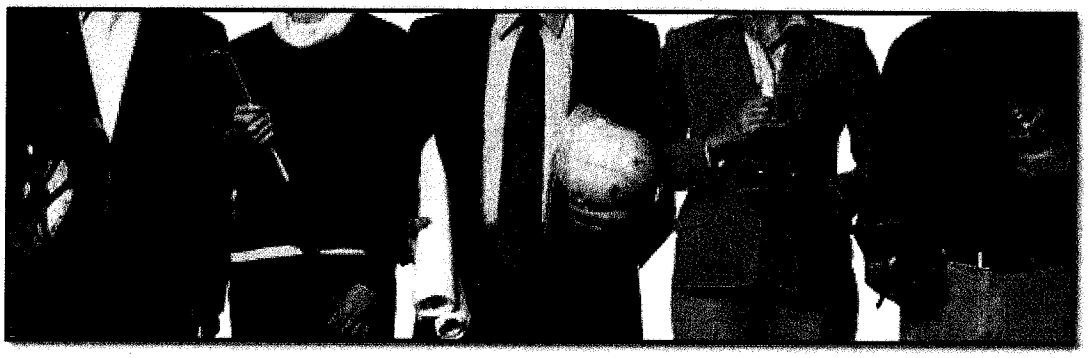
PARTNER
Engineering and Science, Inc.

PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

645 Horning Street

645 Horning Street
San Jose, California 95112

July 24, 2014
Partner Project No. 14-123062.1



Prepared for:

AMERCO Real Estate Company
2727 N. Central Avenue
Phoenix, Arizona 85004

PARTNER
Engineering and Science, Inc.

July 24, 2014

Mr. Larry Hine
AMERCO Real Estate Company
2727 N. Central Avenue
Phoenix, Arizona 85004

Subject: Phase I Environmental Site Assessment
645 Horning Street
645 Horning Street
San Jose, California 95112
Partner Project No. 14-123062.1

Dear Mr. Hine:

Partner Engineering and Science, Inc. (Partner) is pleased to provide the results of the *Phase I Environmental Site Assessment* (Phase I ESA) report of the abovementioned address (the "subject property"). This assessment was performed in general conformance with the scope and limitations as detailed in the ASTM Practice E1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

This assessment included a site reconnaissance as well as research and interviews with representatives of the public, property ownership, site manager, and regulatory agencies. An assessment was made, conclusions stated, and recommendations outlined.

We appreciate the opportunity to provide environmental services to you. If you have any questions concerning this report, or if we can assist you in any other matter, please contact me at (214) 666-6800.

Sincerely,

Summer D. Gell
Relationship Manager

EXECUTIVE SUMMARY

Partner Engineering and Science, Inc. (Partner) has performed a Phase I Environmental Site Assessment (ESA) in general accordance with the scope of work and limitations of ASTM Standard Practice E1527-13, the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (AAI) (40 CFR Part 312) and set forth by AMERCO Real Estate Company for the property located at 645 Horning Street in the City of San Jose, Santa Clara County, California (the "subject property"). The Phase I Environmental Site Assessment is designed to provide AMERCO Real Estate Company with an assessment concerning environmental conditions (limited to those issues identified in the report) as they exist at the subject property.

Property Description

The subject property is located on the north side of Horning Street, the east side of 11th Street, the west side of Oakland Road and the south side of US Highway 101 within a mixed commercial, industrial and residential area of Santa Clara County. Please refer to the table below for further description of the subject property:

Subject Property Data	
Address:	645 Horning Street, San Jose, California
Additional Addresses:	555, 565, and 575 Horning Street; 1060 North 11th Street; 1071 and 1045 N 13th Street
Historical Addresses:	1101 Milpitas Road; 649 N. Willow; 1101-1155 North 12th (13th) Street, 1109 Oakland Road
Property Use:	Industrial and commercial
Land Acreage (Ac):	9.2 Ac
Number of Buildings:	Eight
Number of Floors:	One
Gross Building Area (SF):	71,575 SF (Total)
Date of Construction:	Various from at least 1939 to the late 1950s
Assessor's Parcel Numbers (APNs):	235-18-001, 235-18-002, 235-18-003, 235-18-004, 235-18-005, 235-18-008 and 235-18-015
Type of Construction:	Wood-Framed
Current Tenants:	Anytime Welding, Bob & Steve's Auto, California Site Services, Securetech Fence, John Deere Landscapes, Sequoia Landscapes, Mancias Steel, Cleary Bros, Pyramid Simulated Stone for commercial and industrial use as well as several individuals renting space for storage and private automotive work
Site Assessment Performed By:	David Gerhardstein of Partner
Site Assessment Conducted On:	July 16, 2014

The subject property is currently occupied by Anytime Welding, Bob & Steve's Auto, California Site Services, Securetech Fence, John Deere Landscapes, Sequoia Landscapes, Mancias Steel, Cleary Bros, and Pyramid Simulated Stone for commercial and industrial use as well as several individuals renting space for storage and private automotive work. Onsite operations consist of automotive repair, landscaping

storage and sales, simulated stonework fabrication, metal fabrication and welding, temporary site services (fence and portable toilet) storage and dispatch and personal storage and automotive work. In addition to the current structures, the subject property is also improved with asphalt and gravel parking areas and driveways, chain-link fences and associated landscaping.

According to available historical sources, the subject property was formerly developed residentially between 1889 and circa 1939 and developed for commercial and industrial use circa 1939. Tenants on the subject property include Giacomazzi Bros Transportation (at least 1942-1988); S&D Construction (at least 1970); Cal Mex Contractors (at least 1975); Douglas Oil Transport (at least 1980); Conoco, Inc. (at least 1984); Kazim Enterprises (at least 1988 to 1993); Bob's Truck & Auto Repair (at least 1988 to Present); Petroleum Delivery, Inc. (at least 1988); Laidlaw Transit, Inc. (at least 1988); Western Wicker Imports (at least 1993 to 2002); Anytime Welding Shop (at least 1993 to Present); Innovative Roof Service (at least 1993); Leathercraft Auto (at least 1993); Knock on Wood (at least 1993); Sprinkler Irrigation (at least 1993 to 1997); United Green Mark (at least 1997 to 2008); Securetech Fence Systems (at least (2008 to Present); A New Century Transportation (at least 2002 to 2008); Pyramid Simulated Stone (at least 2013 to Present); Cal Site Services (at least 2013 to Present; and John Deere Landscapes (at least 2013 to Present).

The immediately surrounding properties consist of commercial and industrial properties to the north across US Highway 101; residential and industrial properties to the south across Horning Street; Condominiums to the east across Oakland Road; and commercial and industrial properties to the west across 11th Street.

According to a previous subsurface investigation conducted at the subject property in 1999, the depth and direction of groundwater in the vicinity of the subject property is inferred to be approximately 15 to 21 feet below ground surface (bgs) and flow toward the north to northeast.

Findings

A *recognized environmental condition (REC)* refers to the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: due to release to the environment; under conditions indicative of a release to the environment; or under conditions that pose a material threat of a future release to the environment. The following was identified during the course of this assessment:

- Partner did not identify any recognized environmental conditions during the course of this assessment.

A *controlled recognized environmental condition (CREC)* refers to a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls. The following was identified during the course of this assessment:

- Partner did not identify any controlled recognized environmental conditions during the course of this assessment.

A *historical recognized environmental condition (HREC)* refers to a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls. The following was identified during the course of this assessment:

- The subject property was reportedly formerly equipped with one 7,500-gallon steel gasoline UST, one 12,00-gallon steel diesel UST, one 10,000-gallon steel diesel UST and one 2,000-gallon steel waste oil UST which were removed in March 1992 along with their associated piping. During preparations for the removal, a release of diesel fuel was discovered and reported to the lead agency, the Santa Clara Valley Water District, which opened case #06S1E32N05f. Soil samples collected from beneath each of the tanks during removal activities showed hydrocarbon impacts to soil at concentrations as high as 5,500 parts per million (ppm) for diesel-range total petroleum hydrocarbons (TPHd), 34 parts per billion (ppb) for toluene, 350 ppb for ethylbenzene and 2,700 ppb for xylenes. As a result, approximately 740 cubic yards of impacted soil was excavated and disposed. During excavation activities, soil samples were collected from the sidewall of the excavation pit and a grab sample was collected from groundwater encountered in the bottom of the excavation at approximately 20 feet bgs. Samples were analyzed for TPHd; gasoline range total petroleum hydrocarbons (TPHg); and benzene, toluene, ethylbenzene and xylenes (BTEX). The analytical results of the soil samples showed concentrations as high as 91.2 ppm for TPHd and 9.1 ppb for ethylbenzene with all other analytes to be below their respective laboratory reporting limits. The analytical results of the grab groundwater sample showed concentrations of 28 ppm TPHd and 104 ppb TPHg with concentrations of BTEX analytes below their respective laboratory reporting limits.

