0.005
4-Methyl-2-pentanone (MIBK)	ND	1.0	0.005	Naphthalene	ND	1.0	0.005
Nitrobenzene	ND	1.0	0.1	n-Propyl benzene	ND	1.0	0.005
Styrene	ND	1.0	0.005	1,1,1,2-Tetrachloroethane	ND	1.0	0.005
1,1,2,2-Tetrachloroethane	ND	1.0	0.005	Tetrachloroethene	ND	1.0	0.005
Toluene	ND	1.0	0.005	1,2,3-Trichlorobenzene	ND	1.0	0.005
1,2,4-Trichlorobenzene	ND	1.0	0.005	1,1,1-Trichloroethane	ND	1.0	0.005
1,1,2-Trichloroethane	ND	1.0	0.005	Trichloroethene	ND	1.0	0.005
Trichlorofluoromethane	ND	1.0	0.005	1,2,3-Trichloropropane	ND	1.0	0.005
1,2,4-Trimethylbenzene	ND	1.0	0.005	1,3,5-Trimethylbenzene	ND	1.0	0.005
Vinyl Chloride	ND	1.0	0.005	Xylenes	ND	1.0	0.005

Surrogate Recoveries (%)

%SS1:	100	%SS2:	104
%SS3:	114		

Comments:

* water and vapor samples are reported in µg/L, soil/sludge/solid samples in mg/kg, product/oil/non-aqueous liquid samples and all TCLP & SPLP extracts are reported in mg/L, wipe samples in µg/wipe.

ND means not detected above the reporting limit; N/A means analyte not applicable to this analysis.

surrogate diluted out of range or coelutes with another peak; &) low surrogate due to matrix interference.

h) lighter than water immiscible sheen/product is present; i) liquid sample that contains greater than ~1 vol. % sediment; j) sample diluted due to high organic content/matrix interference; k) reporting limit near, but not identical to our standard reporting limit due to variable Encore sample weight; m) reporting limit raised due to insufficient sample amount; n) results are reported on a dry weight basis; p) see attached narrative.



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AEI Consultants
2500 Camino Diablo, Ste. #200
Walnut Creek, CA 94597

Client Project ID: #116409; San Jose
Transit Village
Client Contact: Robert Flory
Client P.O.:

Date Sampled: 03/14/06
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Date Extracted: 03/15/06
Date Analyzed: 03/15/06

Volatile Organics by P&T and GC/MS (Basic Target List)*

Extraction Method: SW5030B

Analytical Method: SW8260B

Work Order: 0603252

Lab ID	0603252-013A						
Client ID	SB6-4						
Matrix	Soil						
Compound	Concentration *	DF	Reporting Limit	Compound	Concentration *	DF	Reporting Limit
Acetone	ND	1.0	0.05	Acrolein (Propenal)	ND	1.0	0.05
Acrylonitrile	ND	1.0	0.02	tert-Amyl methyl ether (TAME)	ND	1.0	0.005
Benzene	ND	1.0	0.005	Bromobenzene	ND	1.0	0.005
Bromochloromethane	ND	1.0	0.005	Bromodichloromethane	ND	1.0	0.005
Bromoform	ND	1.0	0.005	Bromomethane	ND	1.0	0.005
2-Butanone (MEK)	ND	1.0	0.02	t-Butyl alcohol (TBA)	ND	1.0	0.05
n-Butyl benzene	ND	1.0	0.005	sec-Butyl benzene	ND	1.0	0.005
tert-Butyl benzene	ND	1.0	0.005	Carbon Disulfide	ND	1.0	0.005
Carbon Tetrachloride	ND	1.0	0.005	Chlorobenzene	ND	1.0	0.005
Chloroethane	ND	1.0	0.005	2-Chloroethyl Vinyl Ether	ND	1.0	0.01
Chloroform	ND	1.0	0.005	Chloromethane	ND	1.0	0.005
2-Chlorotoluene	ND	1.0	0.005	4-Chlorotoluene	ND	1.0	0.005
Dibromochloromethane	ND	1.0	0.005	1,2-Dibromo-3-chloropropane	ND	1.0	0.005
1,2-Dibromoethane (EDB)	ND	1.0	0.005	Dibromomethane	ND	1.0	0.005
1,2-Dichlorobenzene	ND	1.0	0.005	1,3-Dichlorobenzene	ND	1.0	0.005
1,4-Dichlorobenzene	ND	1.0	0.005	Dichlorodifluoromethane	ND	1.0	0.005
1,1-Dichloroethane	ND	1.0	0.005	1,2-Dichloroethane (1,2-DCA)	ND	1.0	0.005
1,1-Dichloroethene	ND	1.0	0.005	cis-1,2-Dichloroethene	ND	1.0	0.005
trans-1,2-Dichloroethene	ND	1.0	0.005	1,2-Dichloropropane	ND	1.0	0.005
1,3-Dichloroethane	ND	1.0	0.005	2,2-Dichloropropane	ND	1.0	0.005
1,1-Dichloropropene	ND	1.0	0.005	cis-1,3-Dichloropropene	ND	1.0	0.005
trans-1,3-Dichloropropene	ND	1.0	0.005	Diisopropyl ether (DIPE)	ND	1.0	0.005
Ethylbenzene	ND	1.0	0.005	Ethyl tert-butyl ether (ETBE)	ND	1.0	0.005
Freon 113	ND	1.0	0.1	Hexachlorobutadiene	ND	1.0	0.005
Hexachloroethane	ND	1.0	0.005	2-Hexanone	ND	1.0	0.005
Isopropylbenzene	ND	1.0	0.005	4-Isopropyl toluene	ND	1.0	0.005
Methyl-t-butyl ether (MTBE)	ND	1.0	0.005	Methylene chloride	ND	1.0	0.005
4-Methyl-2-pentanone (MIBK)	ND	1.0	0.005	Naphthalene	ND	1.0	0.005
Nitrobenzene	ND	1.0	0.1	n-Propyl benzene	ND	1.0	0.005
Styrene	ND	1.0	0.005	1,1,1,2-Tetrachloroethane	ND	1.0	0.005
1,1,2,2-Tetrachloroethane	ND	1.0	0.005	Tetrachloroethene	ND	1.0	0.005
Toluene	ND	1.0	0.005	1,2,3-Trichlorobenzene	ND	1.0	0.005
1,2,4-Trichlorobenzene	ND	1.0	0.005	1,1,1-Trichloroethane	ND	1.0	0.005
1,1,2-Trichloroethane	ND	1.0	0.005	Trichloroethene	ND	1.0	0.005
Trichlorofluoromethane	ND	1.0	0.005	1,2,3-Trichloropropane	ND	1.0	0.005
1,2,4-Trimethylbenzene	ND	1.0	0.005	1,3,5-Trimethylbenzene	ND	1.0	0.005
Vinyl Chloride	ND	1.0	0.005	Xylenes	ND	1.0	0.005

Surrogate Recoveries (%)

%SS1:	99	%SS2:	106
%SS3:	113		

Comments:
 * water and vapor samples are reported in µg/L, soil/sludge/solid samples in mg/kg, product/oil/non-aqueous liquid samples and all TCLP & SPLP extracts are reported in mg/L, wipe samples in µg/wipe.
 ND means not detected above the reporting limit; N/A means analyte not applicable to this analysis.
 # surrogate diluted out of range or coelutes with another peak; &) low surrogate due to matrix interference.
 h) lighter than water immiscible sbeen/product is present; i) liquid sample that contains greater than ~1 vol. % sediment; j) sample diluted due to high organic content/matrix interference; k) reporting limit near, but not identical to our standard reporting limit due to variable Encore sample weight; m) reporting limit raised due to insufficient sample amount; n) results are reported on a dry weight basis; p) see attached narrative.

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	Client Contact: Robert Flory	Date Received: 03/15/06
	Client P.O.:	Date Extracted: 03/15/06
		Date Analyzed: 03/15/06

Volatile Organics by P&T and GC/MS (Basic Target List)*

Extraction Method: SW5030B Analytical Method: SW8260B Work Order: 0603252

Lab ID	0603252-019A
Client ID	SB3-8
Matrix	Soil

Compound	Concentration *	DF	Reporting Limit	Compound	Concentration *	DF	Reporting Limit
Acetone	ND	1.0	0.05	Acrolein (Propenal)	ND	1.0	0.05
Acrylonitrile	ND	1.0	0.02	tert-Amyl methyl ether (TAME)	ND	1.0	0.005
Benzene	ND	1.0	0.005	Bromobenzene	ND	1.0	0.005
Bromochloromethane	ND	1.0	0.005	Bromodichloromethane	ND	1.0	0.005
Bromoform	ND	1.0	0.005	Bromomethane	ND	1.0	0.005
2-Butanone (MEK)	ND	1.0	0.02	t-Butyl alcohol (TBA)	ND	1.0	0.05
n-Butyl benzene	ND	1.0	0.005	sec-Butyl benzene	ND	1.0	0.005
tert-Butyl benzene	ND	1.0	0.005	Carbon Disulfide	ND	1.0	0.005
Carbon Tetrachloride	ND	1.0	0.005	Chlorobenzene	ND	1.0	0.005
Chloroethane	ND	1.0	0.005	2-Chloroethyl Vinyl Ether	ND	1.0	0.01
Chloroform	ND	1.0	0.005	Chloromethane	ND	1.0	0.005
2-Chlorotoluene	ND	1.0	0.005	4-Chlorotoluene	ND	1.0	0.005
Dibromochloromethane	ND	1.0	0.005	1,2-Dibromo-3-chloropropane	ND	1.0	0.005
1,2-Dibromoethane (EDB)	ND	1.0	0.005	Dibromomethane	ND	1.0	0.005
1,2-Dichlorobenzene	ND	1.0	0.005	1,3-Dichlorobenzene	ND	1.0	0.005
1,4-Dichlorobenzene	ND	1.0	0.005	Dichlorodifluoromethane	ND	1.0	0.005
1,1-Dichloroethane	ND	1.0	0.005	1,2-Dichloroethane (1,2-DCA)	ND	1.0	0.005
1,1-Dichloroethene	ND	1.0	0.005	cis-1,2-Dichloroethene	ND	1.0	0.005
trans-1,2-Dichloroethene	ND	1.0	0.005	1,2-Dichloropropane	ND	1.0	0.005
1,3-Dichloropropane	ND	1.0	0.005	2,2-Dichloropropane	ND	1.0	0.005
1,1-Dichloropropene	ND	1.0	0.005	cis-1,3-Dichloropropene	ND	1.0	0.005
trans-1,3-Dichloropropene	ND	1.0	0.005	Diisopropyl ether (DIPE)	ND	1.0	0.005
Ethylbenzene	ND	1.0	0.005	Ethyl tert-butyl ether (ETBE)	ND	1.0	0.005
Freon 113	ND	1.0	0.1	Hexachlorobutadiene	ND	1.0	0.005
Hexachloroethane	ND	1.0	0.005	2-Hexanone	ND	1.0	0.005
Isopropylbenzene	ND	1.0	0.005	4-Isopropyl toluene	ND	1.0	0.005
Methyl-t-butyl ether (MTBE)	ND	1.0	0.005	Methylene chloride	ND	1.0	0.005
4-Methyl-2-pentanone (MIBK)	ND	1.0	0.005	Naphthalene	ND	1.0	0.005
Nitrobenzene	ND	1.0	0.1	n-Propyl benzene	ND	1.0	0.005
Styrene	ND	1.0	0.005	1,1,1,2-Tetrachloroethane	ND	1.0	0.005
1,1,2,2-Tetrachloroethane	ND	1.0	0.005	Tetrachloroethene	ND	1.0	0.005
Toluene	ND	1.0	0.005	1,2,3-Trichlorobenzene	ND	1.0	0.005
1,2,4-Trichlorobenzene	ND	1.0	0.005	1,1,1-Trichloroethane	ND	1.0	0.005
1,1,2-Trichloroethane	ND	1.0	0.005	Trichloroethene	ND	1.0	0.005
Trichlorofluoromethane	ND	1.0	0.005	1,2,3-Trichloropropane	ND	1.0	0.005
1,2,4-Trimethylbenzene	ND	1.0	0.005	1,3,5-Trimethylbenzene	ND	1.0	0.005
Vinyl Chloride	ND	1.0	0.005	Xylenes	ND	1.0	0.005

Surrogate Recoveries (%)			
%SS1:	97	%SS2:	105
%SS3:	113		

Comments:

* water and vapor samples are reported in µg/L, soil/sludge/solid samples in mg/kg, product/oil/non-aqueous liquid samples and all TCLP & SPLP extracts are reported in mg/L, wipe samples in µg/wipe.

ND means not detected above the reporting limit; N/A means analyte not applicable to this analysis.

surrogate diluted out of range or coelutes with another peak; &) low surrogate due to matrix interference.

h) lighter than water immiscible sheen/product is present; i) liquid sample that contains greater than ~1 vol. % sediment; j) sample diluted due to high organic content/matrix interference; k) reporting limit near, but not identical to our standard reporting limit due to variable Encore sample weight; m) reporting limit raised due to insufficient sample amount; n) results are reported on a dry weight basis; p) see attached narrative.



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AEI Consultants 2500 Camino Diablo, Ste. #200 Walnut Creek, CA 94597	Client Project ID: #116409; San Jose Transit Village	Date Sampled: 03/14/06
	Client Contact: Robert Flory	Date Received: 03/15/06
	Client P.O.:	Date Extracted: 03/15/06
		Date Analyzed: 03/15/06-03/17/06

CAM / CCR 17 Metals*

Lab ID	0603252-001A	0603252-007A			Reporting Limit for DF = 1; ND means not detected above the reporting limit
Client ID	SB7-1, SB8-1, SB9-1, SB10-1	SB2-4			
Matrix	S	S			S W
Extraction Type	TTLIC	TTLIC			mg/Kg mg/L

ICP-MS Metals, Concentration*

Analytical Method: 6020A	Extraction Method: SW3050B				Work Order: 0603252	
Dilution Factor	I	I			I	I
Antimony	0.53	ND			0.5	NA
Arsenic	7.8	5.4			0.5	NA
Barium	250	140			5.0	NA
Beryllium	ND	ND			0.5	NA
Cadmium	ND	ND			0.25	NA
Chromium	58	500			0.5	NA
Cobalt	14	39			0.5	NA
Copper	39	23			0.5	NA
Lead	9.8	15			0.5	NA
Mercury	0.084	0.068			0.05	NA
Molybdenum	0.75	ND			0.5	NA
Nickel	76	780			0.5	NA
Selenium	ND	ND			0.5	NA
Silver	ND	ND			0.5	NA
Thallium	ND	ND			0.5	NA
Vanadium	50	40			0.5	NA
Zinc	73	49			5.0	NA
%SS:	102	101				

Comments

*water samples are reported in µg/L, product/oil/non-aqueous liquid samples and all TCLP / STLC / DISTLC / SPLP extracts are reported in mg/L, soil/sludge/solid samples in mg/kg, wipe samples in µg/wipe, filter samples in µg/filter.

means surrogate diluted out of range; ND means not detected above the reporting limit; N/A means not applicable to this sample or instrument.

i) aqueous sample containing greater than ~1 vol. % sediment; for DISSOLVED metals, this sample has been preserved prior to filtration; for TTLIC metals, a representative sediment-water mixture was digested; j) reporting limit raised due to insufficient sample amount; k) reporting limit raised due to matrix interference; m) estimated value due to low/high surrogate recovery, caused by matrix interference; n) results are reported on a dry weight basis; p) see attached narrative.



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AEI Consultants 2500 Camino Diablo, Ste. #200 Walnut Creek, CA 94597	Client Project ID: #116409; San Jose Transit Village	Date Sampled: 03/14/06
	Client Contact: Robert Flory	Date Received: 03/15/06
	Client P.O.:	Date Extracted: 03/15/06
		Date Analyzed: 03/15/06

Gasoline Range (C6-C12) Volatile Hydrocarbons as Gasoline*

Extraction method: SW5030B

Analytical methods: SW8015Cm

Work Order: 0603252

Lab ID	Client ID	Matrix	TPH(g)	DF	% SS
001A	SB7-1, SB8-1, SB9-1, SB10-1	S	ND	1	87
011A	SB4-8	S	ND	1	87
013A	SB6-4	S	ND	1	88
018A	SB5-11.5	S	ND	1	81
019A	SB3-8	S	ND	1	89

Reporting Limit for DF=1; ND means not detected at or above the reporting limit	W	NA	NA
	S	1.0	mg/Kg

* water and vapor samples and all TCLP & SPLP extracts are reported in µg/L, soil/sludge/solid samples in mg/kg, wipe samples in µg/wipe, product/oil/non-aqueous liquid samples in mg/L.

cluttered chromatogram; sample peak coelutes with surrogate peak.

+The following descriptions of the TPH chromatogram are cursory in nature and McC Campbell Analytical is not responsible for their interpretation: a) unmodified or weakly modified gasoline is significant; b) heavier gasoline range compounds are significant(aged gasoline?); c) lighter gasoline range compounds (the most mobile fraction) are significant; d) gasoline range compounds having broad chromatographic peaks are significant; biologically altered gasoline?; e) TPH pattern that does not appear to be derived from gasoline (stoddard solvent / mineral spirit?); f) one to a few isolated non-target peaks present; g) strongly aged gasoline or diesel range compounds are significant; h) lighter than water immiscible sheen/product is present; i) liquid sample that contains greater than ~1 vol. % sediment; j) reporting limit raised due to high MTBE content; k) TPH pattern that does not appear to be derived from gasoline (aviation gas). m) no recognizable pattern; n) TPH(g) range non-target isolated peaks subtracted out of the TPH(g) concentration at the client's request; o) results are reported on a dry weight basis.

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	Client Contact: Robert Flory	Date Received: 03/15/06
	Client P.O.:	Date Extracted: 03/15/06
		Date Analyzed: 03/15/06-03/16/06

Diesel (C10-23) and Oil (C18+) Range Extractable Hydrocarbons as Diesel and Motor Oil*

Extraction method: SW3550C

Analytical methods: SW8015C

Work Order: 0603252

Lab ID	Client ID	Matrix	TPH(d)	TPH(mo)	DF	% SS
0603252-001A	SB7-1, SB8-1, SB9-1, SB10-1	S	5.8.g	42	5	107
0603252-011A	SB4-8	S	ND	ND	1	98
0603252-013A	SB6-4	S	ND	ND	1	100
0603252-018A	SB5-11.5	S	ND	ND	1	100
0603252-019A	SB3-8	S	ND	ND	1	99

Reporting Limit for DF=1; ND means not detected at or above the reporting limit	W	NA	NA	ug/L
	S	1.0	5.0	mg/Kg

* water samples are reported in µg/L, wipe samples in µg/wipe, soil/solid/sludge samples in mg/kg, product/oil/non-aqueous liquid samples in mg/L, and all DISTLC / STLC / SPLP / TCLP extracts are reported in µg/L.

cluttered chromatogram resulting in coeluted surrogate and sample peaks, or; surrogate peak is on elevated baseline, or; surrogate has been diminished by dilution of original extract.

+The following descriptions of the TPH chromatogram are cursory in nature and McC Campbell Analytical is not responsible for their interpretation: a) unmodified or weakly modified diesel is significant; b) diesel range compounds are significant; no recognizable pattern; c) aged diesel? is significant; d) gasoline range compounds are significant; e) unknown medium boiling point pattern that does not appear to be derived from diesel (asphalt?); f) one to a few isolated peaks present; g) oil range compounds are significant; h) lighter than water immiscible sheen/product is present; i) liquid sample that contains greater than ~1 vol. % sediment; k) kerosene/kerosene range/jet fuel; l) bunker oil; m) fuel oil; n) stoddard solvent/mineral spirit.



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QC SUMMARY REPORT FOR SW8081B

W.O. Sample Matrix: Soil

QC Matrix: Soil

WorkOrder: 0603252

Analyte	EPA Method: SW8081B		Extraction: SW3550C			BatchID: 20741		Spiked Sample ID 0603250-016A		
	Sample	Spiked	MS	MSD	MS-MSD	LCS	LCSD	LCS-LCSD	Acceptance Criteria (%)	
	mg/kg	mg/kg	% Rec.	% Rec.	% RPD	% Rec.	% Rec.	% RPD	MS / MSD	LCS / LCSD
Aldrin	ND	0.010	115	113	1.41	108	108	0	70 - 130	70 - 130
g-BHC	ND	0.010	100	100	0	97.6	98.4	0.811	70 - 130	70 - 130
p,p-DDT	ND	0.025	108	109	0.560	100	99.8	0.620	70 - 130	70 - 130
Dieldrin	0.0033	0.025	110	111	1.17	106	106	0	70 - 130	70 - 130
Endrin	ND	0.025	113	113	0	105	105	0	70 - 130	70 - 130
Heptachlor	ND	0.010	111	111	0	104	106	1.88	70 - 130	70 - 130
%SS:	92	0.050	101	101	0	103	103	0	70 - 130	70 - 130

All target compounds in the Method Blank of this extraction batch were ND less than the method RL with the following exceptions:
NONE

BATCH 20741 SUMMARY

Sample ID	Date Sampled	Date Extracted	Date Analyzed	Sample ID	Date Sampled	Date Extracted	Date Analyzed
0603252-001A	3/14/06 8:08 AM	3/15/06	3/22/06 11:07 AM	0603252-011A	3/14/06 11:40 AM	3/15/06	3/22/06 12:02 PM
0603252-018A	3/14/06 12:30 PM	3/15/06	3/22/06 12:57 PM				

MS = Matrix Spike; MSD = Matrix Spike Duplicate; LCS = Laboratory Control Sample; LCSD = Laboratory Control Sample Duplicate; RPD = Relative Percent Deviation.