  Additional investigations were conducted in 1999 and again in 2001. During March 1999, two soil borings were advanced in presumed downgradient locations from the former USTs. Grab groundwater samples from each of these two borings were collected and analyzed with the results showing concentrations below the laboratory reporting limit for TPHd, TPHg and BTEX. Methyl tert-Butyl Ether (MTBE) was detected at concentrations of 86 and 160 ppb. During November 2001, one additional soil boring was advanced in the area of the former diesel dispenser and completed as a groundwater monitoring well with a total depth of approximately 30 feet bgs. Analytical results of soil samples collected during drilling showed concentrations as high as 8.1 ppm of TPHd with all other analytes below their respective reporting limits. Analytical results of groundwater samples collected from the completed monitoring well showed concentrations of MTBE and 1,2-dichloroethane at 8.9 and 0.95 ppb respectively. The responsible party is identified as Rick Giacomazzi and regulatory closure was obtained for the four USTs on November 15, 2002.

  The subject property was formerly equipped with an additional one 10,000-gallon gasoline UST, one 1,000-gallon gasoline UST, and one 5,000-gallon diesel UST which were formerly installed on the western portion of the property and removed in November 7, 1991. During removal, the

bottom of the gasoline USTs was noted to be severely pitted and a release of gasoline was reported to the lead agency, Santa Clara Valley Water District, which opened case number 11-049. Following tank removal, approximately 600 cubic yards of soil was excavated from the area and stockpiled, aerated and reused to fill the excavation. Samples collected from the stockpiled soils showed concentrations of contaminants as high as 60 ppm for TPH and 200 ppb for benzene. Additionally, samples collected from the sidewalls of the excavations showed concentrations of contaminants in soil as high as 390 ppm TPHg, 610 ppm TPHd and 430 ppb benzene which was left in place. Six monitoring wells were installed in the area and groundwater monitoring was conducted quarterly until 1995. The final groundwater samples were collected during November 1995 and only one sample from a downgradient well showed any impacts to groundwater. Analytical results of that sample showed concentrations of 220 ppb, 0.87 ppb, 12 ppb and 29 ppb for TPHg, benzene, ethylbenzene and xylenes, respectively. The responsible parties are listed as Rick Giacomazzi and Joyce Perata of Roof Structures and regulatory closure was obtained for the three USTs on May 14, 1996.

Based on the regulatory closures with no restrictions or requirements, the former USTs and associated release cases are *HRECs*.

An *environmental issue* refers to environmental concerns identified by Partner, which do not qualify as RECs; however, warrant further discussion. The following was identified during the course of this assessment:

- The subject property is reportedly equipped with a septic tank at the southern end of the large building on the eastern portion of the property, directly outside the automotive repair. No information was available regarding the location of a leach bed or current or former usage of the septic tank. However, no floor drains were observed other than those associated with storm water removal, no industrial wastewater is currently generated at the subject property and onsite buildings are reported to be connected to municipally owned sanitary sewers. In addition, if a significant release from the septic system had occurred, it would have been encountered during previous soil and groundwater activities. Based on the use of the septic system solely for domestic waste, the presence of the septic system is not expected to represent a recognized environmental condition.
- Due to the age of the subject property buildings, there is a potential that asbestos-containing material (ACM) are present. Overall, all suspect ACMs were observed in good condition and do not pose a health and safety concern to the occupants of the subject property at this time. A few areas of the building materials including ceiling materials and drywall, however, were noted during the assessment to be broken. Should these materials be replaced, the identified suspect ACMs would need to be sampled to confirm the presence or absence of asbestos prior to any renovation or demolition activities to prevent potential exposure to workers and/or building occupants.

Conclusions, Opinions and Recommendations

Partner has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of 645 Horning Street in the City of San Jose, Santa Clara County, California (the "subject property"). Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report.

This assessment has revealed evidence of recognized environmental conditions and/or environmental issues in connection with the subject property. Based on the conclusions of this assessment, Partner recommends the following:

- An Operations and Maintenance (O&M) Program should be implemented in order to safely manage the suspect ACMs located at the subject property.

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1.0 INTRODUCTION

Partner Engineering and Science, Inc. (Partner) has performed a Phase I Environmental Site Assessment (ESA) in general conformance with the scope and limitations of ASTM Standard Practice E1527-13 and the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (AAI) (40 CFR Part 312) for the property located at 645 Horning Street in the City of San Jose, Santa Clara County, California (the "subject property"). Any exceptions to, or deletions from, this scope of work are described in the report.

1.1 Purpose

The purpose of this ESA is to identify existing or potential Recognized Environmental Conditions (as defined by ASTM Standard E1527-13) affecting the subject property that: 1) constitute or result in a material violation or a potential material violation of any applicable environmental law; 2) impose any material constraints on the operation of the subject property or require a material change in the use thereof; 3) require clean-up, remedial action or other response with respect to Hazardous Substances or Petroleum Products on or affecting the subject property under any applicable environmental law; 4) may affect the value of the subject property; and 5) may require specific actions to be performed with regard to such conditions and circumstances. The information contained in the ESA Report will be used by Client to: 1) evaluate its legal and financial liabilities for transactions related to foreclosure, purchase, sale, loan origination, loan workout or seller financing; 2) evaluate the subject property's overall development potential, the associated market value and the impact of applicable laws that restrict financial and other types of assistance for the future development of the subject property; and/or 3) determine whether specific actions are required to be performed prior to the foreclosure, purchase, sale, loan origination, loan workout or seller financing of the subject property.

This ESA was performed to permit the *User* to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) liability (hereinafter, the "*landowner liability protections*," or "*LLPs*"). ASTM Standard E1527-13 constitutes "*all appropriate inquiry* into the previous ownership and uses of the *property* consistent with good commercial or customary practice" as defined at 42 U.S.C. §9601(35)(B).

1.2 Scope of Work

The scope of work for this ESA is in general accordance with the requirements of ASTM Standard E1527-13. This assessment included: 1) a property and adjacent site reconnaissance; 2) interviews with key personnel; 3) a review of historical sources; 4) a review of regulatory agency records; and 5) a review of a regulatory database report provided by a third-party vendor. Partner contacted local agencies, such as environmental health departments, fire departments and building departments in order to determine any current and/or former hazardous substances usage, storage and/or releases of hazardous substances on the subject property. Additionally, Partner researched information on the presence of activity and use limitations (AULs) at these agencies. As defined by ASTM E1527-13, AULs are the legal or physical restrictions or limitations on the use of, or access to, a site or facility: 1) to reduce or eliminate potential

exposure to hazardous substances or petroleum products in the soil or groundwater on the subject property; or 2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment. These legal or physical restrictions, which may include institutional and/or engineering controls (IC/ECs), are intended to prevent adverse impacts to individuals or populations that may be exposed to hazardous substances and petroleum products in the soil or groundwater on the property.

If requested by Client, this report may also include the identification, discussion of, and/or limited sampling of asbestos-containing materials (ACMs), lead-based paint (LBP), mold, and/or radon.

1.3 Limitations

Partner warrants that the findings and conclusions contained herein were accomplished in accordance with the methodologies set forth in the Scope of Work. These methodologies are described as representing good commercial and customary practice for conducting an ESA of a property for the purpose of identifying recognized environmental conditions. There is a possibility that even with the proper application of these methodologies there may exist on the subject property conditions that could not be identified within the scope of the assessment or which were not reasonably identifiable from the available information. Partner believes that the information obtained from the record review and the interviews concerning the subject property is reliable. However, Partner cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete. The conclusions and findings set forth in this report are strictly limited in time and scope to the date of the evaluations. The conclusions presented in the report are based solely on the services described therein, and not on scientific tasks or procedures beyond the scope of agreed-upon services or the time and budgeting restraints imposed by the Client. No other warranties are implied or expressed.

Some of the information provided in this report is based upon personal interviews, and research of available documents, records, and maps held by the appropriate government and private agencies. This report is subject to the limitations of historical documentation, availability, and accuracy of pertinent records, and the personal recollections of those persons contacted.

This practice does not address requirements of any state or local laws or of any federal laws other than the all appropriate inquiry provisions of the LLPs. Further, this report does not intend to address all of the safety concerns, if any, associated with the subject property.

Environmental concerns, which are beyond the scope of a Phase I ESA as defined by ASTM include the following: ACMs, LBP, radon, and lead in drinking water. These issues may affect environmental risk at the subject property and may warrant discussion and/or assessment; however, are considered non-scope issues. If specifically requested by the Client, these non-scope issues are discussed in Section 6.3.

1.4 User Reliance

AMERCO Real Estate Company engaged Partner to perform this assessment in accordance with an agreement governing the nature, scope and purpose of the work as well as other matters critical to the engagement. All reports, both verbal and written, are for the sole use and benefit of AMERCO Real Estate

Company. Either verbally or in writing, third parties may come into possession of this report or all or part of the information generated as a result of this work. In the absence of a written agreement with Partner granting such rights, no third parties shall have rights of recourse or recovery whatsoever under any course of action against Partner, its officers, employees, vendors, successors or assigns. Any such unauthorized user shall be responsible to protect, indemnify and hold Partner, Client and their respective officers, employees, vendors, successors and assigns harmless from any and all claims, damages, losses, liabilities, expenses (including reasonable attorneys' fees) and costs attributable to such Use. Unauthorized use of this report shall constitute acceptance of and commitment to these responsibilities, which shall be irrevocable and shall apply regardless of the cause of action or legal theory pled or asserted. Additional legal penalties may apply.

This report has been completed under specific Terms and Conditions relating to scope, relying parties, limitations of liability, indemnification, dispute resolution, and other factors relevant to any reliance on this report. Any parties relying on this report do so having accepted the Terms and Conditions for which this report was completed.

1.5 Limiting Conditions

The findings and conclusions contain all of the limitations inherent in these methodologies that are referred to in ASTM E1527-13.

Specific limitations and exceptions to this ESA are more specifically set forth below:

- Interviews with past owners, operators and occupants were not reasonably ascertainable and thus constitute a data gap. Based on information obtained from other historical sources (as discussed in Section 3.0), this data gap is not expected to alter the findings of this assessment.
- Partner was not able to document the historical use of the subject property prior to 1889. The following sources were reviewed during the course of this assessment and found to be limited: aerial photographs were not available prior to 1939; city directories listings were not identified prior to 1942; topographic maps prior to 1889 were not available; and fire insurance maps did not provide coverage of the subject property prior to 1915. This data failure is not considered critical and does not change the conclusions of this report, as the 1889 topographic map revealed the subject property to be residential or undeveloped.
- Partner was unable to determine the property use at 5-year intervals, which constitutes a data gap. Information concerning historical use of the subject property was unavailable from 1889 to 1899, 1899 to 1915, and 1915 to 1939. Except for property tax files and recorded land title records, which were not considered to be sufficiently useful, Partner reviewed all standard historical sources and conducted appropriate interviews.

2.0 SITE DESCRIPTION

2.1 Site Location and Legal Description

The subject property at 645 Horning Street in San Jose, California is located on the north side of Horning Street, the east side of 11th Street, the west side of Oakland Road and the south side of US Highway 101. According to the property owner, the subject property is legally described as APNs 235-18-001, 235-18-002, 235-18-003, 235-18-004, 235-18-005, 235-18-008, and 235-18-015, and ownership has been vested in Rick Giacomazzi since the 1940s.

Please refer to Figure 1: Site Location Map, Figure 2: Site Plan, Figure 3: Topographic Map, and Appendix A: Site Photographs for the location and site characteristics of the subject property.

2.2 Current Property Use

The subject property is currently occupied by Anytime Welding, Bob & Steve's Auto, California Site Services, Securetech Fence, John Deere Landscapes, Sequoia Landscapes, Mancias Steel, Cleary Bros, Pyramid Simulated Stone for commercial and industrial use as well as several individuals renting space for storage and private automotive work. Onsite operations consist of automotive repair, landscaping storage and sales, simulated stonework fabrication, metal fabrication and welding, temporary site services (fence and portable toilet) storage and dispatch and personal storage and automotive work. In addition to the current structures, the subject property is also improved with asphalt and gravel parking areas and driveways, chain-link fences and associated landscaping.

The subject property is designated for combined commercial and industrial development by the City of San Jose.

The subject property was identified in the Leaking Underground Storage Tank (LUST), Facility and Manifest Data (HAZNET), Hazardous Waste and Substance Site List (HIST CORTESE), City of San Jose Hazardous Materials, Historical LUST, Certified Unified Program Agency (CUPA) listings, Recovered Government Archive (RGA) LUST, and Environmental Data Resources (EDR) Historical Auto Stations databases in the regulatory database report, as further discussed in Section 4.2.

2.3 Current Use of Adjacent Properties

The subject property is located within a mixed commercial, industrial, and residential area of Santa Clara County. During the vicinity reconnaissance, Partner observed the following land use on properties in the immediate vicinity of the subject property:

Immediately Surrounding Properties

North: US Highway 101, beyond which are Advanced Cycle Services (1135 Old Bayshore Highway), Aligntechs (1124 Old Bayshore Highway), Olympic Stone & Marble (640 Commercial Street), Licensed Plumbers (660 Commercial Street), and a Chevron Station (680 Commercial Street)

South: Residences (527, 529 and 545 Horning Street), Mancias Steel (519 Horning Street) and Horning Street, beyond which are Chris Donatelli Builders (534 Horning Street), residences (540, 546 and 552 Horning Street), South Bay Truck & Car Wash (955 Oakland Road), and A&M Wheels Tire Service (995 Oakland Road)

East: Oakland Road, beyond which are residential condominiums (961 and 969 Pavilion Loop)

West: P&G Automotive (1036 North 11th Street), Mountz (1080 North 11th Street), J&J Air Conditioning (1086 North 11th Street) and North 11th Street, beyond which are New Age Electric (1085 North 11th Street) Kennedy Equipment Transport (1041 North 11th Street) and 101 Auto Body & Paint (1033 North 11th Street)

Adjacent properties were identified in the EDR US Historical Auto Stations, HIST CORTESE, Spills, Leaks, Investigations and Cleanup (SLIC), CUPA Listings, City of San Jose Hazardous Materials, Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS), LUST, Historical LUST and HAZNET databases in the regulatory database report, as discussed further in Section 4.2.

2.4 Physical Setting Sources

2.4.1 Topography

The United States Geological Survey (USGS) *San Jose West, California* Quadrangle 7.5-minute series topographic map was reviewed for this ESA. According to the contour lines on the topographic map, the subject property is located at approximately 65 feet above mean sea level (MSL). The contour lines in the area of the subject property indicate the area is sloping gently toward the west. The subject property is depicted on the 1980 map as within a developed urban area.

A copy of the most recent topographic map is included as Figure 3 of this report.

2.4.2 Hydrology

According to a previous subsurface investigation conducted at the subject property in 1999, the depth and direction of groundwater in the vicinity of the subject property is inferred to be approximately 15 to 21 feet below ground surface (bgs) and flow toward the north to northeast. The nearest surface water in the vicinity of the subject property is the Coyote Creek located approximately 3,400-feet northeast of the subject property. No settling ponds, lagoons, surface impoundments, wetlands or natural catch basins were observed at the subject property during this assessment.

A public water system operated by the San Jose Water Company (SJWC) serves the subject property vicinity. According to the SJWC 2012 Annual Water Quality Report, the sources of public water for the City of San Jose are local mountain surface water from the Santa Cruz Mountains watershed; imported surface water from the Santa Clara Valley Water District; and groundwater from the Santa Clara Groundwater Basin. Shallow groundwater directly beneath the subject property is not utilized for domestic purposes.

2.4.3 Geology/Soils

The subject property is situated within the Coast Ranges Geomorphic Province of California. This province is characterized by northwest-trending ridges and valleys, underlain by strongly deformed sedimentary and metamorphic rocks of the Franciscan Complex. Parts of the San Francisco Bay Area have undergone substantial sedimentation during recent times. The Santa Clara Valley consists of a large structural basin containing alluvial deposits derived from the Diablo Range to the east and the Santa Cruz Mountains to the west interbedded with bay and lacustrine deposits in the north-central region. The San José Alluvial

Plain is located on the flat lying floor of the Santa Clara Valley. The valley sediments were deposited as a series of coalescing alluvial fans by streams that drain the adjacent mountains. These alluvial sediments make up the ground water aquifers of the area. Soils in the Valley include clay in the low-lying central areas, loam and gravelly loam in the upper portions of the Valley, and eroded rocky clay loam in the foothills. The uppermost geologic formation underlying the soils at the subject property is alluvium. Alluvium is loose, unconsolidated soil or sediments, which has been eroded, reshaped by water in some form, and redeposited in a non-marine setting. Alluvium is typically made up of a variety of materials, including fine particles of silt and clay and larger particles of sand and gravel.

Based on information obtained from the USDA Natural Resources Conservation Service Web Soil Survey online database, the subject property is mapped primarily as Urban Land. This designation indicates that the majority of the original soils have been disturbed or covered by paved surfaces, buildings, or other structures. Soil materials underlying urban land are ordinarily the same as the minor inclusions. Most areas are nearly level to gently sloping because of extensive grading and smoothing.

2.4.4 Flood Zone Information

Partner performed a review of the Flood Insurance Rate Map, published by the Federal Emergency Management Agency. According to Community Panel Number 06085C0232H, dated May 18, 2009, the subject property appears to be located in Zone X, an area located outside of the 100-year and 500-year flood plains.

~~A copy of the reviewed flood map is not included in Appendix B of this report.~~

3.0 HISTORICAL INFORMATION

Partner obtained historical use information about the subject property from a variety of sources. A chronological listing of the historical data found is summarized in the table below:

Historical Use Information		
Period/Date	**Source**	**Description/Use**
1889-circa 1939	Aerial Photographs, Sanborn Maps, Topographic Maps	Residential
Circa 1939-Present	Aerial Photographs, Building Records, City Directories, Interviews, Onsite Observations, Sanborn Maps	Commercial and Industrial

Tenants on the subject property include Giacomazzi Bros Transportation (at least 1942-1988); S&D Construction (at least 1970); Cal Mex Contractors (at least 1975); Douglas Oil Transport (at least 1980); Conoco, Inc. (at least 1984); Kazim Enterprises (at least 1988 to 1993); Bob's Truck & Auto Repair (at least 1988 to Present); Petroleum Delivery, Inc. (at least 1988); Laidlaw Transit, Inc. (at least 1988); Western Wicker Imports (at least 1993 to 2002); Anytime Welding Shop (at least 1993 to Present); Innovative Roof Service (at least 1993); Leathercraft Auto (at least 1993); Knock on Wood (at least 1993); Sprinkler Irrigation (at least 1993 to 1997); United Green Mark (at least 1997 to 2008); Securetech Fence Systems (at least (2008 to Present); A New Century Transportation (at least 2002 to 2008); Pyramid Simulated Stone (at least 2013 to Present); Cal Site Services (at least 2013 to Present; and John Deere Landscapes (at least 2013 to Present). Potential environmental concerns were identified in association with the current or former use of the subject property, as further discussed in Sections 4.1.1 and 4.2.2.