% Recovery = 100 * (MS - Sample) / (Amount Spiked); RPD = 100 * (MS - MSD) / ((MS + MSD) / 2).

MS / MSD spike recoveries and / or %RPD may fall outside of laboratory acceptance criteria due to one or more of the following reasons: a) the sample is inhomogenous AND contains significant concentrations of analyte relative to the amount spiked, or b) the spiked sample's matrix interferes with the spike recovery.

N/A = not enough sample to perform matrix spike and matrix spike duplicate.

NR = analyte concentration in sample exceeds spike amount for soil matrix or exceeds 2x spike amount for water matrix or sample diluted due to high matrix or analyte content.



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QC SUMMARY REPORT FOR SW8082A

W.O. Sample Matrix: Soil

QC Matrix: Soil

WorkOrder: 0603252

EPA Method: SW8082A		Extraction: SW3550C			BatchID: 20714			Spiked Sample ID: 0603227-001A		
Analyte	Sample	Spiked	MS	MSD	MS-MSD	LCS	LCSD	LCS-LCSD	Acceptance Criteria (%)	
	mg/kg	mg/kg	% Rec.	% Rec.	% RPD	% Rec.	% Rec.	% RPD	MS / MSD	LCS / LCSD
PCBs, total	ND	0.075	126	127	0.865	88.3	89.4	1.20	70 - 130	70 - 130
%SS:	10l	0.050	105	100	4.39	99	99	0	70 - 130	70 - 130

All target compounds in the Method Blank of this extraction batch were ND less than the method RL with the following exceptions:
NONE

BATCH 20714 SUMMARY

Sample ID	Date Sampled	Date Extracted	Date Analyzed	Sample ID	Date Sampled	Date Extracted	Date Analyzed
0603252-011A	3/14/06 11:40 AM	3/15/06	3/22/06 12:02 PM	0603252-018A	3/14/06 12:30 PM	3/15/06	3/22/06 12:57 PM

MS = Matrix Spike; MSD = Matrix Spike Duplicate; LCS = Laboratory Control Sample; LCSD = Laboratory Control Sample Duplicate; RPD = Relative Percent Deviation.

% Recovery = 100 * (MS-Sample) / (Amount Spiked); RPD = 100 * (MS - MSD) / ((MS + MSD) / 2).

MS / MSD spike recoveries and / or %RPD may fall outside of laboratory acceptance criteria due to one or more of the following reasons: a) the sample is inhomogenous AND contains significant concentrations of analyte relative to the amount spiked, or b) the spiked sample's matrix interferes with the spike recovery.

N/A = not enough sample to perform matrix spike and matrix spike duplicate.

NR = analyte concentration in sample exceeds spike amount for soil matrix or exceeds 2x spike amount for water matrix or sample diluted due to high matrix or analyte content.

DHS Certification No. 1644

_____ QA/QC Officer



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QC SUMMARY REPORT FOR SW8260B

W.O. Sample Matrix: Soil

QC Matrix: Soil

WorkOrder: 0603252

EPA Method: SW8260B		Extraction: SW5030B			BatchID: 20698			Spiked Sample ID: 0603188-003a		
Analyte	Sample	Spiked	MS	MSD	MS-MSD	LCS	LCSD	LCS-LCSD	Acceptance Criteria (%)	
	mg/Kg	mg/Kg	% Rec.	% Rec.	% RPD	% Rec.	% Rec.	% RPD	MS / MSD	LCS / LCSD
tert-Amyl methyl ether (TAME)	ND	0.050	107	105	1.52	109	110	0.805	70 - 130	70 - 130
Benzene	ND	0.050	118	116	1.41	119	113	4.43	70 - 130	70 - 130
t-Butyl alcohol (TBA)	ND	0.25	84.9	84.2	0.828	88	87.7	0.413	70 - 130	70 - 130
Chlorobenzene	ND	0.050	94.7	95.8	1.10	99	94.7	4.42	70 - 130	70 - 130
1,2-Dibromoethane (EDB)	ND	0.050	92.3	93.9	1.77	98.1	96.6	1.54	70 - 130	70 - 130
1,2-Dichloroethane (1,2-DCA)	ND	0.050	112	112	0	116	113	2.53	70 - 130	70 - 130
1,1-Dichloroethene	ND	0.050	85.7	81.3	5.26	82.7	87.1	5.21	70 - 130	70 - 130
Diisopropyl ether (DIPE)	ND	0.050	115	119	3.36	117	118	0.664	70 - 130	70 - 130
Ethyl tert-butyl ether (ETBE)	ND	0.050	113	108	4.40	113	114	1.03	70 - 130	70 - 130
Methyl-t-butyl ether (MTBE)	ND	0.050	106	104	2.48	106	108	1.95	70 - 130	70 - 130
Toluene	ND	0.050	90.2	87.5	3.03	91.1	89.7	1.53	70 - 130	70 - 130
Trichloroethene	ND	0.050	93.9	92.5	1.54	94.9	97.4	2.58	70 - 130	70 - 130
%SS1:	94	0.050	112	112	0	112	114	1.08	70 - 130	70 - 130
%SS2:	105	0.050	93	96	2.45	95	95	0	70 - 130	70 - 130
%SS3:	102	0.050	82	89	8.37	94	88	6.46	70 - 130	70 - 130

All target compounds in the Method Blank of this extraction batch were ND less than the method RL with the following exceptions:
NONE

BATCH 20698 SUMMARY

Sample ID	Date Sampled	Date Extracted	Date Analyzed	Sample ID	Date Sampled	Date Extracted	Date Analyzed
0603252-007A	3/14/06 10:50 AM	3/15/06	3/15/06 9:32 PM	0603252-013A	3/14/06 12:00 PM	3/15/06	3/15/06 10:15 PM
0603252-019A	3/14/06 1:30 PM	3/15/06	3/15/06 10:58 PM				

MS = Matrix Spike; MSD = Matrix Spike Duplicate; LCS = Laboratory Control Sample; LCSD = Laboratory Control Sample Duplicate; RPD = Relative Percent Deviation.
 % Recovery = 100 * (MS - Sample) / (Amount Spiked); RPD = 100 * (MS - MSD) / ((MS + MSD) / 2).
 MS / MSD spike recoveries and / or %RPD may fall outside of laboratory acceptance criteria due to one or more of the following reasons: a) the sample is inhomogenous AND contains significant concentrations of analyte relative to the amount spiked, or b) the spiked sample's matrix interferes with the spike recovery.
 N/A = not enough sample to perform matrix spike and matrix spike duplicate.
 NR = analyte concentration in sample exceeds spike amount for soil matrix or exceeds 2x spike amount for water matrix or sample diluted due to high matrix or analyte content.
 Laboratory extraction solvents such as methylene chloride and acetone may occasionally appear in the method blank at low levels.



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QC SUMMARY REPORT FOR SW8021B/8015Cm

W.O. Sample Matrix: Soil

QC Matrix: Soil

WorkOrder: 0603252

EPA Method: SW8021B/8015Cm		Extraction: SW5030B			BatchID: 20705			Spiked Sample ID: 0603227-001A		
Analyte	Sample	Spiked	MS	MSD	MS-MSD	LCS	LCSD	LCS-LCSD	Acceptance Criteria (%)	
	mg/Kg	mg/Kg	% Rec.	% Rec.	% RPD	% Rec.	% Rec.	% RPD	MS / MSD	LCS / LCSD
TPH(btex) [£]	ND	0.60	113	115	1.23	109	113	3.78	70 - 130	70 - 130
MTBE	ND	0.10	93.8	91.5	2.47	94.8	93.9	0.916	70 - 130	70 - 130
Benzene	ND	0.10	92.9	89.8	3.37	92.2	92.8	0.682	70 - 130	70 - 130
Toluene	ND	0.10	92	89.5	2.72	94.2	93.5	0.770	70 - 130	70 - 130
Ethylbenzene	ND	0.10	94.6	92.9	1.80	93.8	93.8	0	70 - 130	70 - 130
Xylenes	ND	0.30	95	94.7	0.351	95	95.3	0.350	70 - 130	70 - 130
%SS:	93	0.10	95	94	1.06	101	100	1.12	70 - 130	70 - 130

All target compounds in the Method Blank of this extraction batch were ND less than the method RL with the following exceptions:
NONE

BATCH 20705 SUMMARY

Sample ID	Date Sampled	Date Extracted	Date Analyzed	Sample ID	Date Sampled	Date Extracted	Date Analyzed
0603252-001A	3/14/06 8:08 AM	3/15/06	3/15/06 8:18 PM	0603252-011A	3/14/06 11:40 AM	3/15/06	3/15/06 8:48 PM
0603252-013A	3/14/06 12:00 PM	3/15/06	3/15/06 9:17 PM	0603252-018A	3/14/06 12:30 PM	3/15/06	3/15/06 9:47 PM
0603252-019A	3/14/06 1:30 PM	3/15/06	3/15/06 10:17 PM				

MS = Matrix Spike; MSD = Matrix Spike Duplicate; LCS = Laboratory Control Sample; LCSD = Laboratory Control Sample Duplicate; RPD = Relative Percent Deviation.

% Recovery = 100 * (MS-Sample) / (Amount Spiked); RPD = 100 * (MS - MSD) / ((MS + MSD) / 2).

MS / MSD spike recoveries and / or %RPD may fall outside of laboratory acceptance criteria due to one or more of the following reasons: a) the sample is inhomogenous AND contains significant concentrations of analyte relative to the amount spiked, or b) the spiked sample's matrix interferes with the spike recovery.

£ TPH(btex) = sum of BTEX areas from the FID.

cluttered chromatogram; sample peak coelutes with surrogate peak.

N/A = not enough sample to perform matrix spike and matrix spike duplicate.

NR = analyte concentration in sample exceeds spike amount for soil matrix or exceeds 2x spike amount for water matrix or sample diluted due to high matrix or analyte content.



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QC SUMMARY REPORT FOR SW8015C

W.O. Sample Matrix: Soil

QC Matrix: Soil

WorkOrder: 0603252

EPA Method: SW8015C		Extraction: SW3550C			BatchID: 20706			Spiked Sample ID: 0603239-009A		
Analyte	Sample	Spiked	MS	MSD	MS-MSD	LCS	LCSD	LCS-LCSD	Acceptance Criteria (%)	
	mg/Kg	mg/Kg	% Rec.	% Rec.	% RPD	% Rec.	% Rec.	% RPD	MS / MSD	LCS / LCSD
TPH(d)	ND	20	91.3	91.4	0.151	91.4	91.3	0.0794	70 - 130	70 - 130
%SS:	100	50	97	96	0.318	97	97	0	70 - 130	70 - 130

All target compounds in the Method Blank of this extraction batch were ND less than the method RL with the following exceptions:
NONE

BATCH 20706 SUMMARY

Sample ID	Date Sampled	Date Extracted	Date Analyzed	Sample ID	Date Sampled	Date Extracted	Date Analyzed
0603252-001A	3/14/06 8:08 AM	3/15/06	3/16/06 1:48 PM	0603252-011A	3/14/06 11:40 AM	3/15/06	3/15/06 6:55 PM
0603252-013A	3/14/06 12:00 PM	3/15/06	3/15/06 8:04 PM	0603252-018A	3/14/06 12:30 PM	3/15/06	3/16/06 6:20 AM
0603252-019A	3/14/06 1:30 PM	3/15/06	3/16/06 7:28 AM				

MS = Matrix Spike; MSD = Matrix Spike Duplicate; LCS = Laboratory Control Sample; LCSD = Laboratory Control Sample Duplicate; RPD = Relative Percent Deviation.
 % Recovery = 100 * (MS-Sample) / (Amount Spiked); RPD = 100 * (MS - MSD) / ((MS + MSD) / 2).
 MS / MSD spike recoveries and / or %RPD may fall outside of laboratory acceptance criteria due to one or more of the following reasons: a) the sample is inhomogenous AND contains significant concentrations of analyte relative to the amount spiked, or b) the spiked sample's matrix interferes with the spike recovery.
 N/A = not enough sample to perform matrix spike and matrix spike duplicate.
 NR = analyte concentration in sample exceeds spike amount for soil matrix or exceeds 2x spike amount for water matrix or sample diluted due to high matrix or analyte content.



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QC SUMMARY REPORT FOR 6020A

W.O. Sample Matrix: Soil

QC Matrix: Soil

WorkOrder: 0603252

EPA Method: 6020A		Extraction: SW3050B				BatchID: 20699			Spiked Sample ID: 0603188-005A		
Analyte	Sample	Spiked	MS	MSD	MS-MSD	Spiked	LCS	LCSD	LCS-LCSD	Acceptance Criteria (%)	
	mg/Kg	mg/Kg	% Rec.	% Rec.	% RPD	mg/Kg	% Rec.	% Rec.	% RPD	MS / MSD	LCS / LCSD
Antimony	ND	50	89.6	90.9	1.51	10	83.1	86.3	3.83	75 - 125	80 - 120
Arsenic	4.9	50	95.4	95.9	0.474	10	91.1	93.6	2.71	75 - 125	80 - 120
Barium	260	500	96	100	2.76	100	89.5	92.1	2.88	75 - 125	80 - 120
Beryllium	0.54	50	77.9	76.8	1.43	10	85.3	87.4	2.43	75 - 125	80 - 120
Cadmium	ND	50	93.3	94.3	1.09	10	90.1	93.6	3.72	75 - 125	80 - 120
Chromium	56	50	NR	NR	NR	10	91	93.6	2.84	75 - 125	80 - 120
Cobalt	11	50	86.6	87.9	1.13	10	92.4	95.7	3.42	75 - 125	80 - 120
Copper	33	50	99.4	104	2.50	10	103	106	3.64	75 - 125	80 - 120
Lead	7.9	50	92.6	93.9	1.23	10	92.7	95	2.39	75 - 125	80 - 120
Mercury	ND	2.5	98.8	101	2.08	0.50	98.9	101	1.70	75 - 125	80 - 120
Molybdenum	ND	50	93.3	94.8	1.62	10	91.1	93.3	2.42	75 - 125	80 - 120
Nickel	43	50	101	106	2.55	10	98.2	104	6.07	75 - 125	80 - 120
Selenium	ND	50	92.4	92.6	0.281	10	88.1	92.2	4.60	75 - 125	80 - 120
Silver	ND	50	82.5	83.5	1.20	10	80.6	83	2.99	75 - 125	80 - 120
Thallium	ND	50	94.3	96	1.79	10	90.2	93.7	3.79	75 - 125	80 - 120
Vanadium	61	50	NR	NR	NR	10	91.6	93.4	1.89	75 - 125	80 - 120
Zinc	50	500	96	97.1	0.996	100	89.9	92.9	3.33	75 - 125	80 - 120
%SS:	99	250	103	107	4.27	250	96	96	0	70 - 130	70 - 130

All target compounds in the Method Blank of this extraction batch were ND less than the method RL with the following exceptions:
NONE

BATCH 20699 SUMMARY

Sample ID	Date Sampled	Date Extracted	Date Analyzed	Sample ID	Date Sampled	Date Extracted	Date Analyzed
0603252-001A	3/14/06 8:08 AM	3/15/06	3/15/06 8:32 PM	0603252-007A	3/14/06 10:50 AM	3/15/06	3/15/06 8:39 PM
0603252-007A	3/14/06 10:50 AM	3/15/06	3/17/06 2:25 AM				

MS = Matrix Spike; MSD = Matrix Spike Duplicate; LCS = Laboratory Control Sample; LCSD = Laboratory Control Sample Duplicate; RPD = Relative Percent Deviation.

% Recovery = 100 * (MS-Sample) / (Amount Spiked); RPD = 100 * (MS - MSD) / ((MS + MSD) / 2).

MS / MSD spike recoveries and / or %RPD may fall outside of laboratory acceptance criteria due to one or more of the following reasons: a) the sample is inhomogenous AND contains significant concentrations of analyte relative to the amount spiked, or b) the spiked sample's matrix interferes with the spike recovery.

NA = not applicable to this method.

NR = analyte concentration in sample exceeds spike amount for soil matrix or exceeds 2x spike amount for water matrix or sample diluted due to high matrix or analyte content.

DHS Certification No. 1644

____ QA/QC Officer

1/2

ael 6663252

CHAIN OF CUSTODY RECORD

TURN AROUND TIME RUSH 24 HR 48 HR 72 HR 5 DAY

GeoTracker EDF PDF Excel Write On (DW)

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Report To: Robert Flory
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 2500 Camino Diablo, Suite 200
 Walnut Creek, CA 94597
 E-Mail: rflory@aeiconsultants.com
 Tel: (925) 944-2899, extension 122 Fax: (925) 944-2895
 Project #: 116409
 Project Name: San Jose Transit Village

Sampler Signature:

SAMPLE ID (Field Point Name)	LOCATION	SAMPLING		MATRIX			# Containers	Type Containers	METHOD PRESERVED	Comments
		Date	Time	Water	Soil	Air				
567-1		3/4/06	0830							
567-4			0835							
568-1			0835							
568-4			0835							
569-1			0845							
569-4			0850							
580-1			0815							
580-4			0830							
581-1			0845							
582-4			0930							
583-8			1057							
583-12			1101							
Relinquished By: <i>[Signature]</i>		Date:	Time:	Received By: <i>Adrian Nieto</i>		Time:		ICEN* <input checked="" type="checkbox"/> PRESERVATION APPROPRIATE		
Relinquished By: <i>[Signature]</i>		Date:	Time:	Received By: <i>[Signature]</i>		Time:		GOOD CONDITION HEADSPACE ABSENT DECHLORINATED IN LAB		
Relinquished By: <i>[Signature]</i>		Date:	Time:	Received By: <i>[Signature]</i>		Time:		VOAS <input checked="" type="checkbox"/> METALS <input type="checkbox"/> OTHER <input type="checkbox"/>		

PAH's / RNAs by EPA 625 / 8270 / 8310
 Lead (7240/7421/739/2/6010)
 LUFT Metals
 CAMEL Metals
 EPA 625 / 8270
 VOCs EPA 624 / 8250
 PCBs EPA 608 / 8090
 Pesticides EPA 608 / 8090
 BTEX ONLY (EPA 602 / 8020)
 HVOCS EPA 8260 (8010 list)
 Total Petroleum Hydrocarbons (HTL)
 Total Petroleum Oil & Grease (5520 E&F/B&F)
 TPH Multirange (8015) direct & indirect
 BTEX & TPH in Gas (602/8020 + 8015)/MTBE
 Total Petroleum Hydrocarbons (HTL)
 HVOCS EPA 8260 (8010 list)
 BTEX ONLY (EPA 602 / 8020)
 Pesticides EPA 608 / 8090
 PCBs EPA 608 / 8090
 VOCs EPA 624 / 8250
 EPA 625 / 8270

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CHAIN OF CUSTODY RECORD
 TURN AROUND TIME RUSH 24 HR 48 HR 72 HR 5 DAY
 GeoTracker EDF PDF Excel Write On (DW)

Report To: Robert Flory
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 E-Mail: rflory@aeiconsultants.com
 Tel: (925) 944-2899, extension 122 Fax: (925) 944-2895
 Project #: 116409
 Project Location: San Jose
 Project Name: San Jose Transit Village
 Sampler Signature: *[Signature]*

SAMPLE ID (Field Point Name)	LOCATION	SAMPLING		# Containers	MATRIX							METHOD PRESERVED	Comments	
		Date	Time		Water	Soil	Air	Sudge	Other	Ice	HCl			HNO ₃
564-4		11/23												
564-6		11/20												
564-11.5		11/45												
565-4		12-00												
566-8		12-05												
566-11.5		12-10												
565-4		12-15												
565-8		12-20												
565-11.5		12-25												
563-8		12-30												
563-11.5		12-35												

Analysis Request	Other	Comments
Filter		
Samples for Metals Analysis:		
Yes / No		
Analysis Request		
Other		
Filter		
Samples for Metals Analysis:		
Yes / No		

Analysis Request	Other	Comments
Filter		
Samples for Metals Analysis:		
Yes / No		
Analysis Request		
Other		
Filter		
Samples for Metals Analysis:		
Yes / No		

Analysis Request: BTEX & TPH as Gas (601/8020 + 2019/MTR) TPH Multitrace (8015) diesel & motor oil Total Petroleum Oil & Grease (5520 EAF/B&F) Total Petroleum Hydrocarbons (418) HVOCS EPA 8260 (8010 list) BTEX ONLY (EPA 602/8020) Pesticides EPA 608/8080 PCBs EPA 608/8080 VOCs EPA 621/8260 EPA 625/8370 PAH's / PNA's by EPA 625/8370/8310 CAM-17 Metals LUFT 5 Metals Lead (7240/7421/239/26010)

Received By: *[Signature]* Date: 3/16/00 Time: 0000
 Refiniquished By: *[Signature]* Date: 7/5 Time: 40:50
 Received By: *[Signature]* Date: 7/5 Time: 40:50
 Refiniquished By: *[Signature]* Date: 7/5 Time: 40:50

ICER: GOOD CONDITION HEAD SPACE ABSENT PRESERVATION APPROPRIATE CONTAINERS DECHLORINATED IN LAB PRESERVED IN LAB

McCampbell Analytical, Inc.
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 Pacheco, CA 94553-5560
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CHAIN-OF-CUSTODY RECORD

WorkOrder: 0603252 ClientID: AEL EDF: NO

Report to: Robert Flory TEL: (925) 283-6000 Requested TAT: 5 days
 AEI Consultants FAX: (925) 283-6121 Date Received: 03/15/2006
 ProjectNo: #116409; San Jose Transit Village PO: 2500 Camino Diablo, Ste. #200 Date Add-On: 03/29/2006
 Walnut Creek, CA 94597 PO: Walnut Creek, CA 94597 Date Printed: 04/05/2006

Sample ID	ClientSampleID	Matrix	Collection Date	Hold	Requested Tests (See legend below)											
					1	2	3	4	5	6	7	8	9	10	11	12

0603252-007	SB2-4	Soil	3/14/08 10:50:00	<input type="checkbox"/>	A	A	A	A	A									
0603252-008	SB2-8	Soil	3/14/08 10:57:00	<input type="checkbox"/>		A												
0603252-010	SB4-4	Soil	3/14/08 11:35:00	<input type="checkbox"/>		A												

Test Legend:

1	218_8m_S	2	COD_S	3	METALS_S	4	PH_S	5	STLC_METALS_Soil
6		7		8		9		10	
11		12							

Prepared by: Melissa Valles

Comments: Site Cr. The Cr6. and Cr. Ni. Co (total) added 3/29/06. \$ day per fax

NOTE: Samples are discarded 60 days after results are reported unless other arrangements are made. Hazardous samples will be returned to client or disposed of at client expense.