3.1 Aerial Photograph Review

Partner obtained available aerial photographs of the subject property and surrounding area from EDR on July 9, 2014. The following observations were noted to be visible on the subject property and adjacent properties during the aerial photograph review:

Date: 1939	*Scale: 1"=500'*
Subject Property:	Developed with one large warehouse structure and two smaller structures on the eastern portion and what appear to be some small areas of agricultural use at the western portion of the subject property. Three residential structures are visible along the south portion of the subject property. A road is visible through the center of the subject property.
North:	Appears developed with orchards and associated farmhouses across Old Bayshore Highway
South:	Appears partially developed with residences
East:	Appears undeveloped and as orchards across Oakland Road
West:	Appears partially developed with residences and a railroad running north-south

Date: 1948	***Scale: 1"=500'***
Subject Property:	The warehouse appears unchanged. Residential structures appear along the south side of the subject property. Additional residential or commercial structures appear along the southeast portion of the subject property. A small orchard appears at the west side of the subject property.
North:	No significant changes visible
South:	Appears developed with a residence and additional residential structures across Horning Street
East:	Appears developed with a large structure across Oakland Road
West:	Appears developed with the current warehouse building, several residential structures, a number of small structures across North 11th Street

Date: 1956	***Scale: 1"=500'***
Subject Property:	An additional building appears to have been constructed to the west of the warehouse building. An additional large structure and open lot on the eastern portion. A small structure appears south of the two adjoining buildings. The residential and commercial structures along Horning Street appear unchanged.
North:	Appears developed with several small structures across Old Bayshore Highway
South:	No significant changes visible
East:	No significant changes visible
West:	Appears developed with additional small structures across North 11th Street

Date: 1968	***Scale: 1"=500'***
Subject Property:	Appears developed with one additional small structure on the northern portion with a large storage area visible in the central portion
North:	Appears developed with several commercial structures across US Highway 101
South:	Appears developed with an additional small structure at the corner of Horning Street and Oakland Road
East:	Appears developed with a new large structure across Oakland Road
West:	Appears developed with a large commercial or industrial structure to the northwest and several smaller structures across North 11th Street

Date: 1974	***Scale: 1"=500'***
Subject Property:	The residential structures along Horning Street are no longer visible.
North:	No significant changes visible
South:	No significant changes visible
East:	No significant changes visible
West:	No significant changes visible

Date: 1981, 1993, 1998, 2005	*Scale: 1"=500'*
Subject Property:	Appears with a large number of materials stored in outdoor areas
North:	Appears developed with additional small commercial structures across US Highway 101
South:	No significant changes visible
East:	No significant changes visible
West:	Appears developed with additional commercial structures across North 11th Street

Date: 2006	*Scale: 1"=500'*
Subject Property:	No significant changes visible
North:	No significant changes visible
South:	No significant changes visible
East:	Appears as vacant and graded land across Oakland Road
West:	No significant changes visible

Date: 2009, 2010, 2012	*Scale: 1"=500'*
Subject Property:	No significant changes visible
North:	No significant changes visible
South:	No significant changes visible
East:	Appears developed with a condominium complex across Oakland Road
West:	No significant changes visible

Copies of select aerial photographs are included in Appendix B of this report.

3.2 Fire Insurance Maps

Partner reviewed the collection of Sanborn Fire insurance maps from EDR on July 7, 2014. The following observations were noted to be depicted on the subject property and adjacent properties during the fire insurance map review:

Date: 1915	
Subject Property:	Appears developed with two dwellings, a barn, a water tank and several unidentified small structures with North 13th Street running through the middle of the property
North:	Not depicted
South:	Appears developed with a hay barn across North Willow
East:	Appears developed with a dwelling across Milpitas Road
West:	Not depicted except for a dwelling, barn and several associated out buildings

Date: 1950	
Subject Property:	Labeled as Trucking Contractor with one large building labeled Private Truck Repair, a dwelling and office on the eastern side, three dwellings and associated structures on the central southern side, a spray paint booth, auto garage, and gas and oil dispensers on the southeastern side, North 13th Street running through the middle and an auto court on the northern side
North:	Not depicted
South:	Developed with dwellings and cabins across Horning Street
East:	Depicted with the corner of a large structure across Oakland Road
West:	Not depicted except for a dwelling, barn and several associated out buildings

Date: 1969	
Subject Property:	Depicted with one additional large structure labeled Giacomazzi Bros Transportation Co at the southwest portion of the subject property. An addition adjoins the original trucking building, and no longer with the auto court on the northern side. A new spray paint structure is depicted at the south side of the subject property.
North:	Not depicted
South:	Depicted with two residences, one auto repair and Horning Street followed by a gas station and carwash with truck parking on the southwest corner of Horning Street and Oakland Road and cabins and residences.
East:	No significant changes depicted
West:	Not depicted except for several dwellings, a dry cleaners (519 Horning Street) and truck body manufacturer.

Copies of reviewed Sanborn Maps are included in Appendix B of this report.

3.3 City Directories

Partner reviewed historical city directories obtained from the Cupertino Public Library on July 16, 2014 for past names and businesses that were listed for the subject property and adjacent properties. The findings are presented in the following table:

City Directory Search for 645 Horning Street (Subject Property)	
Year(s)	**Occupant Listed**
1942	Giacomazzi Elven (645 Horning Street); Residential (555, 565 and 575 Horning Street)
1947	Giacomazzi Elven (645 Horning Street); Residential (555, 565 and 575 Horning Street)
1956	Giacomazzi Elven (645 Horning Street); Residential (555, 565 and 575 Horning Street)
1959	Giacomazzi Elven (645 Horning Street); Residential (555, 565 and 575 Horning Street)
1964	Giacomazzi Elven (645 Horning Street); Residential (555, 565 and 575 Horning Street)
1970	Giacomazzi Bros Transportation Co, Giacomazzi Elven (645 Horning Street); Vacant (555 Horning Street); S&D Construction Co (565 and 575 Horning Street)
1975	XXXX (555 Horning Street); Cal Mex Contractors (565 Horning Street); XXXX (575 Horning Street)
1980	XXXX (555 Horning Street); Residential (565 Horning Street); Bilardi Construction (575 Horning Street); Douglas Oil Transport (645 Horning Street)
1984	XXXX (555 Horning Street); Residential (565 Horning Street); Bilardi Construction (575 Horning Street); Giacomazzi Trans Co, Conoco Inc (645 Horning Street)

1988	XXXX (555 Horning Street); XXXX (565 Horning Street); Giacomazzi Trans Co, Kazim Enterprises, Bob's Truck & Auto Repair, Petroleum Delivery Inc (645 Horning Street); Giacomazzi Transportation Co, Laidlaw Transit Inc (1160 North 13th Street)
1993	Western Wicker Imps (555 Horning Street); XXXX (565 Horning Street); Tow Service (575 Horning Street); Anytime Welding Shop, Bobs Auto & Truck Repair, Innovative Professional Service, Innovative Roof Service, Kazim Enterprises, Leathercraft Auto (645 Horning Street); Giacomazzi Property, Knock on Wood, Sprinkler Irrigation (1145 North 13th Street)
1997-1998	Western Wicker Imps (555 Horning Street); XXXX (565 Horning Street); Tow Service (575 Horning Street); Anytime Welding Shop, Bobs Auto & Truck Repair, Hoffman Bob Auto Parts & Antiques (645 Horning Street); Giacomazzi Property, United Green Mark, Sprinkler Irrigation (1145 North 13th Street)
2002-2003	Yizhak Bar (555 Horning Street); Giacomazzi Richard (565 Horning Street); Giacomazzi Richard (575 Horning Street); A New Century Transportation, Anytime Welding Shop, Bobs Auto & Truck Repair, Four Seasons Roofing, Warens Services, Western Wicker Imports (645 Horning Street); United Green Mark (1145 North 13th Street)
2008	Search Program (555 Horning Street); A New Century Transportation, Anytime Welding Shop, Bob's Auto & Truck Repair, Securetech Fence Systems Inc (645 Horning Street); United Green Mark (1145 North 13th Street)
2013	XXXX (555 Horning Street); Pyramid Simulated Stone (575 Horning Street); Anytime Welding Shop, Bob's Auto & Truck Repair, Cal Site Services, Securetech Fence Systems Inc (645 Horning Street); John Deere Landscapes (1145 North 13th Street)

* XXXX= A phone number is present but is not registered to a tenant or is disconnected.

According to the city directory review, the subject property has been occupied by various residential, commercial, and industrial tenants since at least 1942 including an automotive repair shop, and a petroleum transportation company since at least 1942.

City Directory Search for Adjacent Properties

Year(s)	Occupant Listed
1942	Residential (540, 545 and 546 Horning Street)
1947	Residential (540, 545, 546 and 552 Horning Street)
1956	Residential (540, 545, 546 and 552 Horning Street)
1959	SJ Truck Body Works (1036 North 11th Street); La Perla Club Tavern (530 Horning Street); Residential (533, 534, 546, and 552 Horning Street)
1964	San Jose Truck Body Works (1036 North 11th Street); Woodmack Products Metal Fabricators, System Air Controls, Tool & Abrasive Eng Co, Tide Tool & Eng Co Tool Manufacturers (1080 North 11th Street); L&K Cleaners & Laundry Inc (519 Horning Street); Jaurez Club (530 Horning Street); Residential (529, 533, 534, 540, 545, 546, and 552 Horning Street)
1970	San Jose Truck Body Works (1036 North 11th Street); Fox Wm W Co Dry Cleaning Supplies, Hillyard Sales Co, Torque & Tension Tools Co, Tide Tool & Engineering Co, Tool & Abrasive Engineering Co, Mountz DG Associates Inc (1080 North 11th Street); City of Paris Cleaners, L&K Cleaners & Laundry Inc (519 Horning Street); La Perla Club Tavern (530 Horning Street); Calderon Bros Auto Repair (545 Horning Street); Residential (529, 533, 534, 540, 546, and 552 Horning Street)

1975	Plapp Jule Enterprises (1033 North 11th Street); San Jose Truck Body Works (1036 North 11th Street);BSC Brokers, Hillyard Sales Co, Motor Lines Express, Mountz Inc, Tool & Abrasive Engineering, Torque Tool Specialists (1080 North 11th Street); Ace Uniform Rentals, City of Paris Cleaners (519 Horning Street); La Perla Club (530 Horning Street); Residential (529, 533, 540, 545, and 552 Horning Street); XXXX (534 Horning Street)
1980	Plapp Jules Enterprises, San Jose Custom Iron (1033 North 11th Street); Specialty Truck Body Inc (1036 North 11th Street); Continental Coffee Producers, Gull Energy Systems, Motor Lines Express, Mountz Inc, Son on Energy Products, Torque Tool Specialists (1080 North 11th Street); Western Shower Door (1086 North 11th Street); La Perla Club (530 Horning Street); Residential (533, 540 and 552 Horning Street); XXXX (529, 534, 545 and 546 Horning Street)
1984	Plapp Enterprises, San Jose Custom Iron (1033 North 11th Street); Fifteen Dollar Tow (1036 North 11th Street); Gull Industries, Mountz Inc, Mr Metric Div, Torque Tool Specialists (1080 North 11th Street); Ramco Manufacturing (1086 North 11th Street); La Perla Club (530 Horning Street); Lykam Design (545 Horning Street); Residential (540 and 552 Horning Street); XXXX (529, 533, 534 and 546 Horning Street)
1988	Plapp Enterprises, Z&M Manufacturing (1033 North 11th Street); Fifteen Dollar Tow (1036 North 11th Street); Mountz Inc, Mr Metric Div, Torque Tool Specialists (1080 North 11th Street); Ramco Manufacturing (1086 North 11th Street); Mancias Ornamental Iron (519 Horning Street); La Perla Club (530 Horning Street); Action Roofing (545 Horning Street); Residential (540 Horning Street); XXXX (529, 533, 534, 546 and 552 Horning Street)
1993	San Jose Forklift Service (1033 North 11th Street); Twenty Five Dollar Tow (1036 North 11th Street); Mountz Inc, Mr Metric Div, Torque Tool Specialists (1080 North 11th Street); Coast Insulation Contractor (1086 North 11th Street); ABS Manufacturers, Mancias Ornamental Iron (519 Horning Street); La Perla Club (530 Horning Street); Donatelli & Son Inc (534 Horning Street); Action Roofing (545 Horning Street); XXXX (529, 533, 540, 546 and 552 Horning Street)
1997-1998	San Jose Forklift Service (1033 North 11th Street); Reliable Crane & Rigging (1036 North 11th Street); Mountz Inc, Mr Metric Div, Torque Tool Specialists (1080 North 11th Street); Coast Insulation & Fireplaces (1086 North 11th Street); ABS Manufacturers, Mancias Ornamental Iron (519 Horning Street); La Perla Club (530 Horning Street); Donatelli Castillo Builder Inc (534 Horning Street); James R Downing Inc, Scurtz Electric (545 Horning Street); Residential (540, 546 and 552 Horning Street); XXXX (529 and 533 Horning Street)
2002-2003	Yale Northern California Inc (1033 North 11th Street); Reliable Crane & Rigging (1036 North 11th Street); Mountz Inc (1080 North 11th Street); New Age Electric (1085 North 11th Street); Insulpro Projects, KKW Trucking (1086 North 11th Street); ABS Manufacturers, Mancias Steel Co (519 Horning Street); Calvello Electric Inc (530 Horning Street); Donatelli Castillo Builder, Bellarte Architectural Woodwork Inc (534 Horning Street); Break Away Concrete Cutting (545 Horning Street); Residential (533, 540, 546 and 552 Horning Street); XXXX (529 Horning Street)
2008	101 Auto Body & Paint, Clarklift of San Jose, Yale Northern California Inc (1033 North 11th Street); Reliable Crane & Rigging (1036 North 11th Street); Mountz Inc (1080 North 11th Street); New Age Electric (1085 North 11th Street); ABS Manufacturers, Mancias Steel Co (519 Horning Street); Donatelli Castillo Builder (534 Horning Street); Residential (540, 545, 546 and 552 Horning Street); XXXX (529 and 530 Horning Street)

2013	101 Auto Body & Paint (1033 North 11th Street); Argo Fuels (1036 North 11th Street); Mountz Inc (1080 North 11th Street); New Age Electric (1085 North 11th Street); Coast Insulation, J&J Air Conditioning (1086 North 11th Street) ABS Manufacturers, Mancias Steel Co (519 Horning Street); Donatelli Castillo Builder (534 Horning Street); Residential (540, 545, 546 and 552 Horning Street); XXXX (529 and 530 Horning Street)

* XXXX= A phone number is present but is not registered to a tenant or is disconnected.

According to the city directory review, the adjacent properties have been occupied by tool manufacturers, cleaners, a fuel company, automotive repair, and metal fabricators. Refer to Section 4.2 for regulatory listings associated with current and/or historical occupants in the vicinity of the subject property.

Copies of reviewed city directories are not included in Appendix B of this report.

3.4 Historical Topographic Maps

Partner reviewed historical topographic maps obtained from the USGS website on July 18, 2014. The following observations were noted to be depicted on the subject property and adjacent properties during the topographic map review:

Date: 1889, 1899	
Subject Property:	Developed with two small structures on the eastern side
North:	Developed with three small structures
South:	Undeveloped across what is currently Horning Street
East:	Developed with two small structures across what is currently Oakland Road
West:	Developed with five small structures and railroad tracks

Date: 1953	
Subject Property:	Developed with one large structure and 12 small structures
North:	Developed with two small structures across Old Bayshore Highway
South:	Undeveloped across Horning Street
East:	Developed with one large structure across Oakland Road
West:	Developed with three large structures and two small structures

Date: 1961	
Subject Property:	Depicted as within a developed urban area
North:	Developed with one small structure across US Highway 101
South:	Depicted as within a developed urban area
East:	Depicted as within a developed urban area
West:	Depicted as within a developed urban area

Date: 1968	
Subject Property:	No significant changes depicted
North:	Depicted with two additional larger structures
South:	No significant changes depicted
East:	No significant changes depicted
West:	No significant changes depicted

Date: 1980

Subject Property:	No significant changes depicted
North:	Depicted with two additional larger structures
South:	No significant changes depicted
East:	No significant changes depicted
West:	No significant changes depicted

Copies of reviewed topographic maps are included in Appendix B of this report.

4.0 REGULATORY RECORDS REVIEW

4.1 Regulatory Agencies

4.1.1 Health Department

Regulatory Agency Data	
Name of Agency:	Santa Clara County Department of Environmental Health (SCCDEH)
Point of Contact:	Tony Berger
Agency Address:	1555 Berger Drive, San Jose, California
Agency Phone Number:	(408) 918-3421
Date of Contact:	July 3, 2014
Method of Communication:	Email/Online
Summary of Communication:	According to records reviewed, two subject property tenants, Anytime Welding, Inc and Bob and Steve's Auto Repair, are regulated by SCCDEH with Hazardous Materials Business Plan (HMBP). Anytime Welding, Inc. is permitted to store up to 532 cubic feet (ft^3) of acetylene, 839 ft^3 of oxygen, 1,027 ft^3 of argon, 285 ft^3 of Trimix with helium and 1,118 ft^3 of argon-carbon dioxide mixture. Bob and Steve's Auto Repair is permitted to store up to 55 gallons of motor oil, one case of one-gallon bottles of antifreeze, 110 gallons of waste motor oil, 55 gallons of waste antifreeze and 55 gallons of waste automotive oil filters. The most recent inspection was performed June 18, and May 6, 2014, respectively. Both businesses received violations for failing to report their annual inventories. Based on the types and quantities stored, the observed condition of the materials and the regulatory oversight with a lack of documented releases, this is not a recognized environmental condition.