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AEI Consultants 2500 Camino Diablo, Ste. #200 Walnut Creek, CA 94597	Client Project ID: #116409; San Jose Transit Village	Date Sampled: 03/14/06
	Client Contact: Robert Flory	Date Received: 03/15/06
	Client P.O.:	Date Extracted: 03/29/06
		Date Analyzed: 03/29/06

Metals*

Extraction method: SW3050B

Analytical methods: 6010C

Work Order: 0603252

Lab ID	Client ID	Matrix	Extraction	Chromium	Cobalt	Nickel	DF	% SS
008A	SB2-8	S	TTLIC	48	12	67	1	92
010A	SB4-4	S	TTLIC	49	13	63	1	93

Reporting Limit for DF=1; ND means not detected at or above the reporting limit	W	TTLIC	NA	NA	NA	NA
	S	TTLIC	1.5	1.5	1.5	mg/Kg

*water samples are reported in µg/L, product/oil/non-aqueous liquid samples and all TCLP / STLC / DISTLC / SPLP extracts are reported in mg/L, soil/sludge/solid samples in mg/kg, wipe samples in µg/wipe, filter samples in µg/filter.

means surrogate diluted out of range; ND means not detected above the reporting limit; N/A means not applicable to this sample or instrument.

j) aqueous sample containing greater than ~1 vol. % sediment; for DISSOLVED metals, this sample has been preserved prior to filtration; for TTLIC metals, a representative sediment-water mixture was digested; j) reporting limit raised due to insufficient sample amount; k) reporting limit raised due to matrix interference; m) estimated value due to low/high surrogate recovery, caused by matrix interference; n) results are reported on a dry weight basis; p) see attached narrative.

McC Campbell Analytical, Inc.
 110 2nd Avenue South, #D7, Pacheco, CA 94553-5560
 Telephone : 925-798-1620 Fax : 925-798-1622
 Website: www.mcccampbell.com E-mail: main@mcccampbell.com

AEI Consultants 2500 Camino Diablo, Ste. #200 Walnut Creek, CA 94597	Client Project ID: #116409; San Jose Transit Village	Date Sampled: 03/14/06
	Client Contact: Robert Flory	Date Received: 03/15/06
	Client P.O.:	Date Extracted: 03/29/06-03/31/06
		Date Analyzed: 04/03/06

ICP Metals*

Extraction method: CA Title 22 Analytical methods: SW6010C Work Order: 0603252

Lab ID	Client ID	Matrix	Extraction	Chromium	DF	% SS
0603252-007A	SB2-4	S	STLC	0.12	1	N/A

Reporting Limit for DF =1; ND means not detected at or above the reporting limit	W	TTLC	NA	mg/L
	S	STLC	0.05	mg/L

*water samples are reported in µg/L, product/oil/non-aqueous liquid samples and all TCLP / STLC / DISTLC / SPLP extracts are reported in mg/L, soil/sludge/solid samples in mg/kg, wipe samples in µg/wipe, filter samples in µg/filter.

means surrogate diluted out of range; ND means not detected above the reporting limit; N/A means not applicable to this sample or instrument.

i) aqueous sample containing greater than ~1 vol. % sediment; for DISSOLVED metals, this sample has been preserved prior to filtration; for TTLC metals, a representative sediment-water mixture was digested; j) reporting limit raised due to insufficient sample amount; k) reporting limit raised due to matrix interference; m) estimated value due to low/high surrogate recovery, caused by matrix interference; n) results are reported on a dry weight basis; p) see attached narrative.



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Website: www.mccampbell.com E-mail: main@mccampbell.com

AEI Consultants 2500 Camino Diablo, Ste. #200 Walnut Creek, CA 94597	Client Project ID: #116409; San Jose Transit Village	Date Sampled: 03/14/06
	Client Contact: Robert Flory	Date Received: 03/15/06
	Client P.O.:	Date Extracted: 03/29/06
		Date Analyzed: 03/29/06

TTLIC Hexachrome by Alkaline Digestion and IC-UV Analysis*

Extraction method: SW3060A

Analytical methods: E218.6m

Work Order: 0603252

Lab ID	Client ID	Matrix	Extraction	Hexachrome	DF	% SS
0603252-007A	SB2-4	S	TTLIC	ND	1	N/A

Reporting Limit for DF =1; ND means not detected at or above the reporting limit	W	TTLIC	NA	mg/L
	S	TTLIC	0.8	mg/Kg

* All samples are reported in mg/kg unless otherwise requested. All samples and QC were cleaned up prior to analysis.

j) reporting limit raised due to matrix interference.



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AEI Consultants 2500 Camino Diablo, Ste. #200 Walnut Creek, CA 94597	Client Project ID: #116409; San Jose Transit Village	Date Sampled: 03/14/06
	Client Contact: Robert Flory	Date Received: 03/15/06
	Client P.O.:	Date Extracted: 04/04/06
		Date Analyzed: 04/04/06

Chemical Oxygen Demand (COD)*

Analytical Method: SM5220D

Work Order: 0603252

Lab ID	Client ID	Matrix	COD	DF
0603252-007A	SB2-4	S	16,000	1

Reporting Limit for DF = 1; ND means not detected at or above the reporting limit	W	NA
	S	250 mg/Kg

*water/product/oil/non-aqueous liquid samples and all TCLP/STLC/DISTLC/SPLP extracts are reported in mg/L; soil/sludge/solid samples in mg/kg, wipe samples in µg/wipe, filter samples in µg/filter.



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QC SUMMARY REPORT FOR E218.6m

W.O. Sample Matrix: Soil

QC Matrix: Soil

WorkOrder: 0603252

EPA Method: E218.6m		Extraction: SW3060A			BatchID: 21000			Spiked Sample ID 0603252-007a		
Analyte	Sample	Spiked	MS	MSD	MS-MSD	LCS	LCSD	LCS-LCSD	Acceptance Criteria (%)	
	mg/Kg	mg/Kg	% Rec.	% Rec.	% RPD	% Rec.	% Rec.	% RPD	MS / MSD	LCS / LCSD
Hexachrome	ND	40	110	109	0.274	109	109	0	80 - 120	90 - 110

All target compounds in the Method Blank of this extraction batch were ND less than the method RL with the following exceptions:
NONE

BATCH 21000 SUMMARY

Sample ID	Date Sampled	Date Extracted	Date Analyzed	Sample ID	Date Sampled	Date Extracted	Date Analyzed
0603252-007A	3/14/06 10:50 AM	3/29/06	3/29/06 9:04 PM				

MS = Matrix Spike; MSD = Matrix Spike Duplicate; LCS = Laboratory Control Sample; LCSD = Laboratory Control Sample Duplicate; RPD = Relative Percent Deviation.

% Recovery = $100 * (MS - Sample) / (Amount Spiked)$; $RPD = 100 * (MS - MSD) / ((MS + MSD) / 2)$.

MS / MSD spike recoveries and / or %RPD may fall outside of laboratory acceptance criteria due to one or more of the following reasons: a) the sample is inhomogenous AND contains significant concentrations of analyte relative to the amount spiked, or b) the spiked sample's matrix interferes with the spike recovery.

N/A = not applicable to this method.

NR = analyte concentration in sample exceeds spike amount for soil matrix or exceeds 2x spike amount for water matrix or sample diluted due to high matrix or analyte content.

DHS Certification No. 1644

_____ QA/QC Officer



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QC SUMMARY REPORT FOR SM5220D

W.O. Sample Matrix: Soil

QC Matrix: Soil

WorkOrder: 0603252

EPA Method: SM5220D		Extraction: SM5220D			BatchID: 20998			Spiked Sample ID N/A		
Analyte	Sample	Spiked	MS	MSD	MS-MSD	LCS	LCSD	LCS-LCSD	Acceptance Criteria (%)	
	mg/Kg	mg/Kg	% Rec.	% Rec.	% RPD	% Rec.	% Rec.	% RPD	MS / MSD	LCS / LCSD
COD	N/A	10000	N/A	N/A	N/A	102	102	0	N/A	90 - 110

All target compounds in the Method Blank of this extraction batch were ND less than the method RL with the following exceptions:
NONE

BATCH 20998 SUMMARY

Sample ID	Date Sampled	Date Extracted	Date Analyzed	Sample ID	Date Sampled	Date Extracted	Date Analyzed
0603252-007A	3/14/06 10:50 AM	4/04/06	4/04/06 6:26 PM				

MS = Matrix Spike; MSD = Matrix Spike Duplicate; LCS = Laboratory Control Sample; LCSD = Laboratory Control Sample Duplicate; RPD = Relative Percent Deviation.

% Recovery = $100 * (MS - Sample) / (Amount Spiked)$; RPD = $100 * (MS - MSD) / ((MS + MSD) / 2)$.

MS / MSD spike recoveries and / or %RPD may fall outside of laboratory acceptance criteria due to one or more of the following reasons: a) the sample is inhomogenous AND contains significant concentrations of analyte relative to the amount spiked, or b) the spiked sample's matrix interferes with the spike recovery.

N/A = not enough sample to perform matrix spike and matrix spike duplicate.

NR = analyte concentration in sample exceeds spike amount for soil matrix or exceeds 2x spike amount for water matrix or sample diluted due to high matrix or analyte content.

DHS Certification No. 1644

_____ QA/QC Officer



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QC SUMMARY REPORT FOR WET CHEMISTRY TESTS

Test Method: pH

Matrix: S

WorkOrder: 0603252

Method Name: SW9045C		Units: ±, pH units @ °C			BatchID: 21001	
SampleID	Sample	DF	Dup / Ser. Dil.	DF	RD	Acceptance Criteria
0603252-007A	7.66 @ 21.8°C	1	7.67 @ 22.0°C	1	0.01	±0.05

BATCH 21001 SUMMARY


Sample ID	Date Sampled	Date Extracted	Date Analyzed	Sample ID	Date Sampled	Date Extracted	Date Analyzed
0603252-007A	3/14/06 10:50 AM	3/29/06	3/29/06 4:05 PM				

Dup = Duplicate; Ser. Dil. = Serial Dilution; MS = Matrix Spike; RD = Relative Difference; RPD = Relative Percent Deviation.

RD = Absolute Value (Sample - Duplicate); RPD = 100 * (Sample - Duplicate) / ((Sample + Duplicate) / 2).

DHS Certification No. 1644

_____ QA/QC Officer

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------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------

AEI Consultants	Client Project ID: #116409; San Jose	Date Sampled: 03/14/06
2500 Camino Diablo, Ste. #200	Transit Village	Date Received: 03/15/06
Walnut Creek, CA 94597	Client Contact: Robert Flory	Date Reported: 03/21/06
	Client P.O.:	Date Completed: 03/22/06

WorkOrder: 0603253

March 22, 2006

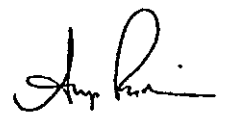
Dear Robert:

Enclosed are:

- 1). the results of 4 analyzed samples from your #116409; San Jose Transit Village project,
- 2). a QC report for the above samples
- 3). a copy of the chain of custody, and
- 4). a bill for analytical services.

All analyses were completed satisfactorily and all QC samples were found to be within our control limits. If you have any questions please contact me. McC Campbell Analytical Laboratories strives for excellence in quality, service and cost. Thank you for your business and I look forward to working with you again.

Best regards,



Angela Rydelius, Lab Manager

McCAMPBELL ANALYTICAL INC.

110 2nd AVENUE SOUTH, #D7
PACHECO, CA 94553-5560
Telephone: (925) 798-1620 Fax: (925) 798-1622

Report To: Robert Flory
Company: AEI Consultants

Bill To: Same

2500 Camino Diablo, Suite 200
Walnut Creek, CA 94597

E-Mail: rflory@aeiconsultant.com
Tel: (925) 944-2899, extension 122 Fax: (925) 944-2895

Project #: 116409
Project Location: San Jose
Sampler Signature: *[Signature]*

Project Name: San Jose Transit Village

Other: *[Blank]*

Comments: *[Blank]*

Filler: *[Blank]*

Samples for Metals Analysis: Yes / No

CHAIN OF CUSTODY RECORD

TURN AROUND TIME

GeoTracker EDF PDF Excel Write On (DW)
RUSH 24 HR 48 HR 72 HR 5 DAY

Analysis Request

TPH Multitrace (8015) diesel & motor oil	<input checked="" type="checkbox"/>
Total Petroleum Oil & Grease (5520 EAF/BEF)	<input checked="" type="checkbox"/>
Total Petroleum Hydrocarbons (418.1)	<input checked="" type="checkbox"/>
HVOCs EPA 8260 (8010 II)	<input checked="" type="checkbox"/>
BTEX ONLY (EPA 602 / 8020)	<input checked="" type="checkbox"/>
Pesticides EPA 608 / 8080	<input checked="" type="checkbox"/>
PCBs EPA 608 / 8080	<input checked="" type="checkbox"/>
VOCs EPA 624 / 8260	<input checked="" type="checkbox"/>
EPA 625 / 8270	<input checked="" type="checkbox"/>
PAHs / PNA's by EPA 625 / 8270 / 8310	<input checked="" type="checkbox"/>
CAN-17 Metals	<input checked="" type="checkbox"/>
LUFT 5 Metals	<input checked="" type="checkbox"/>
Lead (7240742/239 2/64110)	<input checked="" type="checkbox"/>

ICE/1 PRESERVATION TODAY
 GOOD CONDITION APPROPRIATE CONTAINERS
 HEAD SPACE ABSENT PRESERVED IN LAB
 DECHLORINATED IN LAB

SAMPLE ID (Field Point Name)	LOCATION	SAMPLING		# Containers	Type Containers	MATRIX						METHOD PRESERVED		
		Date	Time			Water	Soil	Air	Silage	Other	Ice		HCl	HNO ₃
42 581-W-20			0757											
41 582-W-12			1107											
41 583-W-12			1350											
40 586-W-16			1430											

Relinquished By: *[Signature]* Date: 3/15/06 Time: 10:50a
 Received By: *[Signature]* Date: 3/15/06 Time: 10:50a
 Relinquished By: *[Signature]* Date: 3/15/06 Time: 10:50a
 Received By: *[Signature]* Date: 3/15/06 Time: 10:50a

McCampbell Analytical, Inc.

110 Second Avenue South, #D7
 Pacheco, CA 94553-5560
 (925) 798-1620



CHAIN-OF-CUSTODY RECORD

WorkOrder: 0603253 ClientID: AEL EDF: NO

Requested TAT: 5 days

Bill to:

Robert Flory (925) 283-6000
 AEI Consultants (925) 283-6121
 ProjectNo: #116409; San Jose Transit Village
 PO: Walnut Creek, CA 94597

Joanne Bryant
 AEI Consultants
 2500 Camino Diablo, Ste. #200
 Walnut Creek, CA 94597

Date Received: 03/15/2006
 Date Printed: 03/15/2006

Sample ID	ClientSampleID	Matrix	Collection Date	Hold	1	2	3	4	5	6	7	8	9	10	11	12
0603253-001	SB1-W-20	Water	3/14/06 9:55:00 AM	<input type="checkbox"/>												
0603253-002	SB2-W-12	Water	3/14/06 11:05:00	<input type="checkbox"/>												
0603253-003	SB3-W-12	Water	3/14/06 1:50:00 PM	<input type="checkbox"/>												
0603253-004	SB6-W-16	Water	3/14/06 2:30:00 PM	<input type="checkbox"/>												

Requested Tests (See legend below)

Sample ID	ClientSampleID	Matrix	Collection Date	Hold	1	2	3	4	5	6	7	8	9	10	11	12
0603253-001	SB1-W-20	Water	3/14/06 9:55:00 AM	<input type="checkbox"/>												
0603253-002	SB2-W-12	Water	3/14/06 11:05:00	<input type="checkbox"/>												
0603253-003	SB3-W-12	Water	3/14/06 1:50:00 PM	<input type="checkbox"/>												
0603253-004	SB6-W-16	Water	3/14/06 2:30:00 PM	<input type="checkbox"/>												

Test Legend:

1	8260B_W	3	4	5
6	G-MBTEX_W	7	8	9
11		12	10	11

The following SampleIDs: 0603253-001A, 0603253-002A, 0603253-003A, 0603253-004A contain testgroup. Please make sure all relevant testcodes are reported. Many thanks.

Prepared by: Melissa Valles

Comments:

NOTE: Samples are discarded 60 days after results are reported unless other arrangements are made. Hazardous samples will be returned to client or disposed of at client expense.



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AEI Consultants 2500 Camino Diablo, Ste. #200 Walnut Creek, CA 94597	Client Project ID: #116409; San Jose Transit Village	Date Sampled: 03/14/06
	Client Contact: Robert Flory	Date Received: 03/15/06
	Client P.O.:	Date Extracted: 03/17/06
		Date Analyzed: 03/17/06

Volatile Organics by P&T and GC/MS (Basic Target List)*

Extraction Method: SW5030B Analytical Method: SW8260B Work Order: 0603253

Lab ID	0603253-001B						
Client ID	SBI-W-20						
Matrix	Water						
Compound	Concentration *	DF	Reporting Limit	Compound	Concentration *	DF	Reporting Limit
Acetone	ND	1.0	5.0	Acrolein (Propenal)	ND	1.0	5.0
Acrylonitrile	ND	1.0	2.0	tert-Amyl methyl ether (TAME)	ND	1.0	0.5
Benzene	ND	1.0	0.5	Bromobenzene	ND	1.0	0.5
Bromochloromethane	ND	1.0	0.5	Bromodichloromethane	ND	1.0	0.5
Bromoform	ND	1.0	0.5	Bromomethane	ND	1.0	0.5
2-Butanone (MEK)	ND	1.0	2.0	t-Butyl alcohol (TBA)	ND	1.0	5.0
n-Butyl benzene	26	1.0	0.5	sec-Butyl benzene	9.0	1.0	0.5
tert-Butyl benzene	1.5	1.0	0.5	Carbon Disulfide	ND	1.0	0.5
Carbon Tetrachloride	ND	1.0	0.5	Chlorobenzene	ND	1.0	0.5
Chloroethane	ND	1.0	0.5	2-Chloroethyl Vinyl Ether	ND	1.0	1.0
Chloroform	ND	1.0	0.5	Chloromethane	ND	1.0	0.5
2-Chlorotoluene	ND	1.0	0.5	4-Chlorotoluene	ND	1.0	0.5
Dibromochloromethane	ND	1.0	0.5	1,2-Dibromo-3-chloropropane	ND	1.0	0.5
1,2-Dibromoethane (EDB)	ND	1.0	0.5	Dibromomethane	ND	1.0	0.5
1,2-Dichlorobenzene	ND	1.0	0.5	1,3-Dichlorobenzene	ND	1.0	0.5
1,4-Dichlorobenzene	ND	1.0	0.5	Dichlorodifluoromethane	ND	1.0	0.5
1,1-Dichloroethane	ND	1.0	0.5	1,2-Dichloroethane (1,2-DCA)	ND	1.0	0.5
1,1-Dichloroethene	ND	1.0	0.5	cis-1,2-Dichloroethene	ND	1.0	0.5
trans-1,2-Dichloroethene	ND	1.0	0.5	1,2-Dichloropropane	ND	1.0	0.5
1,3-Dichloropropane	ND	1.0	0.5	2,2-Dichloropropane	ND	1.0	0.5
1,1-Dichloropropene	ND	1.0	0.5	cis-1,3-Dichloropropene	ND	1.0	0.5
trans-1,3-Dichloropropene	ND	1.0	0.5	Diisopropyl ether (DIPE)	ND	1.0	0.5
Ethylbenzene	11	1.0	0.5	Ethyl tert-butyl ether (ETBE)	ND	1.0	0.5
Freon 113	ND	1.0	10	Hexachlorobutadiene	ND	1.0	0.5
Hexachloroethane	ND	1.0	0.5	2-Hexanone	ND	1.0	0.5
Isononylbenzene	12	1.0	0.5	4-Isononyl toluene	2.7	1.0	0.5
Methyl-t-butyl ether (MTBE)	5.0	1.0	0.5	Methylene chloride	ND	1.0	0.5
4-Methyl-2-pentanone (MIBK)	ND	1.0	0.5	Naphthalene	ND	1.0	0.5
Nitrobenzene	ND	1.0	10	n-Propyl benzene	39	1.0	0.5
Styrene	ND	1.0	0.5	1,1,1,2-Tetrachloroethane	ND	1.0	0.5
1,1,1,2-Tetrachloroethane	ND	1.0	0.5	Tetrachloroethene	ND	1.0	0.5
Toluene	ND	1.0	0.5	1,2,3-Trichlorobenzene	ND	1.0	0.5
1,2,4-Trichlorobenzene	ND	1.0	0.5	1,1,1-Trichloroethane	ND	1.0	0.5
1,1,2-Trichloroethane	ND	1.0	0.5	Trichloroethene	ND	1.0	0.5
Trichlorofluoromethane	ND	1.0	0.5	1,2,3-Trichloropropane	ND	1.0	0.5
1,2,4-Trimethylbenzene	8.7	1.0	0.5	1,3,5-Trimethylbenzene	1.5	1.0	0.5
Vinyl Chloride	ND	1.0	0.5	Xylenes	0.72	1.0	0.5

Surrogate Recoveries (%)

%SS1:	98	%SS2:	93
%SS3:	105		

Comments: i

* water and vapor samples are reported in µg/L, soil/sludge/solid samples in mg/kg, product/oil/non-aqueous liquid samples and all TCLP & SPLP extracts are reported in mg/L, wipe samples in µg/wipe.