4.1.2 Fire Department

Regulatory Agency Data	
Name of Agency:	San Jose Fire Department (SJFD)
Agency Address:	1661 Senter Road, San Jose, California
Agency Phone Number:	(408) 794-7000
Date of Contact:	July 3, 2014
Method of Communication:	Online

Summary of Communication:	No records regarding hazardous substance use, storage or releases, or the presence of USTs and AULs on the subject property were on file with the SJFD. In June 2006, a complaint was filed regarding the storage of several 5-gallon containers of waste oil located onsite at New Century Transportation. The investigation was closed the following day.

4.1.3 Air Pollution Control Agency

Regulatory Agency Data	
Name of Agency:	Bay Area Air Quality Management District (BAAQMD)
Point of Contact:	Rochelle Reed
Agency Address:	939 Ellis Street, San Francisco, California
Agency Phone Number:	(415) 771-6000
Date of Contact:	July 3, 2014
Method of Communication:	Online/Email
Summary of Communication:	No Permits to Operate (PTO), Notices of Violation (NOV), or Notices to Comply (NTC) or the presence of AULs, dry cleaning machines, or USTs were on file for the subject property with BAAQMD.

4.1.4 Regional Water Quality Agency

Regulatory Agency Data	
Name of Agency:	San Francisco Bay Regional Water Quality Control Board (SFBRWQCB)
Point of Contact:	Melinda Wong
Agency Address:	1515 Clay Street, Suite 1400, Oakland, California
Agency Phone Number:	(510) 622-2300
Date of Contact:	July 3, 2014
Method of Communication:	Online
Summary of Communication:	

The subject property was reportedly formerly equipped with one 7,500-gallon steel gasoline UST, one 12,00-gallon steel diesel UST, one 10,000-gallon steel diesel UST and one 2,000-gallon steel waste oil UST which were removed in March 1992 along with their associated piping. During preparations for the removal, a release of diesel fuel was discovered and reported to the lead agency, the Santa Clara Valley Water District, which opened case #06S1E32N05f. Soil samples collected from beneath each of the tanks during removal activities showed hydrocarbon impacts to soil at concentrations as high as 5,500 parts per million (ppm) for diesel-range total petroleum hydrocarbons (TPHd), 34 parts per billion (ppb) for toluene, 350 ppb for ethylbenzene and 2,700 ppb for xylenes. As a result, approximately 740 cubic yards of impacted soil was excavated and disposed. During excavation activities, soil samples were collected from the sidewall of the excavation pit and a grab sample was collected from groundwater encountered in the bottom of the excavation at approximately 20 feet bgs. Samples were analyzed for TPHd; gasoline range total petroleum hydrocarbons (TPHg); and benzene, toluene, ethylbenzene and xylenes (BTEX). The

analytical results of the soil samples showed concentrations as high as 91.2 ppm for TPHd and 9.1 ppb for ethylbenzene with all other analytes to be below their respective laboratory reporting limits. The analytical results of the grab groundwater sample showed concentrations of 28 ppm TPHd and 104 ppb TPHg with concentrations of BTEX analytes below their respective laboratory reporting limits.

Additional investigations were conducted in 1999 and again in 2001. During March 1999, two soil borings were advanced in presumed downgradient locations from the former USTs. Grab groundwater samples from each of these two borings were collected and analyzed with the results showing concentrations below the laboratory reporting limit for TPHd, TPHg and BTEX. Methyl tert-Butyl Ether (MTBE) was detected at concentrations of 86 and 160 ppb. During November 2001, one additional soil boring was advanced in the area of the former diesel dispenser and completed as a groundwater monitoring well with a total depth of approximately 30 feet bgs. Analytical results of soil samples collected during drilling showed concentrations as high as 8.1 ppm of TPHd with all other analytes below their respective reporting limits. Analytical results of groundwater samples collected from the completed monitoring well showed concentrations of MTBE and 1,2-dichloroethane at 8.9 and 0.95 ppb respectively. The responsible party is identified as Rick Giacomazzi and regulatory closure was obtained for the four USTs on November 15, 2002.

According to the closure letter, therefore, the impact of the disturbance of any residual contamination or the installation of a water well in the vicinity of the residual contamination shall be assessed and appropriate action taken so that there is no significant impact to human health, safety, or the environment. This could necessitate additional sampling, health risk assessment, and mitigation measures. The District and the appropriate planning and building department shall be notified prior to any changes in land use, grading activities, excavation, and installation of water wells. This notification shall include a statement that residual contamination exists on the property and list all mitigation actions, if any, necessary to ensure compliance with this site management requirement. The levels of residual contamination and any associated site risk are expected to reduce with time. Based on the regulatory closure with no restrictions or requirements, the former USTs and associated release case are an *HREC*.

The subject property, identified as Roof Structures, 1145 N. 13th Street was identified for a gasoline release that was reported on November 13, 1991. The responsible party was identified as Rick Giacomazzi. Regulatory case closure was obtained on May 14, 1996. This LUST case is further discussed in Section 5.2.6

A copy of the closure documentation is included in Appendix B of this report.

4.1.5 Department of Toxic Substances Control

Regulatory Agency Data	
Name of Agency:	California Department of Toxic Substances Control (DTSC)
Agency Address:	1001 I Street, Sacramento, California
Agency Phone Number:	(800) 728-6942
Date of Contact:	July 3, 2014
Method of Communication:	Online

Summary of Communication:	No records regarding hazardous substance use, storage or releases, or the presence of USTs and AULs on the subject property were on file with the DTSC.

4.1.6 Building Department

Regulatory Agency Data	
Name of Agency:	San Jose Building Department (SJBD)
Point of Contact:	200 East Santa Clara Street, San Jose
Agency Address:	(408) 535-3555
Agency Phone Number:	July 3, 2014
Date of Contact:	Online
Method of Communication:	San Jose Building Department (SJBD)
Summary of Communication:	Records were available for review, as further discussed in the following table.

Building Records Reviewed for 555, 565, 575, and 645 Horning Street; 1060 North 11th Street, 1071 and 1145 North 13th Street;* 1101 Milpitas Road; 649 N. Willow; 1101-1155 North 12th (13th) Street, 1109 Oakland Road *(Subject Property)

Year	Owner/Applicant	Description
1985	Giacomazzi Transportation	Demolish residential building at 565 Horning Street - Canceled
1973	Roof Structures	Install overhead electric to warehouse at 1060 North 11th Street
1973	Roof Structures	Electrical for office buildings at 1071 North 13th Street
1973	Roof Structures	Build a one-story office building at 1071 North 13th Street
1973	Roof Structures Inc. / Giacomazzi	Alter one-story industrial Warehouse 1071 North 13th Street

A copy of pertinent documents is not included in Appendix B of this report.

4.1.7 Planning Department

Regulatory Agency Data	
Name of Agency:	San Jose Planning Department (SJPD)
Agency Address:	200 East Santa Clara Street, San Jose
Agency Phone Number:	(408) 535-3555
Date of Contact:	July 3, 2014
Method of Communication:	Online
Summary of Communication:	Records were available for review, as further discussed in the following table.

Planning Records Reviewed for 555, 565, 575, and 645 Horning Street; 1060 North 11th Street, 1071 and 1145 North 13th Street;* 1101 Milpitas Road; 649 N. Willow; 1101-1155 North 12th (13th) Street, 1109 Oakland Road *(Subject Property)

Year	Owner/Applicant	Description
1999	N/A	Wants to use office and shop for roofing contracting business

A copy of pertinent documents is not included in Appendix B of this report.

4.1.8 Oil & Gas Exploration

Regulatory Agency Data	
Name of Agency:	California Division of Oil, Gas and Geothermal Resources (DOGGR)
Agency Address:	801 K Street, Sacramento, California
Agency Phone Number:	(916) 445-9686
Date of Contact:	June 20, 2014
Method of Communication:	Online
Summary of Communication:	According to DOGGR, no oil or gas wells are located on or adjacent to the subject property.

4.1.9 Assessor's Office

Regulatory Agency Data	
Name of Agency:	Santa Clara County Assessor (SCCA)
Agency Address:	70 West Hedding Street, San Jose
Agency Phone Number:	(409) 299-5500
Date of Contact:	May 28, 2014
Method of Communication:	Online
Summary of Communication:	According to records reviewed, the subject property is identified by APNs 235-18-001, 235-18-002, 235-18-003, 235-18-004, 235-18-005, 235-18-008 and 235-18-015 and is currently owned by Rick Giacomazzi. The current buildings total approximately 71,575 square feet and the lot totals 9.2 acres.

4.2 Mapped Database Records Search

Information from standard federal, state, county, and city environmental record sources was provided by Environmental Data Resources, Inc. (EDR). Data from governmental agency lists are updated and integrated into one database, which is updated as these data are released. The information contained in this report was compiled from publicly available sources and the locations of the sites are plotted utilizing a geographic information system, which geocodes the site addresses. The accuracy of the geocoded locations is approximately +/-300 feet.

Using the ASTM definition of migration, Partner considers the migration of hazardous substances or petroleum products in any form onto the subject property during the evaluation of each site listed on the radius report, which includes solid, liquid, and vapor.

4.2.1 Regulatory Database Summary

Radius Report Data				
Database	**Search Radius (mile)**	**Subject Property**	**Adjacent Properties**	**Sites of Concern**
Federal NPL or Delisted NPL Site	1.00	N	N	N
Federal CERCLIS Site	0.50	N	N	N
Federal CERCLIS-NFRAP Site	0.50	N	**Y**	N
Federal RCRA CORRACTS Facility	1.00	N	N	N
Federal RCRA TSDF Facility	0.50	N	N	N

Federal RCRA Generators Site (LQG, SQG, CESQG)	0.25	N	N	N
Federal IC/EC Registries	0.50	N	N	N
Federal ERNS Site	Subject Property	N	N/A	N/A
State/Tribal Equivalent NPL	1.00	N	N	N
State/Tribal Equivalent CERCLIS	1.00	N	N	N
State/Tribal Landfill/Solid Waste Disposal Site	0.50	N	N	N
State/Tribal Leaking Storage Tank Site	0.50	**Y**	**Y**	N
State/Tribal Registered Storage Tank Sites (UST/AST)	0.25	N	N	N
State/Tribal Voluntary Cleanup Sites (VCP)	0.50	N	N	N
State/Tribal Spills	0.50	N	N	N
Federal Brownfield Sites	0.50	N	N	N
State Brownfield Sites	0.50	N	N	N
Spills, Leaks, Investigations and Cleanups (SLIC)	0.50	N	**Y**	N
Miscellaneous	Varies	**Y**	**Y**	N
EDR MGP	Varies	N	N	N
EDR US Hist Auto Station	Varies	**Y**	**Y**	N
EDR US Hist Cleaners	Varies	N	N	N

4.2.2 Subject Property Listings

The subject property is identified in the LUST, HAZNET, HIST CORTESE, San Jose Hazardous Materials, Historical LUST, CUPA, RGA LUST, and EDR Historical Auto Stations databases in the regulatory database report, as discussed below:

- The subject property, identified as Giacomazzi Property, Giacomazzi Trust Property, Anytime Welding, Bob and Steve's Auto and Landscape Management Services at 645 Horning Street and 1071 North 13th Street, reported a release of diesel during UST removal activities in 1991, as discussed in Section 4.1.4. Additionally, tenants on the subject property are currently regulated under HMBPs as discussed in Section 4.1.1. As previously discussed, these listings are not a recognized environmental condition.

4.2.3 Adjacent Property Listings

Adjacent properties are identified in the EDR US Historical Auto Stations, HIST CORTESE, Spills, Leaks, Investigations and Cleanup (SLIC), CUPA Listings, City of San Jose Hazardous Materials, Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS), LUST, Historical LUST and HAZNET databases in the regulatory database report, as discussed below:

- The adjacent property to the south and east, identified as Certified Garment Linen Supply at 519 Horning Street and situated hydrologically upgradient of the subject property, reportedly removed a 7,500-gallon Stoddard solvent UST during 1986 which revealed a release to soil and shallow groundwater. Analytical results of samples collected at the time of tank removal indicated concentrations of Stoddard Solvent in soil as high as 1,500 ppb and in groundwater as high as 2,700 ppb. One groundwater monitoring well was installed at the property and samples

monitoring activities continued irregularly until 2005, when the concentration of Stoddard solvent in groundwater was reported to be below the laboratory detection limit of 50 ppb. The responsible party is identified as Mancias Steel Company and regulatory closure was obtained from the lead agency, SFBRWQCD, on March 1, 2012. Based on the regulatory closure and lack of detectable impacts to groundwater during the most recent sampling event, this listing is not a recognized environmental condition and it is unlikely that further regulatory file review for this site would alter the findings of this assessment.

- The adjacent property to the west, identified as D&D Management consultants at 1033 North 11th Street and situated hydrologically cross to upgradient of the subject property, reported a release of gasoline during tank closure activities in 1987. One gasoline UST of an unknown capacity was closed in place by filling with concrete slurry. During closure, soil samples collected from beneath the tank showed concentrations of TPHg as high as five ppm. Groundwater samples collected revealed no contamination at concentrations above the laboratory detection limit. The responsible party is listed as unknown and regulatory closure was obtained from the lead agency, SFBRWQCB, on October 21, 1996. Based on the limited impacts to soil, the lack of detectable impacts to groundwater and the regulatory closure, this listing is not a recognized environmental condition and it is unlikely that further regulatory file review for this site would alter the findings of this assessment.

- The adjacent property to the west, identified as Kennedy Equipment Transport and Spray Booth Maintenance at 1041 North 11th Street, is listed in the San Jose Hazardous Materials and RCRA-SQG databases. The original application date is listed as November 4, 1988 and no violations are reported. Based on the lack of violations or documented releases, this listing is not a recognized environmental condition and it is unlikely that further regulatory file review for this site would alter the findings of this assessment.

- The adjacent property to the west, identified as Mountz, DG Associates, Inc. at 1080 North 11th Street, is listed in the San Jose Hazardous Materials database. The facility class is given as Auto Wrecking/Misc Simple Facility and no violations are reported. Based on the lack of violations or documented releases as well as the cross-gradient location relative to the subject property, this listing is not a recognized environmental condition and it is unlikely that further regulatory file review for this site would alter the findings of this assessment.

- The adjacent property to the west, identified as J&J Air Conditioning at 1086 North 11th Street, is listed in the San Jose Hazardous Materials and CUPA Listings databases. The facility class is given as Furniture Refinishing/Machine Shop and the business reportedly is regulated with a HMBP for four to six chemicals. No violations are reported. Based on the lack of violations or documented releases as well as the cross-gradient location relative to the subject property, this listing is not a recognized environmental condition and it is unlikely that further regulatory file review for this site would alter the findings of this assessment.

- The adjacent property to the south, identified as Golden State Truck & Car Wash at 995 Old Oakland Road and situated hydrologically cross to upgradient of the subject property, reportedly removed two 5,000-gallon gasoline USTs, one 6,000-gallon UST and one 10,000-gallon UST during 1993 which revealed a release to soil and shallow groundwater. Analytical results of samples collected at the time of tank removal indicated elevated concentrations of hydrocarbon impacts to soil and shallow groundwater. As a result, approximately 1,100 cubic yards of soil was excavated for off-site disposal during June 1995. Following excavation activities, soil samples were collected during 1997 which showed detectable concentrations of BTEX and MTBE at 5 ppb and 12 ppb, respectively. Concentrations of TPHg were below the laboratory reporting limit. Additionally, 13 groundwater monitoring wells were installed at the site and groundwater monitoring continued until 2009. Analytical results of groundwater samples collected in 2009 showed concentrations of benzene, ethylbenzene, xylenes and MTBE to be below the laboratory reporting limit. TPHg and toluene were detected at concentrations of 59 ppb and 2.0 ppb, respectively. The responsible party is listed as J.E.V. Properties, Inc. and regulatory closure was obtained from the lead agency, SCCDEH, on June 15, 2010. Based on the regulatory closure with relatively minimal impacts left in place at the site, this listing is not a recognized environmental condition and it is unlikely that further regulatory file review for this site would alter the findings of this assessment.

- The adjacent property to the north, identified as Advanced Cycle Service at 1135 Old Bayshore Highway, is listed in the CUPA Listings database. The facility is described as generating waste oil only and no violations are reported. Based on the lack of violations or documented releases as well as the downgradient location relative to the subject property and nature of materials reported, this listing is not a recognized environmental condition and it is unlikely that further regulatory file review for this site would alter the findings of this assessment.

- The adjacent property to the north, identified as Boyer Family Partnership and Olympic Stone & Marble at 640 Commercial Street, is listed in the HAZNET, San Jose Hazardous Materials and CUPA Listings databases. The facility is listed as an Auto Wrecking/Misc Simple Facility which is regulated with a HMBP for one to three chemical. The business is further listed as having disposed of 1.668 tons of unidentified waste during 2012. No violations or releases are reported. Based on the lack of violations or documented releases as well as the downgradient location relative to the subject property, this listing is not a recognized environmental condition and it is unlikely that further regulatory file review for this site would alter the findings of this assessment.

- The adjacent property to the north, identified as Claire's, Inc. at 680 Commercial Street, is listed in the San Jose Hazardous Materials and CUPA Listings databases. The facility is described as being equipped with other USTs and being regulated with a HMBP for four to six chemicals. No violations or releases are reported. Based on the lack of violations or documented releases as well as the downgradient location relative to the subject property, this listing is not a recognized environmental condition and it is unlikely that further regulatory file review for this site would alter the findings of this assessment.