ND means not detected above the reporting limit; N/A means analyte not applicable to this analysis.

surrogate diluted out of range or coelutes with another peak; &) low surrogate due to matrix interference.

h) lighter than water immiscible sheen/product is present; i) liquid sample that contains greater than ~1 vol. % sediment; j) sample diluted due to high organic content/matrix interference; k) reporting limit near, but not identical to our standard reporting limit due to variable Encore sample weight; m) reporting limit raised due to insufficient sample amount; n) results are reported on a dry weight basis; p) see attached narrative.



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AEI Consultants 2500 Camino Diablo, Ste. #200 Walnut Creek, CA 94597	Client Project ID: #116409; San Jose Transit Village	Date Sampled: 03/14/06
	Client Contact: Robert Flory	Date Received: 03/15/06
	Client P.O.:	Date Extracted: 03/16/06
		Date Analyzed: 03/16/06

Volatile Organics by P&T and GC/MS (Basic Target List)*

Extraction Method: SW5030B Analytical Method: SW8260B Work Order: 0603253

Lab ID	0603253-002B
Client ID	SB2-W-12
Matrix	Water

Compound	Concentration *	DF	Reporting Limit	Compound	Concentration *	DF	Reporting Limit
Acetone	ND	1.0	5.0	Acrolein (Propenal)	ND	1.0	5.0
Acrylonitrile	ND	1.0	2.0	tert-Amyl methyl ether (TAME)	ND	1.0	0.5
Benzene	ND	1.0	0.5	Bromobenzene	ND	1.0	0.5
Bromochloromethane	ND	1.0	0.5	Bromodichloromethane	ND	1.0	0.5
Bromoform	ND	1.0	0.5	Bromomethane	ND	1.0	0.5
2-Butanone (MEK)	ND	1.0	2.0	t-Butyl alcohol (TBA)	ND	1.0	5.0
n-Butyl benzene	ND	1.0	0.5	sec-Butyl benzene	ND	1.0	0.5
tert-Butyl benzene	ND	1.0	0.5	Carbon Disulfide	ND	1.0	0.5
Carbon Tetrachloride	ND	1.0	0.5	Chlorobenzene	ND	1.0	0.5
Chloroethane	ND	1.0	0.5	2-Chloroethyl Vinyl Ether	ND	1.0	1.0
Chloroform	ND	1.0	0.5	Chloromethane	ND	1.0	0.5
2-Chlorotoluene	ND	1.0	0.5	4-Chlorotoluene	ND	1.0	0.5
Dibromochloromethane	ND	1.0	0.5	1,2-Dibromo-3-chloropropane	ND	1.0	0.5
1,2-Dibromoethane (EDB)	ND	1.0	0.5	Dibromomethane	ND	1.0	0.5
1,2-Dichlorobenzene	ND	1.0	0.5	1,3-Dichlorobenzene	ND	1.0	0.5
1,4-Dichlorobenzene	ND	1.0	0.5	Dichlorodifluoromethane	ND	1.0	0.5
1,1-Dichloroethane	ND	1.0	0.5	1,2-Dichloroethane (1,2-DCA)	ND	1.0	0.5
1,1-Dichloroethene	ND	1.0	0.5	cis-1,2-Dichloroethene	ND	1.0	0.5
trans-1,2-Dichloroethene	ND	1.0	0.5	1,2-Dichloropropane	ND	1.0	0.5
1,3-Dichloropropane	ND	1.0	0.5	2,2-Dichloropropane	ND	1.0	0.5
1,1-Dichloropropene	ND	1.0	0.5	cis-1,3-Dichloropropene	ND	1.0	0.5
trans-1,3-Dichloropropene	ND	1.0	0.5	Diisopropyl ether (DIPE)	ND	1.0	0.5
Ethylbenzene	ND	1.0	0.5	Ethyl tert-butyl ether (ETBE)	ND	1.0	0.5
Freon 113	ND	1.0	10	Hexachlorobutadiene	ND	1.0	0.5
Hexachloroethane	ND	1.0	0.5	2-Hexanone	ND	1.0	0.5
Isopropylbenzene	ND	1.0	0.5	4-Isopropyl toluene	ND	1.0	0.5
Methyl-t-butyl ether (MTBE)	ND	1.0	0.5	Methylene chloride	ND	1.0	0.5
4-Methyl-2-pentanone (MIBK)	ND	1.0	0.5	Naphthalene	ND	1.0	0.5
Nitrobenzene	ND	1.0	10	n-Propyl benzene	ND	1.0	0.5
Styrene	ND	1.0	0.5	1,1,1,2-Tetrachloroethane	ND	1.0	0.5
1,1,2,2-Tetrachloroethane	ND	1.0	0.5	Tetrachloroethene	ND	1.0	0.5
Toluene	ND	1.0	0.5	1,2,3-Trichlorobenzene	ND	1.0	0.5
1,2,4-Trichlorobenzene	ND	1.0	0.5	1,1,1-Trichloroethane	ND	1.0	0.5
1,1,2-Trichloroethane	ND	1.0	0.5	Trichloroethene	ND	1.0	0.5
Trichlorofluoromethane	ND	1.0	0.5	1,2,3-Trichloropropane	ND	1.0	0.5
1,2,4-Trimethylbenzene	ND	1.0	0.5	1,3,5-Trimethylbenzene	ND	1.0	0.5
Vinyl Chloride	ND	1.0	0.5	Xylenes	ND	1.0	0.5

Surrogate Recoveries (%)

%SS1:	107	%SS2:	101
%SS3:	114		

Comments: i

* water and vapor samples are reported in µg/L, soil/sludge/solid samples in mg/kg, product/oil/non-aqueous liquid samples and all TCLP & SPLP extracts are reported in mg/L, wipe samples in µg/wipe.

ND means not detected above the reporting limit; N/A means analyte not applicable to this analysis.

surrogate diluted out of range or coelutes with another peak; &) low surrogate due to matrix interference.

h) lighter than water immiscible sheen/product is present; i) liquid sample that contains greater than ~1 vol. % sediment; j) sample diluted due to high organic content/matrix interference; k) reporting limit near, but not identical to our standard reporting limit due to variable Encore sample weight; m) reporting limit raised due to insufficient sample amount; n) results are reported on a dry weight basis; p) see attached narrative.



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AEI Consultants 2500 Camino Diablo, Ste. #200 Walnut Creek, CA 94597	Client Project ID: #116409; San Jose Transit Village	Date Sampled: 03/14/06
	Client Contact: Robert Flory	Date Received: 03/15/06
	Client P.O.:	Date Extracted: 03/16/06
		Date Analyzed: 03/16/06

Volatiles Organics by P&T and GC/MS (Basic Target List)*

Extraction Method: SW5030B Analytical Method: SW8260B Work Order: 0603253

Lab ID	0603253-003B						
Client ID	SB3-W-12						
Matrix	Water						
Compound	Concentration *	DF	Reporting Limit	Compound	Concentration *	DF	Reporting Limit
Acetone	ND	1.0	5.0	Acrolein (Propenal)	ND	1.0	5.0
Acrylonitrile	ND	1.0	2.0	tert-Amyl methyl ether (TAME)	ND	1.0	0.5
Benzene	ND	1.0	0.5	Bromobenzene	ND	1.0	0.5
Bromochloromethane	ND	1.0	0.5	Bromodichloromethane	ND	1.0	0.5
Bromoform	ND	1.0	0.5	Bromomethane	ND	1.0	0.5
2-Butanone (MEK)	ND	1.0	2.0	t-Butyl alcohol (TBA)	ND	1.0	5.0
n-Butyl benzene	ND	1.0	0.5	sec-Butyl benzene	ND	1.0	0.5
tert-Butyl benzene	ND	1.0	0.5	Carbon Disulfide	ND	1.0	0.5
Carbon Tetrachloride	ND	1.0	0.5	Chlorobenzene	ND	1.0	0.5
Chloroethane	ND	1.0	0.5	2-Chloroethyl Vinyl Ether	ND	1.0	1.0
Chloroform	ND	1.0	0.5	Chloromethane	ND	1.0	0.5
2-Chlorotoluene	ND	1.0	0.5	4-Chlorotoluene	ND	1.0	0.5
Dibromochloromethane	ND	1.0	0.5	1,2-Dibromo-3-chloropropane	ND	1.0	0.5
1,2-Dibromoethane (EDB)	ND	1.0	0.5	Dibromomethane	ND	1.0	0.5
1,2-Dichlorobenzene	ND	1.0	0.5	1,3-Dichlorobenzene	ND	1.0	0.5
1,4-Dichlorobenzene	ND	1.0	0.5	Dichlorodifluoromethane	ND	1.0	0.5
1,1-Dichloroethane	ND	1.0	0.5	1,2-Dichloroethane (1,2-DCA)	ND	1.0	0.5
1,1-Dichloroethene	ND	1.0	0.5	cis-1,2-Dichloroethene	ND	1.0	0.5
trans-1,2-Dichloroethene	ND	1.0	0.5	1,2-Dichloropropane	ND	1.0	0.5
1,3-Dichloropropane	ND	1.0	0.5	2,2-Dichloropropane	ND	1.0	0.5
1,1-Dichloropropene	ND	1.0	0.5	cis-1,3-Dichloropropene	ND	1.0	0.5
trans-1,3-Dichloropropene	ND	1.0	0.5	Diisopropyl ether (DIPE)	ND	1.0	0.5
Ethylbenzene	ND	1.0	0.5	Ethyl tert-butyl ether (ETBE)	ND	1.0	0.5
Freon 113	ND	1.0	10	Hexachlorobutadiene	ND	1.0	0.5
Hexachloroethane	ND	1.0	0.5	2-Hexanone	ND	1.0	0.5
Isopropylbenzene	ND	1.0	0.5	4-Isopropyl toluene	ND	1.0	0.5
Methyl-t-butyl ether (MTBE)	ND	1.0	0.5	Methylene chloride	ND	1.0	0.5
4-Methyl-2-pentanone (MIBK)	ND	1.0	0.5	Naphthalene	ND	1.0	0.5
Nitrobenzene	ND	1.0	10	n-Propyl benzene	ND	1.0	0.5
Styrene	ND	1.0	0.5	1,1,1,2-Tetrachloroethane	ND	1.0	0.5
1,1,1,2-Tetrachloroethane	ND	1.0	0.5	Tetrachloroethene	ND	1.0	0.5
Toluene	ND	1.0	0.5	1,2,3-Trichlorobenzene	ND	1.0	0.5
1,2,4-Trichlorobenzene	ND	1.0	0.5	1,1,1-Trichloroethane	ND	1.0	0.5
1,1,2-Trichloroethane	ND	1.0	0.5	Trichloroethene	ND	1.0	0.5
Trichlorofluoromethane	ND	1.0	0.5	1,2,3-Trichloropropane	ND	1.0	0.5
1,2,4-Trimethylbenzene	ND	1.0	0.5	1,3,5-Trimethylbenzene	ND	1.0	0.5
Vinyl Chloride	ND	1.0	0.5	Xylenes	ND	1.0	0.5

Surrogate Recoveries (%)

%SS1:	105	%SS2:	100
%SS3:	113		

Comments: i

* water and vapor samples are reported in µg/L, soil/sludge/solid samples in mg/kg, product/oil/non-aqueous liquid samples and all TCLP & SPLP extracts are reported in mg/L, wipe samples in µg/wipe.

ND means not detected above the reporting limit; N/A means analyte not applicable to this analysis.

surrogate diluted out of range or coelutes with another peak; &) low surrogate due to matrix interference.

h) lighter than water immiscible sheen/product is present; i) liquid sample that contains greater than ~1 vol. % sediment; j) sample diluted due to high organic content/matrix interference; k) reporting limit near, but not identical to our standard reporting limit due to variable Encore sample weight; m) reporting limit raised due to insufficient sample amount; n) results are reported on a dry weight basis; p) see attached narrative.



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AEI Consultants 2500 Camino Diablo, Ste. #200 Walnut Creek, CA 94597	Client Project ID: #116409; San Jose Transit Village	Date Sampled: 03/14/06
	Client Contact: Robert Flory	Date Received: 03/15/06
	Client P.O.:	Date Extracted: 03/16/06
		Date Analyzed: 03/16/06

Volatile Organics by P&T and GC/MS (Basic Target List)*

Extraction Method: SW5030B

Analytical Method: SW8260B

Work Order: 0603253

Lab ID	0603253-004B						
Client ID	SB6-W-16						
Matrix	Water						
Compound	Concentration *	DF	Reporting Limit	Compound	Concentration *	DF	Reporting Limit
Acetone	ND	1.0	5.0	Acrolein (Propenal)	ND	1.0	5.0
Acrylonitrile	ND	1.0	2.0	tert-Amyl methyl ether (TAME)	ND	1.0	0.5
Benzene	ND	1.0	0.5	Bromobenzene	ND	1.0	0.5
Bromochloromethane	ND	1.0	0.5	Bromodichloromethane	ND	1.0	0.5
Bromoform	ND	1.0	0.5	Bromomethane	ND	1.0	0.5
2-Butanone (MEK)	ND	1.0	2.0	t-Butyl alcohol (TBA)	ND	1.0	5.0
n-Butyl benzene	ND	1.0	0.5	sec-Butyl benzene	ND	1.0	0.5
tert-Butyl benzene	ND	1.0	0.5	Carbon Disulfide	ND	1.0	0.5
Carbon Tetrachloride	ND	1.0	0.5	Chlorobenzene	ND	1.0	0.5
Chloroethane	ND	1.0	0.5	2-Chloroethyl Vinyl Ether	ND	1.0	1.0
Chloroform	ND	1.0	0.5	Chloromethane	ND	1.0	0.5
2-Chlorotoluene	ND	1.0	0.5	4-Chlorotoluene	ND	1.0	0.5
Dibromochloromethane	ND	1.0	0.5	1,2-Dibromo-3-chloropropane	ND	1.0	0.5
1,2-Dibromoethane (EDB)	ND	1.0	0.5	Dibromomethane	ND	1.0	0.5
1,2-Dichlorobenzene	ND	1.0	0.5	1,3-Dichlorobenzene	ND	1.0	0.5
1,4-Dichlorobenzene	ND	1.0	0.5	Dichlorodifluoromethane	ND	1.0	0.5
1,1-Dichloroethane	ND	1.0	0.5	1,2-Dichloroethane (1,2-DCA)	ND	1.0	0.5
1,1-Dichloroethene	ND	1.0	0.5	cis-1,2-Dichloroethene	ND	1.0	0.5
trans-1,2-Dichloroethene	ND	1.0	0.5	1,2-Dichloropropane	ND	1.0	0.5
1,3-Dichloropropane	ND	1.0	0.5	2,2-Dichloropropane	ND	1.0	0.5
1,1-Dichloropropene	ND	1.0	0.5	cis-1,3-Dichloropropene	ND	1.0	0.5
trans-1,3-Dichloropropene	ND	1.0	0.5	Diisopropyl ether (DIPE)	ND	1.0	0.5
Ethylbenzene	ND	1.0	0.5	Ethyl tert-butyl ether (ETBE)	ND	1.0	0.5
Freon 113	ND	1.0	10	Hexachlorobutadiene	ND	1.0	0.5
Hexachloroethane	ND	1.0	0.5	2-Hexanone	ND	1.0	0.5
Isopropylbenzene	ND	1.0	0.5	4-Isopropyl toluene	ND	1.0	0.5
Methyl-t-butyl ether (MTBE)	2.0	1.0	0.5	Methylene chloride	ND	1.0	0.5
4-Methyl-2-pentanone (MIBK)	ND	1.0	0.5	Naphthalene	ND	1.0	0.5
Nitrobenzene	ND	1.0	10	n-Propyl benzene	ND	1.0	0.5
Styrene	ND	1.0	0.5	1,1,1,2-Tetrachloroethane	ND	1.0	0.5
1,1,2,2-Tetrachloroethane	ND	1.0	0.5	Tetrachloroethene	ND	1.0	0.5
Toluene	ND	1.0	0.5	1,2,3-Trichlorobenzene	ND	1.0	0.5
1,2,4-Trichlorobenzene	ND	1.0	0.5	1,1,1-Trichloroethane	ND	1.0	0.5
1,1,2-Trichloroethane	ND	1.0	0.5	Trichloroethene	ND	1.0	0.5
Trichlorofluoromethane	ND	1.0	0.5	1,2,3-Trichloropropane	ND	1.0	0.5
1,2,4-Trimethylbenzene	ND	1.0	0.5	1,3,5-Trimethylbenzene	ND	1.0	0.5
Vinyl Chloride	ND	1.0	0.5	Xylenes	ND	1.0	0.5

Surrogate Recoveries (%)

%SS1:	106	%SS2:	98
%SS3:	112		

Comments: i

* water and vapor samples are reported in µg/L, soil/sludge/solid samples in mg/kg, product/oil/non-aqueous liquid samples and all TCLP & SPLP extracts are reported in mg/L, wipe samples in µg/wipe.

ND means not detected above the reporting limit; N/A means analyte not applicable to this analysis.

surrogate diluted out of range or coelutes with another peak; &) low surrogate due to matrix interference.

h) lighter than water immiscible sheen/product is present; i) liquid sample that contains greater than ~1 vol. % sediment; j) sample diluted due to high organic content/matrix interference; k) reporting limit near, but not identical to our standard reporting limit due to variable Encore sample weight; m) reporting limit raised due to insufficient sample amount; n) results are reported on a dry weight basis; p) see attached narrative.



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AEI Consultants 2500 Camino Diablo, Ste. #200 Walnut Creek, CA 94597	Client Project ID: #116409; San Jose Transit Village	Date Sampled: 03/14/06
	Client Contact: Robert Flory	Date Received: 03/15/06
	Client P.O.:	Date Extracted: 03/16/06-03/18/06
		Date Analyzed: 03/16/06-03/18/06

Gasoline Range (C6-C12) Volatile Hydrocarbons as Gasoline*

Extraction method: SW5030B

Analytical methods: SW8015Cm

Work Order: 0603253

Lab ID	Client ID	Matrix	TPH(g)	DF	% SS
001A	SB1-W-20	W	1400,a,i	1	119
002A	SB2-W-12	W	ND,j	1	103
003A	SB3-W-12	W	ND,j	1	101
004A	SB6-W-16	W	ND,j	1	97

Reporting Limit for DF =1; ND means not detected at or above the reporting limit	W	50	µg/L
	S	NA	NA

* water and vapor samples and all TCLP & SPLP extracts are reported in µg/L, soil/sludge/solid samples in mg/kg, wipe samples in µg/wipe, product/oil/non-aqueous liquid samples in mg/L.
cluttered chromatogram; sample peak coelutes with surrogate peak.

+The following descriptions of the TPH chromatogram are cursory in nature and McC Campbell Analytical is not responsible for their interpretation: a) unmodified or weakly modified gasoline is significant; b) heavier gasoline range compounds are significant(aged gasoline?); c) lighter gasoline range compounds (the most mobile fraction) are significant; d) gasoline range compounds having broad chromatographic peaks are significant; biologically altered gasoline?; e) TPH pattern that does not appear to be derived from gasoline (stoddard solvent / mineral spirit?); f) one to a few isolated non-target peaks present; g) strongly aged gasoline or diesel range compounds are significant; h) lighter than water immiscible sheen/product is present; i) liquid sample that contains greater than -1 vol. % sediment; j) reporting limit raised due to high MTBE content; k) TPH pattern that does not appear to be derived from gasoline (aviation gas). m) no recognizable pattern; n) TPH(g) range non-target isolated peaks subtracted out of the TPH(g) concentration at the client's request.



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AEI Consultants 2500 Camino Diablo, Ste. #200 Walnut Creek, CA 94597	Client Project ID: #116409; San Jose Transit Village	Date Sampled: 03/14/06
	Client Contact: Robert Flory	Date Received: 03/15/06
	Client P.O.:	Date Extracted: 03/15/06
		Date Analyzed: 03/16/06

Diesel (C10-23) and Oil (C18+) Range Extractable Hydrocarbons as Diesel and Motor Oil*

Extraction method: SW3510C

Analytical methods: SW8015C

Work Order: 0603253

Lab ID	Client ID	Matrix	TPH(d)	TPH(mo)	DF	% SS
0603253-001A	SB1-W-20	W	1400,d,g,i	1300	1	102
0603253-002A	SB2-W-12	W	ND,i	ND	1	103
0603253-003A	SB3-W-12	W	ND,i	ND	1	103
0603253-004A	SB6-W-16	W	ND,i	ND	1	103

Reporting Limit for DF =1; ND means not detected at or above the reporting limit	W	50	250	µg/L
	S	NA	NA	mg/Kg

* water samples are reported in µg/L, wipe samples in µg/wipe, soil/solid/sludge samples in mg/kg, product/oil/non-aqueous liquid samples in mg/L, and all DISTLC / STLC / SPLP / TCLP extracts are reported in µg/L.

cluttered chromatogram resulting in coeluted surrogate and sample peaks, or; surrogate peak is on elevated baseline, or; surrogate has been diminished by dilution of original extract.

+The following descriptions of the TPH chromatogram are cursory in nature and McC Campbell Analytical is not responsible for their interpretation: a) unmodified or weakly modified diesel is significant; b) diesel range compounds are significant; no recognizable pattern; c) aged diesel? is significant; d) gasoline range compounds are significant; e) unknown medium boiling point pattern that does not appear to be derived from diesel; f) one to a few isolated peaks present; g) oil range compounds are significant; h) lighter than water immiscible sheen/product is present; i) liquid sample that contains greater than ~1 vol. % sediment; k) kerosene/kerosene range; l) bunker oil; m) fuel oil;

 Angela Rydelius, Lab Manager



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QC SUMMARY REPORT FOR SW8260B

W.O. Sample Matrix: Water

QC Matrix: Water

WorkOrder: 0603253

EPA Method SW8260B	Extraction SW5030B			BatchID: 20740			Spiked Sample ID 0603242-006B			
	Analyte	Sample	Spiked	MS	MSD	MS-MSD	LCS	LCSD	LCS-LCSD	Acceptance Criteria (%)
	µg/L	µg/L	% Rec.	% Rec.	% RPD	% Rec.	% Rec.	% RPD	MS / MSD	LCS / LCSD
tert-Amyl methyl ether (TAME)	ND	10	93.5	90.9	2.86	88.3	88	0.291	70 - 130	70 - 130
Benzene	ND	10	117	114	2.82	112	112	0	70 - 130	70 - 130
t-Butyl alcohol (TBA)	7.6	50	86.4	88.2	1.74	94.8	88.7	6.64	70 - 130	70 - 130
Chlorobenzene	ND	10	93.3	92.5	0.850	86.6	84.1	2.83	70 - 130	70 - 130
1,2-Dibromoethane (EDB)	ND	10	115	117	1.59	109	107	2.16	70 - 130	70 - 130
1,2-Dichloroethane (1,2-DCA)	ND	10	113	109	3.40	108	108	0	70 - 130	70 - 130
1,1-Dichloroethene	ND	10	88.6	85.3	3.79	84.1	82.6	1.77	70 - 130	70 - 130
Diisopropyl ether (DIPE)	ND	10	114	111	2.58	109	108	0.0701	70 - 130	70 - 130
Ethyl tert-butyl ether (ETBE)	ND	10	105	103	2.72	99.5	98.9	0.513	70 - 130	70 - 130
Methyl-t-butyl ether (MTBE)	0.71	10	102	99.7	2.34	98.3	98.9	0.580	70 - 130	70 - 130
Toluene	ND	10	112	111	0.876	108	104	3.63	70 - 130	70 - 130
Trichloroethene	ND	10	94.1	89.6	4.86	86.5	87.6	1.24	70 - 130	70 - 130
%SS1:	114	10	106	104	2.53	100	101	1.64	70 - 130	70 - 130
%SS2:	97	10	100	99	0.976	104	102	1.29	70 - 130	70 - 130
%SS3:	116	10	105	105	0	110	106	3.02	70 - 130	70 - 130

All target compounds in the Method Blank of this extraction batch were ND less than the method RL with the following exceptions:
NONE

BATCH 20740 SUMMARY

Sample ID	Date Sampled	Date Extracted	Date Analyzed	Sample ID	Date Sampled	Date Extracted	Date Analyzed
0603253-001B	3/14/06 9:55 AM	3/17/06	3/17/06 12:33 PM	0603253-002B	3/14/06 11:05 AM	3/16/06	3/16/06 6:31 PM
0603253-003B	3/14/06 1:50 PM	3/16/06	3/16/06 7:14 PM	0603253-004B	3/14/06 2:30 PM	3/16/06	3/16/06 7:57 PM

MS = Matrix Spike; MSD = Matrix Spike Duplicate; LCS = Laboratory Control Sample; LCSD = Laboratory Control Sample Duplicate; RPD = Relative Percent Deviation.

% Recovery = 100 * (MS-Sample) / (Amount Spiked); RPD = 100 * (MS - MSD) / ((MS + MSD) / 2).

MS / MSD spike recoveries and / or %RPD may fall outside of laboratory acceptance criteria due to one or more of the following reasons: a) the sample is inhomogenous AND contains significant concentrations of analyte relative to the amount spiked, or b) the spiked sample's matrix interferes with the spike recovery.

NA = not enough sample to perform matrix spike and matrix spike duplicate.

NR = analyte concentration in sample exceeds spike amount for soil matrix or exceeds 2x spike amount for water matrix or sample diluted due to high matrix or analyte content.

Laboratory extraction solvents such as methylene chloride and acetone may occasionally appear in the method blank at low levels.



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QC SUMMARY REPORT FOR SW8015C

W.O. Sample Matrix: Water

QC Matrix: Water

WorkOrder: 0603253

EPA Method SW8015C	Extraction SW3510C				BatchID: 20737			Spiked Sample ID N/A		
Analyte	Sample	Spiked	MS	MSD	MS-MSD	LCS	LCSD	LCS-LCSD	Acceptance Criteria (%)	
	µg/L	µg/L	% Rec.	% Rec.	% RPD	% Rec.	% Rec.	% RPD	MS / MSD	LCS / LCSD
TPH(d)	N/A	1000	N/A	N/A	N/A	104	97.3	6.61	N/A	70 - 130
%SS:	N/A	2500	N/A	N/A	N/A	98	96	1.65	N/A	70 - 130

All target compounds in the Method Blank of this extraction batch were ND less than the method RL with the following exceptions:
NONE

BATCH 20737 SUMMARY

Sample ID	Date Sampled	Date Extracted	Date Analyzed	Sample ID	Date Sampled	Date Extracted	Date Analyzed
0603253-001A	3/14/06 9:55 AM	3/15/06	3/16/06 12:18 AM	0603253-002A	3/14/06 11:05 AM	3/15/06	3/16/06 2:58 PM
0603253-003A	3/14/06 1:50 PM	3/15/06	3/16/06 2:30 AM	0603253-004A	3/14/06 2:30 PM	3/15/06	3/16/06 3:35 AM

MS = Matrix Spike; MSD = Matrix Spike Duplicate; LCS = Laboratory Control Sample; LCSD = Laboratory Control Sample Duplicate; RPD = Relative Percent Deviation.

% Recovery = 100 * (MS-Sample) / (Amount Spiked); RPD = 100 * (MS - MSD) / ((MS + MSD) / 2).

MS / MSD spike recoveries and / or %RPD may fall outside of laboratory acceptance criteria due to one or more of the following reasons: a) the sample is inhomogenous AND contains significant concentrations of analyte relative to the amount spiked, or b) the spiked sample's matrix interferes with the spike recovery.

N/A = not enough sample to perform matrix spike and matrix spike duplicate.

NR = analyte concentration in sample exceeds spike amount for soil matrix or exceeds 2x spike amount for water matrix or sample diluted due to high matrix or analyte content.

DHS Certification No. 1644

 QA/QC Officer



McC Campbell Analytical, Inc.

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QC SUMMARY REPORT FOR SW8021B/8015Cm

W.O. Sample Matrix: Water

QC Matrix: Water

WorkOrder: 0603253

EPA Method SW8021B/8015Cm		Extraction SW50308			BatchID: 20743			Spiked Sample ID 0603242-005A		
Analyte	Sample	Spiked	MS	MSD	MS-MSD	LCS	LCSD	LCS-LCSD	Acceptance Criteria (%)	
	µg/L	µg/L	% Rec.	% Rec.	% RPD	% Rec.	% Rec.	% RPD	MS / MSD	LCS / LCSD
TPH(btex) ^f	ND	60	113	107	5.56	111	105	5.71	70 - 130	70 - 130
MTBE	ND	10	88.6	83.8	5.60	99.6	93.4	6.44	70 - 130	70 - 130
Benzene	ND	10	95	91.3	3.94	97.4	97.8	0.386	70 - 130	70 - 130
Toluene	ND	10	96.7	91.7	5.30	91.3	91.3	0	70 - 130	70 - 130
Ethylbenzene	ND	10	97.4	92.8	4.87	96.6	99	2.43	70 - 130	70 - 130
Xylenes	ND	30	99.7	95	4.79	91	95	4.30	70 - 130	70 - 130
%SS:	103	10	100	101	0.535	100	101	1.27	70 - 130	70 - 130

All target compounds in the Method Blank of this extraction batch were ND less than the method RL with the following exceptions:
NONE

BATCH 20743 SUMMARY

Sample ID	Date Sampled	Date Extracted	Date Analyzed	Sample ID	Date Sampled	Date Extracted	Date Analyzed
0603253-001A	3/14/06 9:55 AM	3/18/06	3/18/06 4:02 AM	0603253-002A	3/14/06 11:05 AM	3/16/06	3/16/06 11:55 PM
0603253-003A	3/14/06 1:50 PM	3/17/06	3/17/06 12:27 AM	0603253-004A	3/14/06 2:30 PM	3/17/06	3/17/06 1:00 AM

MS = Matrix Spike; MSD = Matrix Spike Duplicate; LCS = Laboratory Control Sample; LCSD = Laboratory Control Sample Duplicate; RPD = Relative Percent Deviation.

% Recovery = 100 * (MS-Sample) / (Amount Spiked); RPD = 100 * (MS - MSD) / ((MS + MSD) / 2).

MS / MSD spike recoveries and / or %RPD may fall outside of laboratory acceptance criteria due to one or more of the following reasons: a) the sample is inhomogenous AND contains significant concentrations of analyte relative to the amount spiked, or b) the spiked sample's matrix interferes with the spike recovery.

E TPH(btex) = sum of BTEX areas from the FID.

cluttered chromatogram; sample peak coelutes with surrogate peak.

N/A = not applicable or not enough sample to perform matrix spike and matrix spike duplicate.

February 28, 2007

**ADDITIONAL SOIL AND GROUNDWATER
INVESTIGATION REPORT**

Paint Booth Area

670 North King Road
San Jose, California

Project No. 263903-A

Prepared For

Mr. Chris Neale
San Jose Transit Village Partners
470 South Market Street
San Jose, CA 95113

Prepared By

AEI Consultants
2500 Camino Diablo, Suite 200
Walnut Creek, CA 94597
(925) 283-6000

AEI



February 28, 2007

Mr. Chris Neale
San Jose Transit Village Partners
470 South Market Street
San Jose, CA 95113

Subject: Additional Soil and Groundwater Investigation
Paint Booth Area
670 North King Road
San Jose, CA
AEI Project No. 263903-A

Dear Mr. Neale:

The following report describes the activities and results of the additional soil and groundwater investigation performed by AEI Consultants at the above referenced property (Figure 1: Site Location Map). The investigation was designed to further investigate the area of the onsite automotive paint booths where previous investigation had identified elevated concentrations of metals in shallow soil. Soil and groundwater samples were collected and analyzed from five (5) borings in accessible areas around the previous sampling location. This property along with surrounding properties is under consideration for residential redevelopment.

I Site Description and Background

The subject property (hereinafter referred to as the "site" or "property") is located in a mixed light industrial and residential area of the City of San Jose. The property (Assessor's Parcel Numbers: 254-04-087 and -088) is approximately 2.9 acres in size and is currently improved with two buildings totaling approximately 10,200 square foot. With the exception of minimal landscaping on the southwestern end, the remainder of the property is paved.

AEI performed a Phase I Environmental Site Assessment (ESA) of the property in November and December 2005. The facility buildings, located on southwestern end of the property were constructed in 1977 for Matos Auto Center, which still occupies the property. The northeastern portion of the property has been utilized for automobile storage since the 1970s and more recently as a police impound yard and automobile auction center. Prior to this, the property was improved with several residences and had been under agricultural production. The ESA identified several potential environmental concerns which were the subject of a subsurface investigation performed in March 2006, which included the following:

- Possible impact from pesticides associated with historical agricultural activities onsite
- Possible impact in areas of former waste-oil underground storage tank (UST), hydraulic lifts, and an oil-water separator
- Residual impact from the former fuel USTs

Based on the results of the investigation, no significant impact was identified with the exception of elevated concentrations of metals in the vicinity of the paint booth areas on the southern portion of the property. Please refer to the *Phase I Environmental Site Assessment Report*, dated December 15, 2005 for additional information on property history and to the *Phase II Subsurface Investigation Report*, dated April 5, 2006 for detailed discussion of the findings of the previous investigation.

The remainder of the report presents the methods and findings of the additional assessment of the paint booth area.

II Investigative Efforts

AEI performed the subsurface investigation at the property on January 30, 2007. Underground Service Alert (USA) was notified to identify public utilities in the work area at least 72 hours prior to field activities and a private utility locating service contracted to identify underground utilities in the drilling locations. Five (5) soil borings (labeled AEI-1 to AEI-5) were advanced in the vicinity of previous boring SB-2, in accessible locations. The borings were advanced to depths ranging from 8 feet below ground surface (bgs) to 16 feet bgs. The location of the soil borings are shown on Figure 2.

Soil Boring and Soil Sample Collection

Drilling work was performed by ECA, Inc., California C57 license # 695970. The borings were advanced using a truck-mounted Geoprobe™ 5410 direct push drilling rig. The soil borings were continuously cored using a drive sampler that contained 4-foot long, 1.5-inch diameter acrylic liners. A 6-inch sample was cut from the liners at selected depths. The ends of the selected sample were sealed with Teflon film and plastic end-caps, labeled with unique identifiers, and placed in a cooler with water ice pending transportation to a state-certified laboratory. The remainder of the core was examined and described by an AEI Project Geologist. The descriptions of the cores are included on the boring logs in Appendix A.

Groundwater Sample Collection

Groundwater samples were collected from borings AEI-1, AEI-2, and AEI-3. Upon reaching saturated sediments, a temporary 3/4" diameter slotted PVC casing was inserted into the borehole to facilitate collection of groundwater samples. Very moist sediments was typically encountered at a depth of approximately 9 feet bgs in the soil borings, however water was typically not present until the boring was extended below 11 feet bgs.

Groundwater samples were collected using 1/4 poly tubing with a check valve into three 40-ml VOA vials, one 1-L amber bottle, and filtered into one 500cc plastic bottle. The VOAs were filled so that there was no headspace or visible air bubbles within the vials. Each sample was labeled with at minimum, company name and project number, unique sample identifier,

The concentrations of Chromium, Cobalt, Lead, and Nickel detected in the soil samples collected during this recent sampling appear to be representative of naturally occurring conditions. The findings of the recent investigation are compared to the San Francisco Bay Regional Water Quality Control Board (RWQCB) Environmental Screening Levels (ESLs) (RWQCB, Feb. 2005) for soil at residential properties. Nickel and lead concentrations are well below these values. Although the concentrations of cobalt (up to 15 mg/kg) slightly exceeds the most conservative ESL (10 mg/kg), naturally occurring concentrations in the range of those detected are commonly observed. Chromium (non-speciated) was also detected slightly above the ESL. Based on the lack of Cr VI detected in SB2-4, no Cr VI is expected to exist at the site, therefore a more appropriate screening value would be 110,000 mg/kg. Concentrations of these metals detected in groundwater were all below their respective ESLs for drinking water although groundwater beneath the site will not be used for the planned development.

Based on the results of this investigation, the previously identified impacted soil is limited to the area of the paint booths. The following measures are recommended to mitigate the limited area of impacted soil around this area prior to construction for residential use. Upon removal of the booths and painting equipment, demolition of the building, and removal of foundation and drain system, impacted soil that exceeds target soil concentrations should be excavated and properly disposed. Following equipment removal and demolition activities, inspection and testing of the shallow soil beneath the foundation and around the drain lines should be performed for Chromium, Cobalt, and Nickel to target specific areas of soil that exceed residential ESL values. Appropriate ESL values that consider direct human exposure by both residents and construction workers would be 110,000 mg/kg for Cr III, 1.8 mg/kg for Cr VI (not expected to be present), 52 mg/kg for Cobalt, and 1000 mg/kg for Nickel. Upon completion of soil removal action, if needed to meet these target levels, confirmation samples should be analyzed to document satisfactory conditions.

V Report Limitation

This report presents a summary of work completed by AEI Consultants. The completed work includes observations and descriptions of site conditions encountered. Where appropriate, it includes analytical results for samples taken during the course of the work. The number and location of samples are chosen to provide the requested information, but it cannot be assumed that they are representative of areas not sampled. All conclusions and/or recommendations are based on these analyses and observations, and the governing regulations. Conclusions beyond those stated and reported herein should not be inferred from this document.

These services were performed in accordance with generally accepted practices, in the environmental engineering and construction field, which existed at the time and location of the work.

sampler's name, time and date of collection, and then placed in a cooler with wet ice to await transportation to the laboratory.

Boring Destruction

Following sample collection, the temporary PVC casing was removed and each boring was backfilled with neat cement grout.

Laboratory Analysis

The samples were transported, on January 31, 2007, to McCampbell Analytical Inc. (Department of Health Services Certification #1644) of Pittsburgh, CA, for analysis under chain of custody protocol.

Selected soil samples were analyzed for Chromium (total), Cobalt, Lead, and Nickel by EPA Method 6020A. The three groundwater samples were analyzed for the same four metals by EPA Method E200.8. Remaining soil samples were placed on hold at the laboratory pending results of the analyzed samples.

III Findings

The near surface native soil encountered in the borings typically consisted of silty clay grading down to a sandy clay. No soil discoloration or odor Refer to Attachment A for detailed logs of the borings.

Soil Sample Analytical Results

Total Chromium, Cobalt, Lead, and Nickel were detected in all the soil samples analyzed at maximum concentrations of 74 mg/kg, 15 mg/kg, 11 mg/kg, and 90 mg/kg, respectively.

Groundwater Sample Analytical Results

Chromium was detected in groundwater samples AEI-2-W and AEI-3-W at concentrations of 5.0 µg/L and 19 µg/L, respectively. Cobalt was detected in all three groundwater samples at concentrations ranging from 0.56 µg/L to 4.7 µg/L. Lead was detected in one groundwater sample, AEI-3-W, at a concentration of 3.0 µg/L. Nickel was detected in all three groundwater samples at concentrations ranging from 2.1 µg/L to 36 µg/L.

Soil and groundwater sample analytical data are presented in Tables 1 and 2, respectively.

IV Conclusions and Recommendations

The investigation was designed to further investigate the area of the paint booths based on the findings of March 2006 subsurface investigation. The purpose of the additional site assessment is to further define measures that will be necessary to mitigate the impacted soil prior to the planned redevelopment of the property for residential use.

670 North King Road, San Jose, CA
AEI Project # 263903-A
February 28, 2007
Page 5

If you have any questions regarding our investigation, please do not hesitate to contact either of the undersigned at (925) 283-6000.

Sincerely,
AEI Consultants

Adrian M. Angel
Project Geologist

Peter J. McIntyre, P.G.
Senior Project Manager

Figures

Figure 1: Site Location Map

Figure 2: Site Plan with Soil Boring Locations

Tables

Table 1: Soil Sample Analytical Data – CAM-17 Metals

Table 2: Groundwater Sample Analytical Data – Total Chromium, Cobalt, Lead, and Nickel

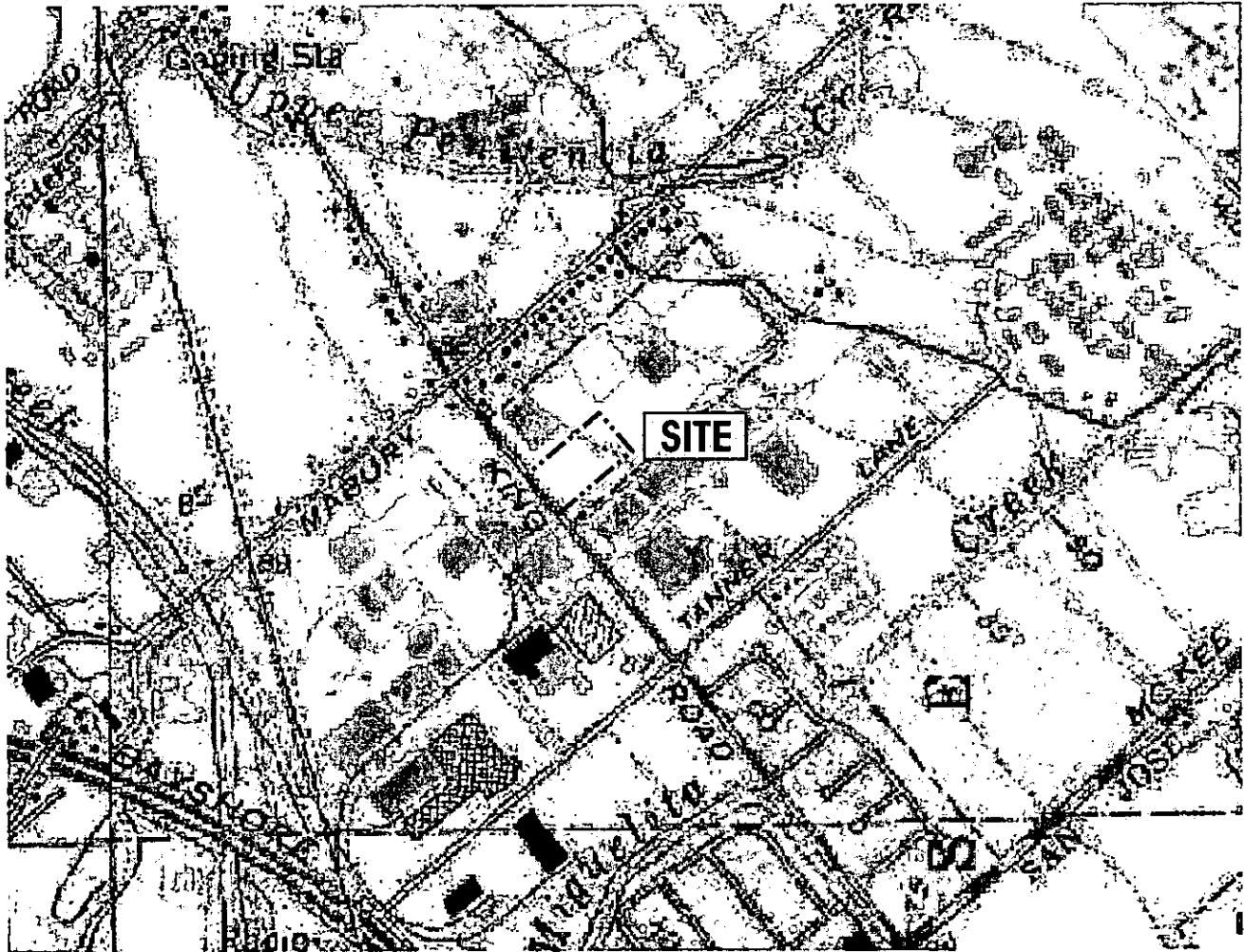
Appendix A

Soil Boring Logs

Appendix B

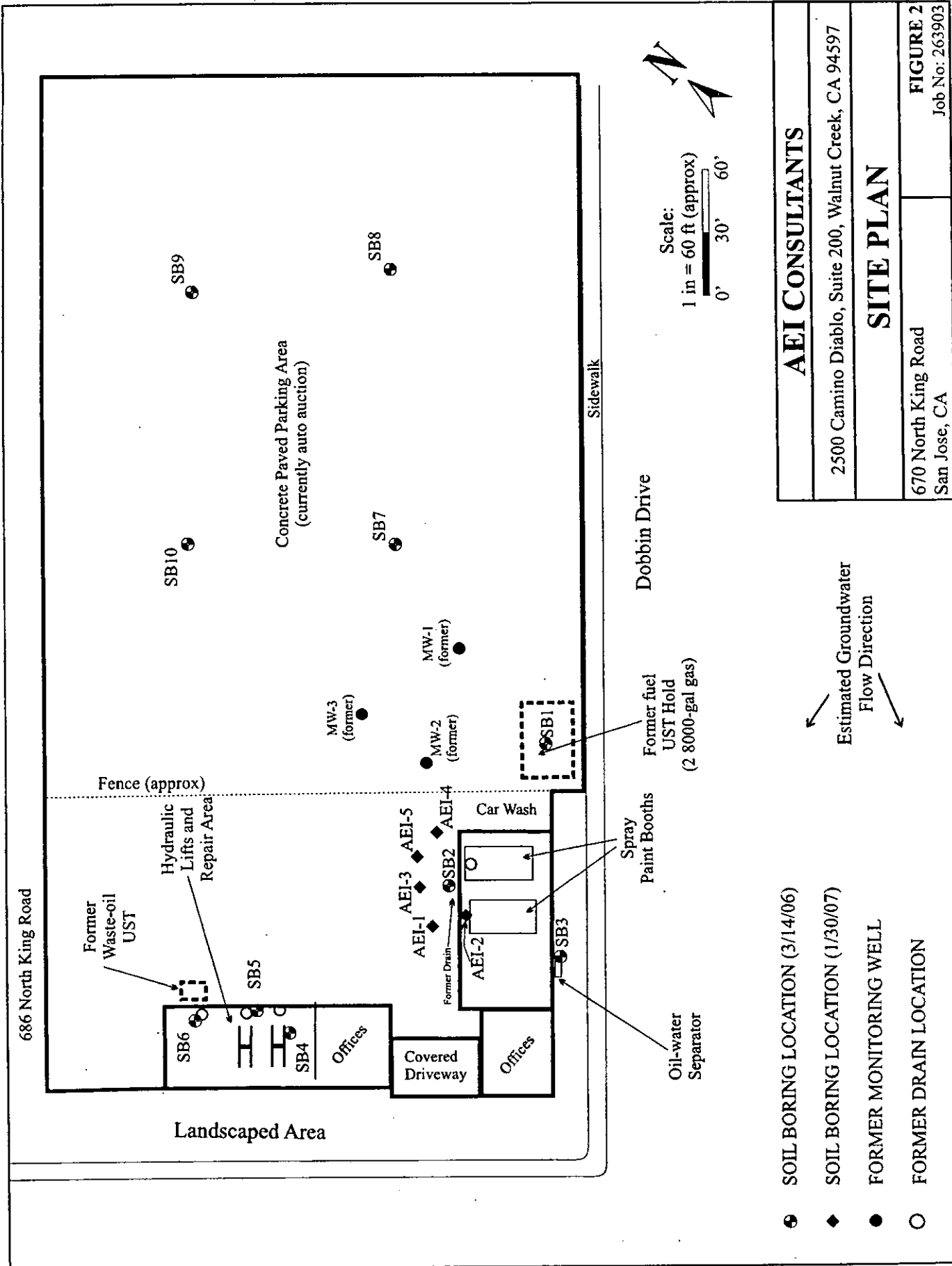
Sample Analytical Documentation

FIGURES



USGS TOPOGRAPHIC MAP
 SAN JOSE EAST QUADRANGLE
 Created 1978 Revised 1980

AEI CONSULTANTS 2500 Camino Diablo, Suite 200, Walnut Creek, CA 94597	
SITE LOCATION PLAN	
670 North King Road San Jose, CA	FIGURE 1 Job No: 263903-A



- SOIL BORING LOCATION (3/14/06)
- ◆ SOIL BORING LOCATION (1/30/07)
- FORMER MONITORING WELL
- FORMER DRAIN LOCATION

AEI CONSULTANTS	
2500 Camino Diablo, Suite 200, Walnut Creek, CA 94597	
SITE PLAN	
670 North King Road San Jose, CA	FIGURE 2 Job No: 263903

TABLES

Table 1
Soil Sample Analytical Data
 Metals

670 North King Road, San Jose

Sample ID	Date Collected	Antimony mg/kg	Arsenic mg/kg	Barium mg/kg	Chromium		Cobalt mg/kg	Copper mg/kg	Lead mg/kg	Mercury mg/kg	Molybdenum mg/kg	Nickel mg/kg	Vanadium mg/kg	Zinc mg/kg	Other Metals mg/kg
					total/CrIII mg/kg	soluble Cr (VI) mg/l									
SB7-1 to SB10-1	3/14/2006	0.53	7.8	250	58	-	14	39	9.8	0.084	0.75	76	50	73	<LRL
SB2-4	3/14/2006	<0.5	5.4	140	500/500	0.12	<0.8	23	15	0.068	<0.5	780	40	49	<LRL
SB2-8	3/14/2006	-	-	-	48	-	12	-	-	-	-	67	-	-	-
SB4-4	3/14/2006	-	-	-	49	-	13	-	-	-	-	63	-	-	-
AEI-1-3.5'	1/30/2007	-	-	-	51	-	10	-	8.1	-	-	61	-	-	-
AEI-2-4'	1/30/2007	-	-	-	63	-	14	-	9.6	-	-	79	-	-	-
AEI-3-2.5'	1/30/2007	-	-	-	51	-	11	-	11	-	-	64	-	-	-
AEI-3-4'	1/30/2007	-	-	-	53	-	13	-	8.1	-	-	66	-	-	-
AEI-4-3.5'	1/30/2007	-	-	-	55	-	11	-	8.0	-	-	68	-	-	-
AEI-5-3.5'	1/30/2007	-	-	-	74	-	15	-	9.7	-	-	90	-	-	-
AEI-5-8'	1/30/2007	-	-	-	55	-	11	-	-	-	-	86	-	-	-
ESL (res)	-	6.1	5.5	750	58/750*	-	1.8	10	230	3.7	40	150	110	600	-

Notes:

Other metals include: Beryllium, Cadmium, Selenium, Silver, and Thallium

- = Sample not analyzed or not applicable

mg/l = milligrams per liter

ESL (res) = SF Bay RWQCB Environmental Screening Levels, shallow soil, residential land use, groundwater classified for drinking water (Table A-1, Feb, 2005)

Soil samples analyzed by EPA Method 6020A

* The ESL for unassociated Cr (Cr III + Cr VI) is 58 mg/kg while the lowest ESL for Cr III is 750 mg/kg

mg/kg = milligrams per kilogram

ND = not detected above the laboratory reporting limit

LRL = laboratory reporting limit

Table 2
Groundwater Sample Analytical Data
 Chromium, Cobalt, Lead, and Nickel

670 North King Road, San Jose

Sample ID	Date Collected	Chromium (total) µg/l	Cobalt µg/l	Lead µg/l	Nickel µg/l
AEI-1-W	1/30/2007	<0.5	0.58	<0.5	2.1
AEI-2-W	1/30/2007	5.0	0.56	<0.5	2.7
AEI-3-W	1/30/2007	19	4.7	3.0	36
ESL (DWT)	-	50	140	15	100

Notes:

µg/l = micrograms per liter

ESL = SF Bay RWQCB Environmental Screening Levels, shallow soil, residential land use, groundwater classified for drinking water (Table F-1a, Feb, 2005)

DWT = drinking water toxicity

Groundwater samples analyzed by EPA Method E200.8

APPENDIX A

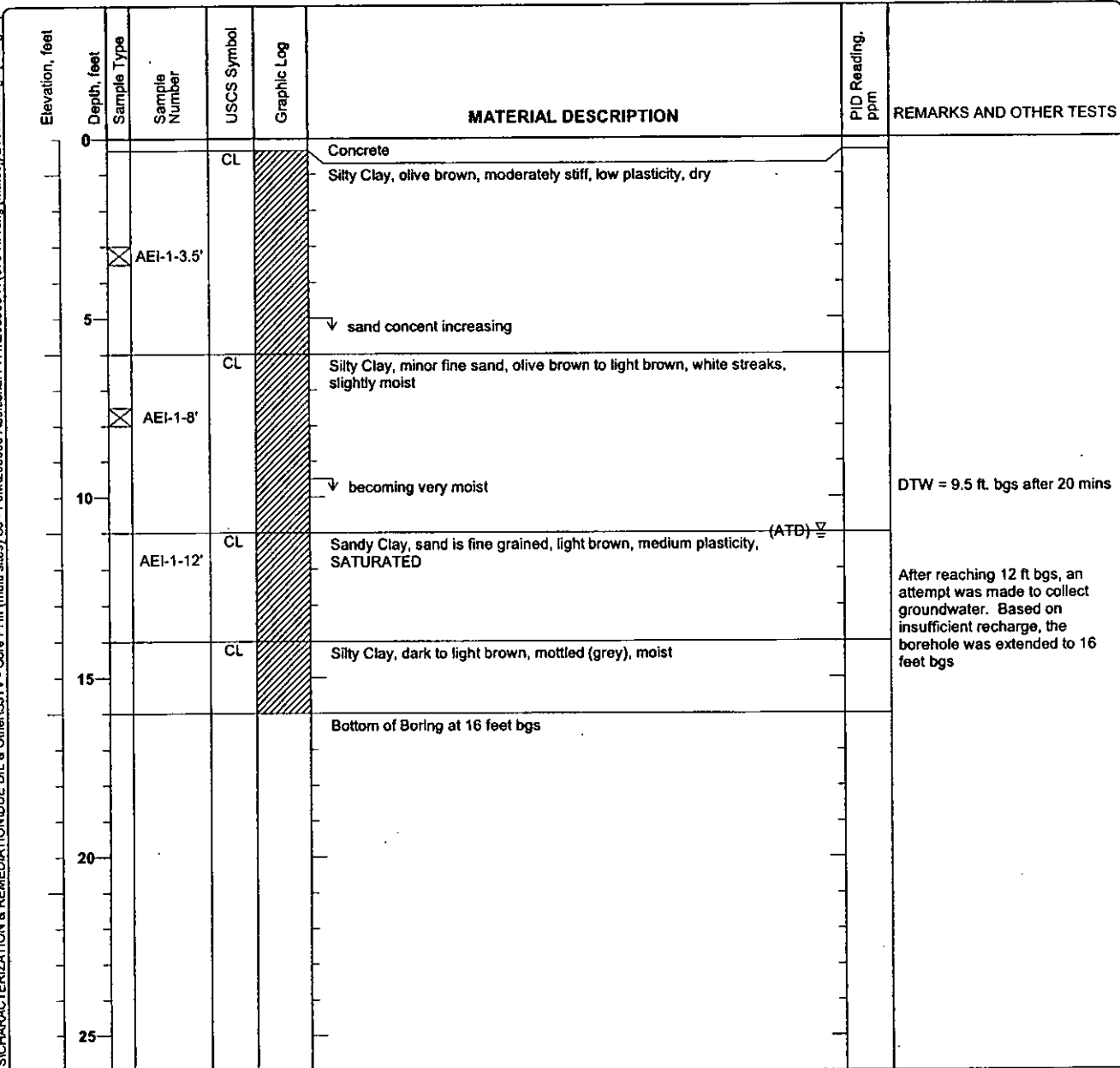
Soil Boring Logs

Project: SJTV-A
 Project Location: 670 North King Road, San Jose, CA
 Project Number: 263903-A

Log of Boring AEI-1
 Sheet 1 of 1

Date(s) Drilled	January 30, 2007	Logged By	Adrian Angel	Checked By	Peter McIntyre
Drilling Method	Direct Push	Drill Bit Size/Type		Total Depth of Borehole	16 feet bgs
Drill Rig Type	Geoprobe 5410	Drilling Contractor	ECA	Approximate Surface Elevation	
Groundwater Level and Date Measured	11 feet ATD	Sampling Method(s)	Tube	Well Permit.	
Borehole Backfill	Neat Cement Grout	Location			

X:\PROJECTS\CHARACTERIZATION & REMEDIATION\DUJIE DIL & Others\SJTV - Core PHII (multi sites) - P:\IM263903 Additional PH I\263903-A (670 N. King [Matos])\263903-A.bgs [AEI] geoprobe 20.bpt



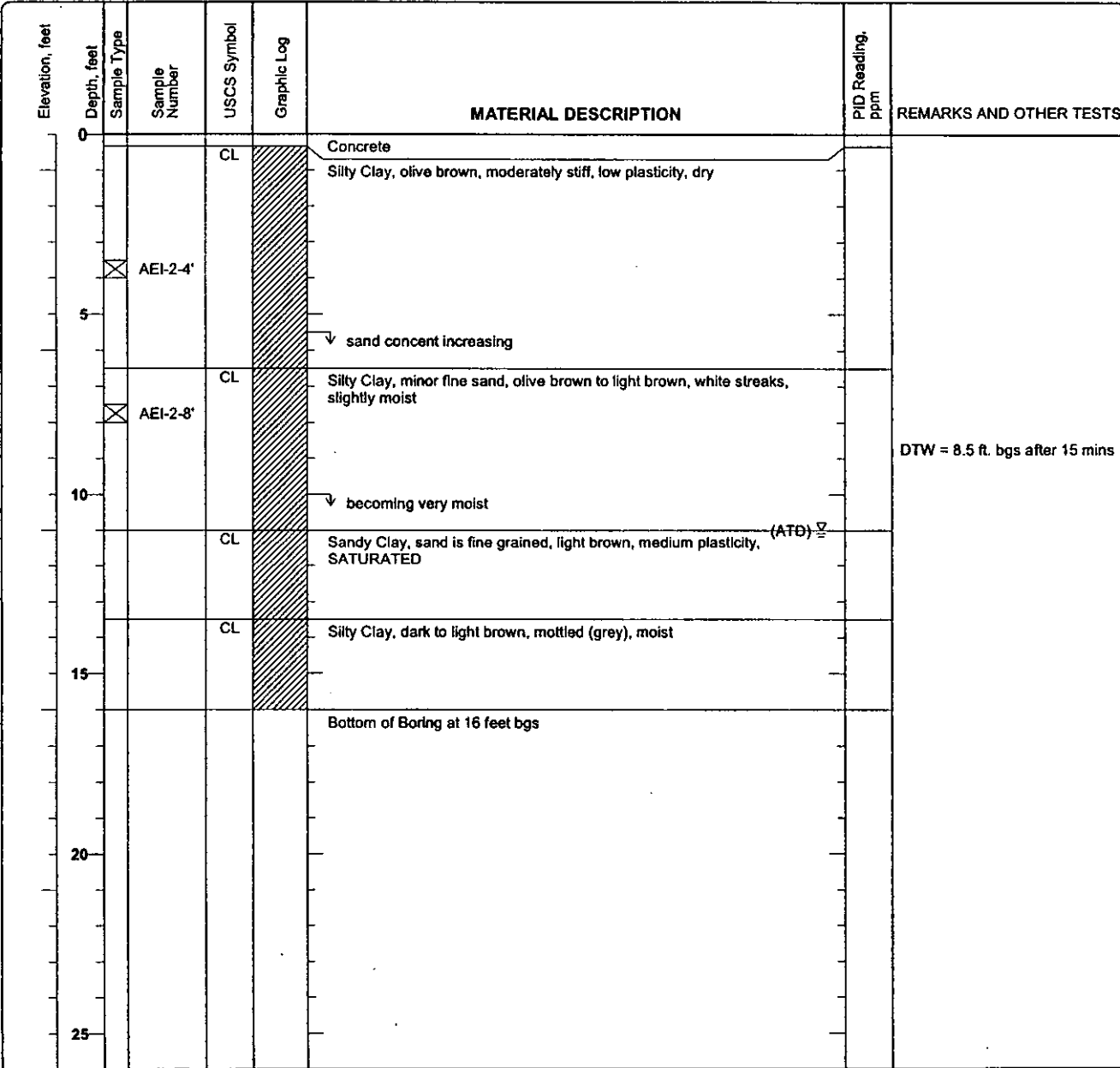
Figure

Project: SJTV-A
Project Location: 670 North King Road, San Jose, CA
Project Number: 263903-A

Log of Boring AEI-2
 Sheet 1 of 1

Date(s) Drilled January 30, 2007	Logged By Adrian Angel	Checked By Peter McIntyre
Drilling Method Direct Push	Drill Bit Size/Type 2 3/4 inch	Total Depth of Borehole 16 feet bgs
Drill Rig Type Geoprobe 5410	Drilling Contractor ECA	Approximate Surface Elevation
Groundwater Level and Date Measured 11 feet ATD	Sampling Method(s) Tube	Well Permit.
Borehole Backfill Neat Cement Grout	Location	

X:\PROJECTS\CHARACTERIZATION & REMEDIATION\DUPLICATE & Other\SJTV - Core PHH (multi sites) SJ - PJM263903 Additional PH I\263903-A (670 N. King [Matos])\263903-A.bgs [AEI geoprobe 20.in]



Figure

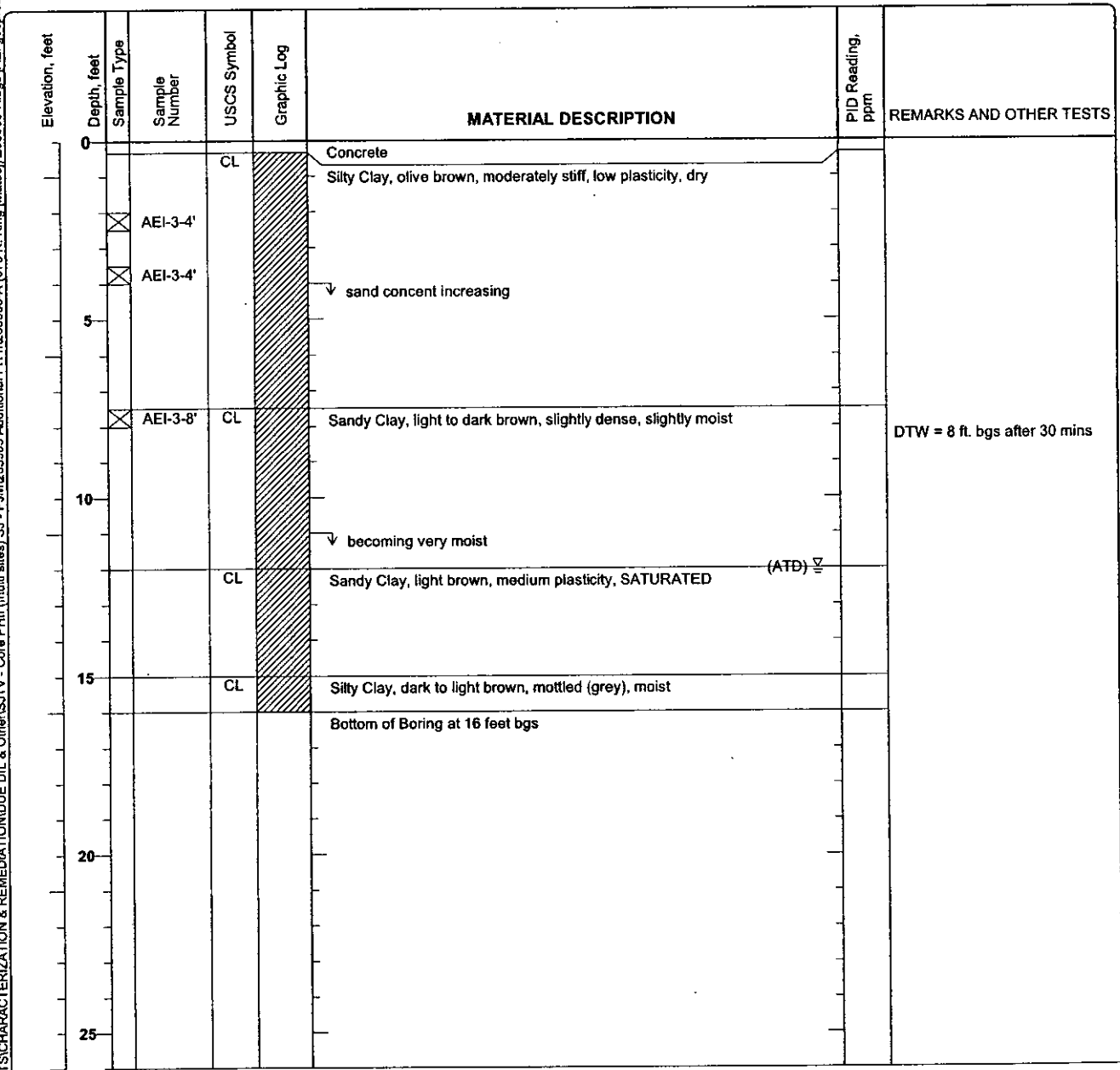
DTW = 8.5 ft. bgs after 15 mins

Project: SJTV-A
 Project Location: 670 North King Road, San Jose, CA
 Project Number: 263903-A

Log of Boring AEI-3
 Sheet 1 of 1

Date(s) Drilled	January 30, 2007	Logged By	Adrian Angel	Checked By	Peter McIntyre
Drilling Method	Direct Push	Drill Bit Size/Type	2 3/4 inch	Total Depth of Borehole	16 feet bgs
Drill Rig Type	Geoprobe 5410	Drilling Contractor	ECA	Approximate Surface Elevation	
Groundwater Level and Date Measured	12 feet ATD	Sampling Method(s)	Tube	Well Permit.	
Borehole Backfill	Neat Cement Grout	Location			

X:\PROJECTS\CHARACTERIZATION & REMEDIATION\DUPLICATE PH 1\263903-A.bgs [AEI, geoprobe 20.jp] - P:\JM\263903 Additional PH 1\263903-A (670 N. King [Mats])\263903-A.bgs [AEI, geoprobe 20.jp]



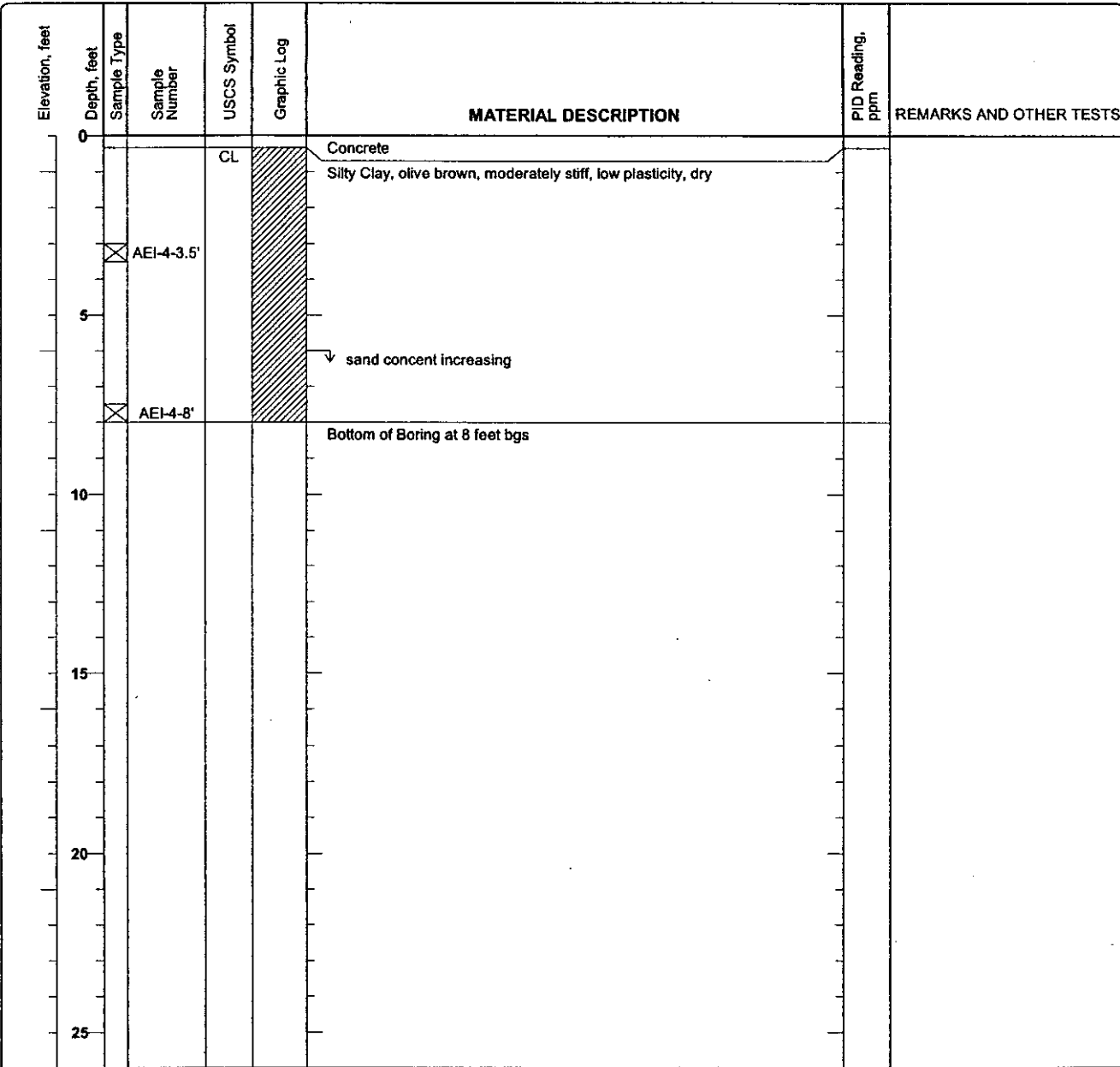
Figure

Project: SJTV-A
Project Location: 670 North King Road, San Jose, CA
Project Number: 263903-A

Log of Boring AEI-4
 Sheet 1 of 1

Date(s) Drilled	January 30, 2007	Logged By	Adrian Angel	Checked By	Peter McIntyre
Drilling Method	Direct Push	Drill Bit Size/Type	2 3/4 inch	Total Depth of Borehole	8 feet bgs
Drill Rig Type	Geoprobe 5410	Drilling Contractor	ECA	Approximate Surface Elevation	
Groundwater Level and Date Measured	Not Encountered ATD	Sampling Method(s)	Tube	Well Permit.	
Borehole Backfill	Neat Cement Grout	Location			

X:\PROJECTS\CHARACTERIZATION & REMEDIATION\DUPLICATE DIL & OTHER\SJTV - Core PHH (multi sites) - SJ - P\JM\263903 Additional PH (263903-A) (670 N. King (Matos))\263903-A.bgs [AEI.geoprobe 20.tp]



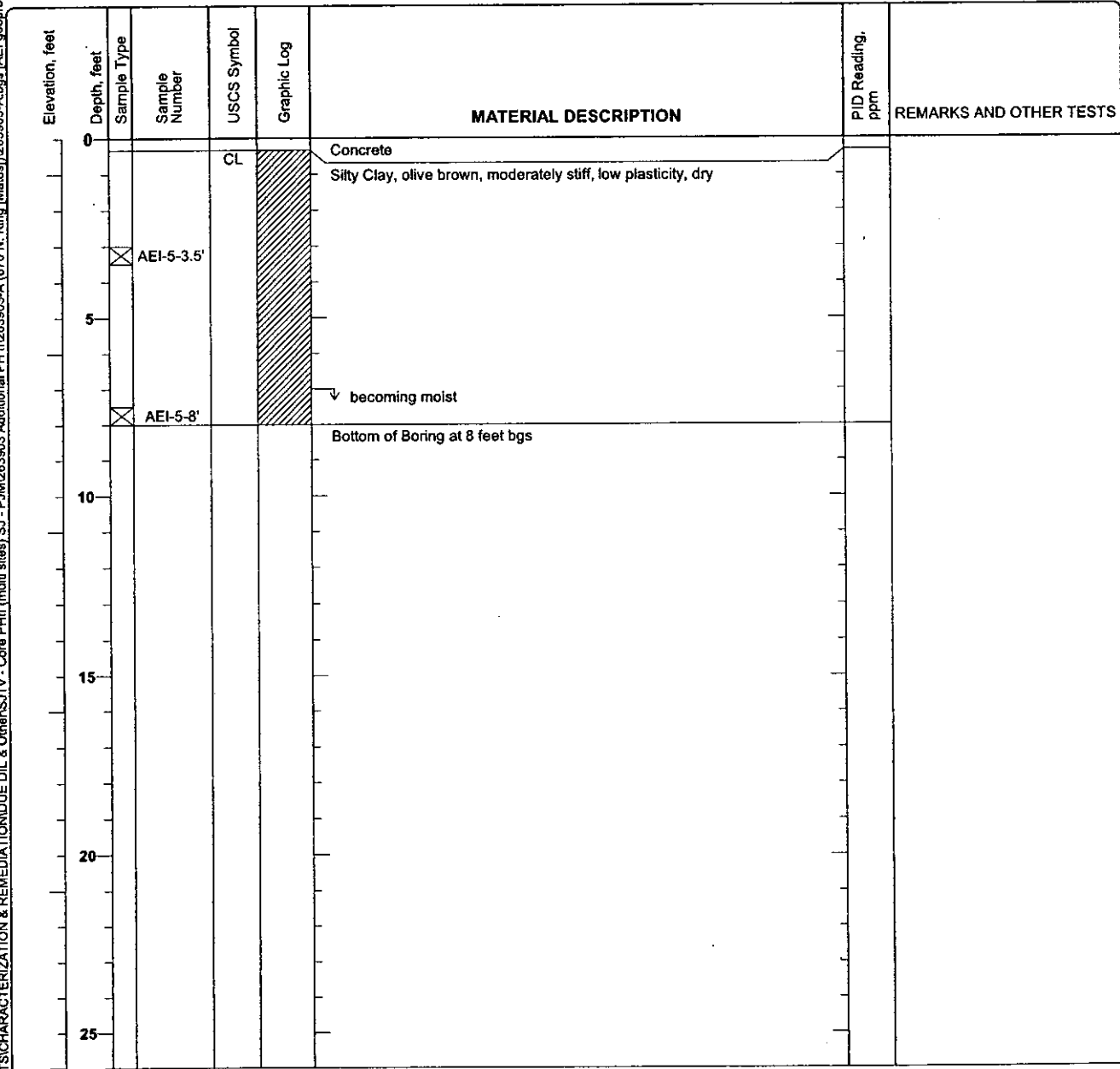
Figure

Project: SJTV-A
 Project Location: 670 North King Road, San Jose, CA
 Project Number: 263903-A

Log of Boring AEI-5
 Sheet 1 of 1

Date(s) Drilled January 30, 2007	Logged By Adrian Angel	Checked By Peter McIntyre
Drilling Method Direct Push	Drill Bit Size/Type 2 3/4 inch	Total Depth of Borehole 8 feet bgs
Drill Rig Type Geoprobe 5410	Drilling Contractor ECA	Approximate Surface Elevation
Groundwater Level and Date Measured Not Encountered ATD	Sampling Method(s) Tube	Well Permit.
Borehole Backfill Neat Cement Grout	Location	

X:\PROJECTS\CHARACTERIZATION & REMEDIATION\DUPLICATE DIL & OTHER\SJTV - Core PHII (multi sites) \SJ - PJM\263903 Additional PH II\263903-A (670 N. King [Matons])\263903-A.bgs [AEI geoprobe 20].log



Figure

APPENDIX B

Sample Analytical Data
With
Chain of Custody Documentation

**McC Campbell Analytical, Inc.**

"When Quality Counts"

1534 Willow Pass Road, Pittsburg, CA 94565-1701
Web: www.mcccampbell.com E-mail: main@mcccampbell.com
Telephone: 877-252-9262 Fax: 925-252-9269

AEI Consultants 2500 Camino Diablo, Ste. #200 Walnut Creek, CA 94597	Client Project ID: #263903-A; SJTV-A	Date Sampled: 01/30/07
		Date Received: 01/31/07
	Client Contact: Adrian Angel	Date Reported: 02/06/07
	Client P.O.:	Date Completed: 02/06/07

WorkOrder: 0701621

February 06, 2007

Dear Adrian:

Enclosed are:

- 1). the results of 9 analyzed samples from your #263903-A; SJTV-A project,
- 2). a QC report for the above samples
- 3). a copy of the chain of custody, and
- 4). a bill for analytical services.

All analyses were completed satisfactorily and all QC samples were found to be within our control limits.

If you have any questions please contact me. McC Campbell Analytical Laboratories strives for excellence in quality, service and cost. Thank you for your business and I look forward to working with you again.

Best regards,

Angela Rydelius, Lab Manager

McCAMPBELL ANALYTICAL INC.
 110 2nd AVENUE SOUTH, #D7
 PACHECO, CA 94553-5560
 Telephone: (925) 798-1620 Fax: (925) 798-1622

Report To: Adrian Angel Bill To: Same

Company: AEI Consultants
 2500 Camino Diablo, Suite 200
 Walnut Creek, CA 94597 E-Mail: aangel@aeiconsultants.com

Tel: (925) 944-2899, extension 132 Fax: (925) 944-2895

Project #: 863903-A Project Name: SOTV-A

Project Location: 630 North King Rd, San Jose

Sampler Signature: *[Signature]*

SAMPLE ID (Field Point Name)	LOCATION	SAMPLING		# Containers	Type Containers	MATRIX					METHOD PRESERVED							
		Date	Time			Water	Soil	Air	Sludge	Other	Ice	HCl	HNO ₃	Other				
AEI-1-3.5'		1/20/07	8:58A	1	H	X					X							
AEI-1-8'			9:55A		C													
AEI-1-12'			9:10A		C													
AEI-2-4'			9:29A		C													
AEI-2-8'			9:40A		C													
AEI-3-2.5'			10:46A		C													
AEI-3-4'			10:31A		C													
AEI-3-8'			10:55A		C													
AEI-4-3.5'			1:20P		C													
AEI-4-8'			1:54P		C													
AEI-5-3.5'			1:49P		C													
AEI-5-8'			2:02A		C													
AEI-1-W					C													
AEI-2-W					C													

Relinquished By: *[Signature]*
 Date: 1/21/07 Time: 2:00P

Relinquished By: *[Signature]*
 Date: 1/21/07 Time: 2:00P

Received By: *[Signature]*

Relinquished By:

Date: Time:

Received By:

CHAIN OF CUSTODY RECORD
 TURN AROUND TIME RUSH 24 HR 48 HR 72 HR 5 DAY

EDF Required? Yes No Email PDF Report: YES

Analysis Request	Other	Comments
BTEX & TPH as Gas (602/8020 + 8015)MTBE		
TPH as Diesel (8015)		
Total Petroleum Oil & Grease (5520 E&F/B&F)		
Total Petroleum Hydrocarbons (418.1)		
HVOCs EPA 8260 (8010 list)		
BTEX ONLY (EPA 602 / 8020)		
Pesticides EPA 608 / 8080		
PCBs EPA 608 / 8080		
VOCs EPA 624 / 8260		
EPA 625 / 8270		
PAH's / PNA's by EPA 625 / 8270 / 8310		
CAM-17 Metals		
LUFT 5 Metals		
Lead (7240/7421/239.2/6010)		
RCI		
		Chromium, Cobalt, Lead, Nickel (WOC)

ICE/le GOOD CONDITION
 HEAD SPACE ABSENT
 DECHLORINATED IN LAB PRESERVED IN LAB

PRESERVATION APPROPRIATE CONTAINERS PRESERVED IN LAB

VOAS O&G METALS OTHER

McCAMPBELL ANALYTICAL INC.

110 2nd AVENUE SOUTH, #D7
 PACHECO, CA 94553-5560
 Telephone: (925) 798-1620 Fax: (925) 798-1622

CHAIN OF CUSTODY RECORD

TURN AROUND TIME RUSH 24 HR 48 HR 72 HR 5 DAY
 EDF Required? Yes No Email PDF Report: YES

Report To: Adrian Angel Bill To: Same
 Company: AEI Consultants

2500 Camino Diablo, Suite 200
 Walnut Creek, CA 94597 E-Mail: aangel@aeiconsultants.com

Tel: (925) 944-2899, extension 132 Fax: (925) 944-2895

Project #: 263A03-A Project Name: SJTV-A

Project Location: 670 N. Kings Rd., San Jose CA

Sampler Signature: *RA*

SAMPLE ID (Field Point Name)	LOCATION	SAMPLING		# Containers	Type Containers	MATRIX				METHOD PRESERVED							
		Date	Time			Water	Soil	Air	Sludge	Other	Ice	HCl	HNO ₃	Other			
AEI-3-W		1/30/87	-	3	10	X							X				

Analysis Request	Other	Comments
BTEX & TPH as Gas (602/8020 + 8015)/MTBE		
TPH as Diesel (8015)		
Total Petroleum Oil & Grease (S520 E&F/B&F)		
Total Petroleum Hydrocarbons (418.1)		
HVOCs EPA 8260 (8010 list)		
BTEX ONLY (EPA 602 / 8020)		
Pesticides EPA 608 / 8080		
PCBs EPA 608 / 8080		
VOCs EPA 624 / 8260		
EPA 625 / 8270		
PAH's / PNA's by EPA 625 / 8270 / 8310		
CAM-17 Metals		
LUFT 5 Metals		
Lead (7240/7421/239/216010)		
RCI		
		<i>Chromium, Lead, Nickel, Lead</i>

Relinquished By: *[Signature]* Date: 1/31/87 Time: 2:00P
 Received By: *[Signature]*

Relinquished By: *[Signature]* Date: _____ Time: _____
 Received By: _____

Relinquished By: _____ Date: _____ Time: _____
 Received By: _____

ICE/c _____
 GOOD CONDITION _____
 HEAD SPACE ABSENT _____
 DECHLORINATED IN LAB _____

PRESERVATION APPROPRIATE CONTAINERS PRESERVED IN LAB _____

VOAS _____ O&G _____ METALS _____ OTHER _____

CHAIN-OF-CUSTODY RECORD

WorkOrder: 0701621

ClientID: AEL

EDF

Fax

Email

HandCopy

ThirdParty

Report to:

Adrian Angel
 AEI Consultants
 2500 Camino Diablo, Ste. #200
 Walnut Creek, CA 94597

Email: aangeli@aeiconsultants.com

TEL: (925) 283-6000 FAX: (925) 283-6121

ProjectNo: #263903-A; SJTV-A

PO:

Bill to:

Denise Mockel
 AEI Consultants
 2500 Camino Diablo, Ste. #200
 Walnut Creek, CA 94597

Requested TAT: 5 days

Date Received: 01/31/2007

Date Printed: 01/31/2007

Sample ID	ClientSampleID	Matrix	Collection Date	Hold	1	2	3	4	5	6	7	8	9	10	11	12
-----------	----------------	--------	-----------------	------	---	---	---	---	---	---	---	---	---	----	----	----

0701621-001	AEI-1-3.5	Soil	1/30/07 8:58:00 AM	<input type="checkbox"/>	A											
0701621-004	AEI-2-4'	Soil	1/30/07 9:27:00 AM	<input type="checkbox"/>	A											
0701621-006	AEI-3-2.5	Soil	1/30/07 10:40:00	<input type="checkbox"/>	A											
0701621-007	AEI-3-4'	Soil	1/30/07 10:31:00	<input type="checkbox"/>	A											
0701621-009	AEI-4-3.5	Soil	1/30/07 1:20:00 PM	<input type="checkbox"/>	A											
0701621-011	AEI-5-3.5'	Soil	1/30/07 1:59:00 PM	<input type="checkbox"/>	A											
0701621-013	AEI-1-W	Water	1/30/07	<input type="checkbox"/>	A											
0701621-014	AEI-2-W	Water	1/30/07	<input type="checkbox"/>	A											
0701621-015	AEI-3-W	Water	1/30/07	<input type="checkbox"/>	A											

Requested Tests (See legend below)

Test Legend:

1	METALSMS_S	2	METALSMS_W	3		4		5	
6		7		8		9		10	
11		12							

Prepared by: Melissa Valles

Comments:

NOTE: Samples are discarded 60 days after results are reported unless other arrangements are made. Hazardous samples will be returned to client or disposed of at client expense.



McC Campbell Analytical, Inc.

"When Quality Counts"

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 Web: www.mccampbell.com E-mail: main@mccampbell.com
 Telephone: 877-252-9262 Fax: 925-252-9269

AEI Consultants 2500 Camino Diablo, Ste. #200 Walnut Creek, CA 94597	Client Project ID: #263903-A; SJTV-A	Date Sampled: 01/30/07
		Date Received: 01/31/07
	Client Contact: Adrian Angel	Date Extracted: 01/31/07
	Client P.O.:	Date Analyzed: 02/02/07-02/05/07

Metals*

Extraction method: SW3050B

Analytical methods: 6020A

Work Order: 0701621

Lab ID	Client ID	Matrix	Extraction	Chromium	Cobalt	Lead	Nickel	DF	% SS
001A	AEI-1-3.5	S	TTLC	51	10	8.1	61	1	98
004A	AEI-2-4'	S	TTLC	63	14	9.6	79	1	107
006A	AEI-3-2.5	S	TTLC	51	11	11	64	1	98
007A	AEI-3-4'	S	TTLC	53	13	8.1	66	1	99
009A	AEI-4-3.5	S	TTLC	55	11	8.0	68	1	108
011A	AEI-5-3.5'	S	TTLC	74	15	9.7	90	1	99

Reporting Limit for DF =1; ND means not detected at or above the reporting limit	W	TTLC	NA	NA	NA	NA	NA
	S	TTLC	0.5	0.5	0.5	0.5	mg/Kg

*water samples are reported in µg/L, product/oil/non-aqueous liquid samples and all TCLP / STLC / DISTLC / SPL extracts are reported in mg/L, soil/sludge/solid samples in mg/kg, wipe samples in µg/wipe, filter samples in µg/filter.

means surrogate diluted out of range; ND means not detected above the reporting limit; N/A means not applicable to this sample or instrument.

J) analyte detected between reporting limits (RLs) and method detection limits (MDLs).

i) aqueous sample containing greater than ~1 vol. % sediment; for DISSOLVED metals, this sample has been preserved prior to filtration; for TTLC metals, a representative sediment-water mixture was digested; j) reporting limit raised due to insufficient sample amount; k) reporting limit raised due to matrix interference; m) estimated value due to low/high surrogate recovery; n) results are reported on a dry weight basis; p) see attached narrative.

 Angela Rydelius, Lab Manager



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Telephone: 877-252-9262 Fax: 925-252-9269

AEI Consultants 2500 Camino Diablo, Ste. #200 Walnut Creek, CA 94597	Client Project ID: #263903-A; SJTV-A	Date Sampled: 01/30/07
		Date Received 01/31/07
	Client Contact: Adrian Angel	Date Extracted: 01/31/07
	Client P.O.:	Date Analyzed 02/05/07

Metals*

Extraction method: E200.8

Analytical methods: E200.8

Work Order: 0701621

Lab ID	Client ID	Matrix	Extraction	Chromium	Cobalt	Lead	Nickel	DF	% SS
013A	AEI-1-W	W	TTLIC	ND	0.58	ND	2.1	1	108
014A	AEI-2-W	W	TTLIC	5.0	0.56	ND	2.7	1	104
015A	AEI-3-W	W	TTLIC	19	4.7	3.0	36	1	108

Reporting Limit for DF =1; ND means not detected at or above the reporting limit	W	TTLIC	0.5	0.5	0.5	0.5	µg/L
	S	TTLIC	NA	NA	NA	NA	NA

*water samples are reported in µg/L, product/oil/non-aqueous liquid samples and all TCLP / STLC / DISTLC / SPLP extracts are reported in mg/L, soil/sludge/solid samples in mg/kg, wipe samples in µg/wipe, filter samples in µg/filter.

means surrogate diluted out of range; ND means not detected above the reporting limit; N/A means not applicable to this sample or instrument.

i) aqueous sample containing greater than ~1 vol. % sediment; for DISSOLVED metals, this sample has been preserved prior to filtration; for TTLIC metals, a representative sediment-water mixture was digested; j) reporting limit raised due to insufficient sample amount; J) analyte detected below quantitation limits; k) reporting limit raised due to matrix interference; m) estimated value due to low/high surrogate recovery; n) results are reported on a dry weight basis; p) see attached narrative.

 Angela Rydelius, Lab Manager



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QC SUMMARY REPORT FOR 6020A

W.O. Sample Matrix: Soil

QC Matrix: Soil

WorkOrder: 0701621

EPA Method 6020A		Extraction SW3050B					BatchID: 26021			Spiked Sample ID 0701636-001A			
Analyte	Sample	Spiked	MS	MSD	MS-MSD	Spiked	LCS	LCSD	LCS-LCSD	Acceptance Criteria (%)			
	mg/Kg	mg/Kg	% Rec.	% Rec.	% RPD	mg/Kg	% Rec.	% Rec.	% RPD	MS / MSD	RPD	LCS/LCSD	RPD
Chromium	150	50	82.4	71.2, F1	3.01	10	99.2	102	2.73	75 - 125	20	80 - 120	20
Cobalt	20	50	90.1	89.9	0.124	10	97.7	97.1	0.616	75 - 125	20	80 - 120	20
Lead	10	50	96.3	95.2	0.950	10	96.6	97.6	1.01	75 - 125	20	80 - 120	20
Nickel	220	50	86.2	70.4, F1	3.00	10	100	102	1.48	75 - 125	20	80 - 120	20
%SS:	105	250	102	98	4.27	250	103	105	1.54	70 - 130	20	70 - 130	20

All target compounds in the Method Blank of this extraction batch were ND less than the method RL with the following exceptions:
NONE

F1 = MS / MSD exceed acceptance criteria. LCS - LCSD validate prep batch.

BATCH 26021 SUMMARY

Sample ID	Date Sampled	Date Extracted	Date Analyzed	Sample ID	Date Sampled	Date Extracted	Date Analyzed
0701621-001A	1/30/07 8:58 AM	1/31/07	2/02/07 4:40 AM	0701621-001A	1/30/07 8:58 AM	1/31/07	2/05/07 2:09 PM
0701621-004A	1/30/07 9:27 AM	1/31/07	2/02/07 4:46 AM	0701621-004A	1/30/07 9:27 AM	1/31/07	2/05/07 2:17 PM
0701621-006A	1/30/07 10:40 AM	1/31/07	2/02/07 4:53 AM	0701621-006A	1/30/07 10:40 AM	1/31/07	2/05/07 2:24 PM
0701621-007A	1/30/07 10:31 AM	1/31/07	2/02/07 5:00 AM	0701621-007A	1/30/07 10:31 AM	1/31/07	2/05/07 2:31 PM
0701621-009A	1/30/07 1:20 PM	1/31/07	2/02/07 5:06 AM	0701621-009A	1/30/07 1:20 PM	1/31/07	2/05/07 2:39 PM
0701621-011A	1/30/07 1:59 PM	1/31/07	2/02/07 5:13 AM	0701621-011A	1/30/07 1:59 PM	1/31/07	2/05/07 3:11 PM

MS = Matrix Spike; MSD = Matrix Spike Duplicate; LCS = Laboratory Control Sample; LCSD = Laboratory Control Sample Duplicate; RPD = Relative Percent Deviation.

% Recovery = 100 * (MS-Sample) / (Amount Spiked); RPD = 100 * (MS - MSD) / ((MS + MSD) / 2).

MS / MSD spike recoveries and / or %RPD may fall outside of laboratory acceptance criteria due to one or more of the following reasons: a) the sample is inhomogenous AND contains significant concentrations of analyte relative to the amount spiked, or b) the spiked sample's matrix interferes with the spike recovery.

N/A = not applicable to this method.

NR = analyte concentration in sample exceeds spike amount for soil matrix or exceeds 2x spike amount for water matrix or sample diluted due to high matrix or analyte



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QC SUMMARY REPORT FOR E200.8

W.O. Sample Matrix: Water

QC Matrix: Water

WorkOrder: 0701621

EPA Method E200.8	Extraction E200.8			BatchID: 25991					Spiked Sample ID: 0701599-002A			
	Sample	Spiked	MS	MSD	MS-MSD	LCS	LCSD	LCS-LCSD	Acceptance Criteria (%)			
	µg/L	µg/L	% Rec.	% Rec.	% RPD	% Rec.	% Rec.	% RPD	MS / MSD	RPD	LCS/LCSD	RPD
Chromium	13	10	102	101	0.574	102	99.7	2.57	75 - 125	20	85 - 115	20
Cobalt	9.3	10	90.3	87.3	1.65	99.7	97.6	2.08	75 - 125	20	85 - 115	20
Lead	19	10	101	97	1.55	101	98.9	2.14	75 - 125	20	85 - 115	20
Nickel	16	10	101	99.2	0.740	103	101	2.16	75 - 125	20	85 - 115	20
%SS:	103	750	105	101	3.75	101	99	2.16	70 - 130	20	70 - 130	20

All target compounds in the Method Blank of this extraction batch were ND less than the method RL with the following exceptions:
NONE

BATCH 25991 SUMMARY

Sample ID	Date Sampled	Date Extracted	Date Analyzed	Sample ID	Date Sampled	Date Extracted	Date Analyzed
0701621-013	1/30/07	1/31/07	2/05/07 3:27 PM	0701621-014	1/30/07	1/31/07	2/05/07 3:34 PM
0701621-015	1/30/07	1/31/07	2/05/07 3:42 PM				

MS = Matrix Spike; MSD = Matrix Spike Duplicate; LCS = Laboratory Control Sample; LCSD = Laboratory Control Sample Duplicate; RPD = Relative Percent Deviation.

% Recovery = 100 * (MS-Sample) / (Amount Spiked); RPD = 100 * (MS - MSD) / ((MS + MSD) / 2).

MS / MSD spike recoveries and / or %RPD may fall outside of laboratory acceptance criteria due to one or more of the following reasons: a) the sample is inhomogenous AND contains significant concentrations of analyte relative to the amount spiked, or b) the spiked sample's matrix interferes with the spike recovery.

N/A = not applicable to this method.

NR = analyte concentration in sample exceeds spike amount for soil matrix or exceeds 2x spike amount for water matrix or sample diluted due to high matrix or analyte content.



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QC SUMMARY REPORT FOR 6020A

W.O. Sample Matrix: Soil

QC Matrix: Soil

WorkOrder: 0701621

EPA Method 6020A	Extraction SW3050B			BatchID: 26021					Spiked Sample ID: 0701636-001A			
	Analyte	Sample	Spiked	MS	MSD	MS-MSD	LCS	LCSD	LCS-LCSD	Acceptance Criteria (%)		
		mg/Kg	mg/Kg	% Rec.	% Rec.	% RPD	% Rec.	% Rec.	% RPD	MS / MSD	RPD	LCS/LCSD
Chromium	150	10	82.4	71.2, F1	3.01	99.2	102	2.73	75 - 125	20	80 - 120	20
Cobalt	20	10	90.1	89.9	0.124	97.7	97.1	0.616	75 - 125	20	80 - 120	20
Lead	10	10	96.3	95.2	0.950	96.6	97.6	1.01	75 - 125	20	80 - 120	20
Nickel	220	10	86.2	70.4, F1	3.00	100	102	1.48	75 - 125	20	80 - 120	20
%SS:	105	250	102	98	4.27	103	105	1.54	70 - 130	20	70 - 130	20

All target compounds in the Method Blank of this extraction batch were ND less than the method RL with the following exceptions:

NONE

F1 = MS / MSD exceed acceptance criteria. LCS - LCSD validate prep batch.

BATCH 26021 SUMMARY

Sample ID	Date Sampled	Date Extracted	Date Analyzed	Sample ID	Date Sampled	Date Extracted	Date Analyzed
0701621-001	1/30/07 8:58 AM	1/31/07	2/02/07 4:40 AM	0701621-001	1/30/07 8:58 AM	1/31/07	2/05/07 2:09 PM
0701621-004	1/30/07 9:27 AM	1/31/07	2/02/07 4:46 AM	0701621-004	1/30/07 9:27 AM	1/31/07	2/05/07 2:17 PM
0701621-006	1/30/07 10:40 AM	1/31/07	2/02/07 4:53 AM	0701621-006	1/30/07 10:40 AM	1/31/07	2/05/07 2:24 PM
0701621-007	1/30/07 10:31 AM	1/31/07	2/02/07 5:00 AM	0701621-007	1/30/07 10:31 AM	1/31/07	2/05/07 2:31 PM
0701621-009	1/30/07 1:20 PM	1/31/07	2/02/07 5:06 AM	0701621-009	1/30/07 1:20 PM	1/31/07	2/05/07 2:39 PM
0701621-011	1/30/07 1:59 PM	1/31/07	2/02/07 5:13 AM	0701621-011	1/30/07 1:59 PM	1/31/07	2/05/07 3:11 PM

MS = Matrix Spike; MSD = Matrix Spike Duplicate; LCS = Laboratory Control Sample; LCSD = Laboratory Control Sample Duplicate; RPD = Relative Percent Deviation.

% Recovery = 100 * (MS-Sample) / (Amount Spiked); RPD = 100 * (MS - MSD) / ((MS + MSD) / 2).

MS / MSD spike recoveries and / or %RPD may fall outside of laboratory acceptance criteria due to one or more of the following reasons: a) the sample is inhomogenous AND contains significant concentrations of analyte relative to the amount spiked, or b) the spiked sample's matrix interferes with the spike recovery.

N/A = not applicable to this method.

NR = analyte concentration in sample exceeds spike amount for soil matrix or exceeds 2x spike amount for water matrix or sample diluted due to high matrix or analyte content.

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Telephone: 877-252-9262 Fax: 925-252-9269

AEI Consultants 2500 Camino Diablo, Ste. #200 Walnut Creek, CA 94597	Client Project ID: #263903-A; SJTV-A	Date Sampled: 01/30/07
		Date Received: 01/31/07
	Client Contact: Adrian Angel	Date Reported: 02/06/07
	Client P.O.:	Date Completed: 02/12/07

WorkOrder: 0701621

February 12, 2007

Dear Adrian:

Enclosed are:

- 1). the results of 1 analyzed sample from your #263903-A; SJTV-A project,
- 2). a QC report for the above sample
- 3). a copy of the chain of custody, and
- 4). a bill for analytical services.

All analyses were completed satisfactorily and all QC samples were found to be within our control limits.

If you have any questions please contact me. McC Campbell Analytical Laboratories strives for excellence in quality, service and cost. Thank you for your business and I look forward to working with you again.

Best regards,

Angela Rydelius, Lab Manager

McCAMPBELL ANALYTICAL INC.
 110 2nd AVENUE SOUTH, #D7
 PACHECO, CA 94553-5560
 Telephone: (925) 798-1620 Fax: (925) 798-1622

Report To: Adrian Angel
 Company: AEI Consultants
 2590 Camino Diablo, Suite 200
 Walnut Creek, CA 94597
 E-Mail: aangel@aeiconsultants.com
 Tel: (925) 944-2899, extension 132 Fax: (925) 944-2895
 Project #: 2103903-A
 Project Location: 630 North King Rd Sam Jose
 Sampler Signature: *[Signature]*

CHAIN OF CUSTODY RECORD
 TURN AROUND TIME RUSH 24 HR 48 HR 72 HR 5 DAY
 EDF Required? Yes No Email PDF Report: YES

Analysis Request	Other	Comments
BTEX & TPH as Gas (602/8020 + 8015) MTBE		
TPH as Diesel (8015)		
Total Petroleum Oil & Grease (S520 E&F/B&F)		
Total Petroleum Hydrocarbons (418.1)		
HVOCs EPA 8260 (8010 list)		
BTEX ONLY (EPA 602 / 8020)		
Pesticides EPA 608 / 8080		
PCBs EPA 608 / 8080		
VOCs EPA 624 / 8260		
EPA 625 / 8270		
PAH's / PNA's by EPA 625 / 8270 / 8310		
CAM-17 Metals		
LUFT 5 Metals		
Lead (7240/7421/239 2/6010)		
RCI		

ICE/PC PRESERVATION APPROPRIATE
 GOOD CONDITION HEAD SPACE ABSENT
 DECHLORINATED IN LAB PERSERVED IN LAB

SAMPLE ID (Field Point Name)	LOCATION	SAMPLING		# Containers	Type Containers	MATRIX						METHOD PRESERVED				
		Date	Time			Water	Soil	Air	Sidige	Other	Ice	HCl	HNO ₃	Other		
AEI-1-3.5'		1/30/09	8:58A	1	A	X										
AEI-1-8'			9:55A	1	C											
AEI-1-12'			9:10A	1	C											
AEI-2-4'			9:27A	1	C											
AEI-2-8'			9:40A	1	C											
AEI-3-2.5'			10:46A	1	C											
AEI-3-4'			10:31A	1	C											
AEI-3-8'			10:58A	1	C											
AEI-4-3.5'			1:20P	1	C											
AEI-4-8'			1:58P	1	C											
AEI-5-3.5'			1:59P	1	C											
AEI-5-8'			2:00P	4	C											
AEI-1-W				1	C											
AEI-2-W				1	C											

Relinquished By: *[Signature]* Date: 1/31/09 Time: 7:00P
 Received By: *[Signature]*
 Relinquished By: *[Signature]* Date: Time:
 Received By: *[Signature]* Date: Time:
 Relinquished By: *[Signature]* Date: Time:
 Received By: *[Signature]* Date: Time:

REVISED 2/7/07

McC Campbell Analytical, Inc.



1534 Willow Pass Rd
Pittsburg, CA 94565-1701
(925) 252-9262

CHAIN-OF-CUSTODY RECORD

WorkOrder: 0701621 ClientID: AEL

EDF Fax Email HardCop ThirdPart

Report to:

Adrian Angel
AEI Consultants
2500 Camino Diablo, Ste. #200
Walnut Creek, CA 94597

Bill to

aangel@aeiconsultants.com
(925) 283-600 FAX: (925) 283-612
ProjectNo: #263903-A; SJTV-A
PO:

Requested TAT: 5 days
Date Received: 1/31/2007
Date Add-On: 2/07/2007
Date Printed: 2/08/2007

Denise Mockel
AEI Consultants
2500 Camino Diablo, Ste. #200
Walnut Creek, CA 94597
dmockel@aeiconsultants.com

Sample ID	ClientSampleID	Matrix	Collection Date	Hold	Requested Tests (See legend below)												
0701621-012	AEI-5-8'	Soil	01/30/07 2:00:00	<input type="checkbox"/>	A	1	2	3	4	5	6	7	8	9	10	11	12

Test Legend:

1	METALSMS S
8	
11	

2	
7	
12	

3	
8	

4	
9	

5	
10	

Prepared by: Melissa Valles

Comments:

NOTE: Samples are discarded 60 days after results are reported unless other arrangements are made. Hazardous samples will be returned to client or disposed of at client expense.



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AEI Consultants 2500 Camino Diablo, Ste. #200 Walnut Creek, CA 94597	Client Project ID: #263903-A; SJTV-A	Date Sampled: 01/30/07
		Date Received: 01/31/07
	Client Contact: Adrian Angel	Date Extracted: 02/07/07
	Client P.O.:	Date Analyzed 02/09/07

Metals*

Extraction method SW3050B Analytical methods 6020A Work Order: 0701621

Lab ID	Client ID	Matrix	Extraction	Chromium	Cobalt	Nickel	DF	% SS
012A	AEI-5-8'	S	TTLc	55	11	86	1	105

Reporting Limit for DF =1; ND means not detected at or above the reporting limit	W	TTLc	NA	NA	NA	NA
	S	TTLc	0.5	0.5	0.5	mg/Kg

*water samples are reported in µg/L, product/oil/non-aqueous liquid samples and all TCLP / STLC / DISTLC / SPLP extracts are reported in mg/L, soil/sludge/solid samples in mg/kg, wipe samples in µg/wipe, filter samples in µg/filter.

means surrogate diluted out of range; ND means not detected above the reporting limit; N/A means not applicable to this sample or instrument.

J) analyte detected between reporting limits (RLs) and method detection limits (MDLs).

i) aqueous sample containing greater than ~1 vol. % sediment; for DISSOLVED metals, this sample has been preserved prior to filtration; for TTLc metals, a representative sediment-water mixture was digested; j) reporting limit raised due to insufficient sample amount; k) reporting limit raised due to matrix interference; m) estimated value due to low/high surrogate recovery; n) results are reported on a dry weight basis; p) see attached narrative.

Angela Rydelius, Lab Manager



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Telephone: 877-252-9262 Fax: 925-252-9269

QC SUMMARY REPORT FOR 6020A

W.O. Sample Matrix: Soil

QC Matrix: Soil

WorkOrder 0701621

EPA Method 6020A		Extraction SW3050B				BatchID: 26129			Spiked Sample ID 0702174-013A				
Analyte	Sample	Spiked	MS	MSD	MS-MSD	Spiked	LCS	LCSD	LCS-LCSD	Acceptance Criteria (%)			
	mg/Kg	mg/Kg	% Rec.	% Rec.	% RPD	mg/Kg	% Rec.	% Rec.	% RPD	MS / MSD	RPD	LCS/LCSD	RPD
Chromium	33	50	96.6	89.4	4.55	10	103	100	2.46	75 - 125	20	80 - 120	20
Cobalt	8.7	50	93.5	87.2	5.79	10	101	96.8	4.64	75 - 125	20	80 - 120	20
Nickel	30	50	98.5	89.2	6.06	10	99	96.1	2.96	75 - 125	20	80 - 120	20
%SS:	92	250	101	94	6.79	250	103	100	2.88	70 - 130	20	70 - 130	20

All target compounds in the Method Blank of this extraction batch were ND less than the method RL with the following exceptions:
NONE

BATCH 26129 SUMMARY

Sample ID	Date Sampled	Date Extracted	Date Analyzed	Sample ID	Date Sampled	Date Extracted	Date Analyzed
0701621-012A	1/30/07 2:00 PM	2/07/07	2/09/07 11:31 PM				

MS = Matrix Spike; MSD = Matrix Spike Duplicate; LCS = Laboratory Control Sample; LCSD = Laboratory Control Sample Duplicate; RPD = Relative Percent Deviation.

% Recovery = 100 * (MS-Sample) / (Amount Spiked); RPD = 100 * (MS - MSD) / ((MS + MSD) / 2).

MS / MSD spike recoveries and / or %RPD may fall outside of laboratory acceptance criteria due to one or more of the following reasons: a) the sample is inhomogenous AND contains significant concentrations of analyte relative to the amount spiked, or b) the spiked sample's matrix interferes with the spike recovery.

N/A = not applicable to this method.

NR = analyte concentration in sample exceeds spike amount for soil matrix or exceeds 2x spike amount for water matrix or sample diluted due to high matrix or analyte