Based on the findings, vapor migration is not a recognized environmental condition at this time.

4.2.4 Sites of Concern Listings

The property to the south is identified in the LUST, Historical LUST, HIST CORTESE, and CUPA Listings databases in the regulatory database report, as discussed below:

- The property, identified as Haines & Sons Painting, is located approximately 400 feet to the south of the subject property, and situated hydrologically upgradient. This site reported a release of gasoline on October 23, 1984, which reportedly impacted soil only. The release was revealed during removal of one 9,000-gallon gasoline UST. Approximately 70 cubic yards of soil was excavated for disposal and analytical results of soil samples collected at the time showed concentrations of TPHg at 190 ppm. Three groundwater monitoring wells were installed at the property during 1994 and subsequent groundwater sampling results showed no detectable impacts to groundwater. The responsible party is identified as Haines & Sons Painting and regulatory closure was obtained from the lead agency, the Santa Clara Valley Water District, on October 4, 1994. Based on the removal of petroleum-impacted soil, lack of impacts to groundwater and regulatory closure, this listing is not a recognized environmental condition and it is unlikely that further regulatory file review for this site would alter the findings of this assessment.

Based on the findings, vapor migration is not a recognized environmental condition at this time.

4.2.5 Orphan Listings

In some cases, location information supplied by the regulatory agencies is insufficient to allow the database companies to geocode facility locations. These facilities are listed under the Orphan section within the EDR report.

Twenty orphan listing are identified in the regulatory database report. None of the Orphan facilities appear to be located within the ASTM minimum search distance from the subject property.

A copy of the regulatory database report is included in Appendix C of this report.

5.0 USER PROVIDED INFORMATION AND INTERVIEWS

In order to qualify for one of the *Landowner Liability Protections (LLPs)* offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the *Brownfields Amendments*), the *User* must conduct the following inquiries required by 40 CFR 312.25, 312.28, 312.29, 312.30, and 312.31. The *User* should provide the following information to the *environmental professional.* Failure to provide this information could result in a determination that *all appropriate inquiries* is not complete. The *User* is asked to provide information or knowledge of the following:

- Review Title and Judicial Records for Environmental Liens and AULs
- Specialized Knowledge or Experience of the User
- Actual Knowledge of the User
- Reason for Significantly Lower Purchase Price
- Commonly Known or *Reasonably Ascertainable* information
- Degree of Obviousness
- Reason for Preparation of this Phase I ESA

Fulfillment of these user responsibilities is key to qualification for the identified defenses to CERCLA liability. Partner requested our Client to provide information to satisfy User Responsibilities as identified in Section 6 of the ASTM guidance.

Pursuant to ASTM E1527-13, Partner requested the following site information from AMERCO Real Estate Company (User of this report).

User Responsibilities				
Item	**Provided By User**	**Not Provided By User**	**Discussed Below**	**Does Not Apply**
Environmental Pre-Survey Questionnaire			**X**	
Title Records, Environmental Liens, and AULs			**X**	
Specialized Knowledge			**X**	
Actual Knowledge			**X**	
Valuation Reduction for Environmental Issues			**X**	
Identification of Key Site Manager	**Section 5.1.3**			
Reason for Performing Phase I ESA	**Section 1.1**			
Prior Environmental Reports			**X**	
Other				**X**

5.1 Interviews

5.1.1 Interview with Owner

According to Mr. Rick Giacomazzi, subject property owner, the subject property was formerly equipped with two sets of USTs which were removed in the early 1990s. The four USTs on the eastern portion of the property and related cleanup case are discussed in Section 4.1.4.

Additionally, Mr. Giacomazzi provided copies documenting the removal and closure of three USTs. These documents are further discussed in Section 5.2.6.

Mr. Giacomazzi further stated that there are currently no USTs, ASTs, clarifiers, oil/water separators, groundwater monitoring wells, or unregulated hazardous substance use on the subject property to the best of his knowledge.

5.1.2 Interview with Report User

Please refer to Section 5.2 below for information requested from the Report User.

5.1.3 Interview with Key Site Manager

A key site manager was not provided to be interviewed at the time of this assessment.

5.1.4 Interviews with Past Owners, Operators and Occupants

Interviews with past owners, operators and occupants were not conducted since information regarding the potential for contamination at the subject property was obtained from other sources.

5.1.5 Interview with Others

As the subject property is not an abandoned property as defined in ASTM 1527-13, interview with others were not performed.

5.2 User Provided Information

5.2.1 Title Records, Environmental Liens, and AULs

Partner was not provided with title records or environmental lien and AUL information for review as part of this assessment.

5.2.2 Specialized Knowledge

The User did not have specialized knowledge of environmental conditions associated with the subject property at the time of the assessment.

5.2.3 Actual Knowledge of the User

No actual knowledge of any environmental lien or AULs encumbering the subject property or in connection with the subject property was provided by the User at the time of the assessment.

5.2.4 Valuation Reduction for Environmental Issues

No knowledge of valuation reductions associated with the subject property was provided by the User at the time of the assessment.

5.2.5 Commonly Known or Reasonably Ascertainable Information

The User did not provide information that is commonly known or *reasonably ascertainable* within the local community about the subject property at the time of the assessment.

5.2.6 Previous Reports and Other Provided Documentation

Soil and Ground Water Quality Reconnaissance for Horning and 11th Streets Industrial Complex, San Jose, California, Lowney Associates (May 12, 1993)

Closure Summaries, 1145 North 13th Street, San Jose, Santa Clara Valley Water District (April 29, 1996)

Fuel Leak Investigation at Former Roof Structures, 1145 North 13th Street, San Jose, Santa Clara Valley Water District (May 14, 1996)

Underground Storage Tank Case Closure - Former Roof Structures, 1145 North 13th Street, San Jose, Santa Clara Valley Water District (May 14, 1996)

Case Closure Summary Leaking Underground Fuel Storage Tank Program, Santa Clara Valley Water District (August 6, 2002)

Fuel Leak Site Case Closure at Giacommazzi Trust Property, 645 Horning Street, San Jose, SCVWDID No. 06S1E32N05f, LOP Case No. 14-228, Santa Santa Clara Valley Water District (November 15, 2002)

According to the report, one 10,000-gallon gasoline UST, one 1,000-gallon gasoline UST and one 5,000-gallon diesel UST were formerly installed on the western portion of the property (near the warehouse at 1060 North 11th Street) and were removed November 7, 1991. During removal, the bottom of the gasoline USTs was noted to be severely pitted and a release of gasoline was reported to the lead agency, Santa Clara Valley Water District, which opened case number 11-049. Following tank removal, approximately 600 cubic yards of soil was excavated from the area and stockpiled, aerated and reused to fill the excavation. Samples collected from the stockpiled soils showed concentrations of contaminants as high as 60 ppm for TPH and 200 ppb for benzene. Additionally, samples collected from the sidewalls of the excavations showed concentrations of contaminants in soil as high as 390 ppm TPHg, 610 ppm TPHd and 430 ppb benzene which was left in place. Six monitoring wells were installed in the area and groundwater monitoring was conducted quarterly until 1995. The final groundwater samples were collected during November 1995 and only one sample from a downgradient well showed any impacts to groundwater. Analytical results of that sample showed concentrations of 220 ppb, 0.87 ppb, 12 ppb and 29 ppb for TPHg, benzene, ethylbenzene and xylenes, respectively.

The responsible parties are listed as Rick Giacomazzi and Joyce Perata of Roof Structures and regulatory closure was obtained May 14, 1996. Based on the regulatory closure with no restrictions or requirements, the three former USTs and associated release case are an *HREC*.

The subject property was reportedly formerly equipped with one 7,500-gallon steel gasoline UST, one 12,00-gallon steel diesel UST, one 10,000-gallon steel diesel UST and one 2,000-gallon steel waste oil UST which were removed in March 1992 along with their associated piping. These four USTs were previously discussed in Section 4.1.4.

In addition, during a Phase I site reconnaissance (December 1992) completed by Lowney Associates, oil stains were noted on the badly deteriorated pavements in the former auto storage area of 575 Horning Street, which was being used as a towing company. In addition, several used car batteries were noted stored on the ground outside the on-site garage. A degreasing basin possibly containing solvents was noted along the southern wall of the industrial warehouse area at 523 Horning Street. Reportedly, the products from this basin had not been removed due to its limited use. Additionally, Laidlaw Transit, Inc. reportedly stored hazardous materials at 1145 North 13th Street. Laboratory analysis of groundwater and soil samples collected down-gradient of the former Laidlaw facility and towing yard did not detect petroleum fuel compounds and volatile organic compounds (VOCs) above laboratory detection limits. Laboratory analysis of six shallow soil samples collected from oil stained areas in the towing company yard detected a moderate concentration (440 parts per million [ppm]) in one of the soil samples. Lowney did not recommend performing additional soil and ground water quality characterization in the areas of the Laidlaw facility and towing yard.

6.0 SITE RECONNAISSANCE

The weather at the time of the site visit was sunny and clear. Refer to Section 1.5 for limitations encountered during the field reconnaissance and Sections 2.1 and 2.2 for subject property operations. The table below provides the site assessment details:

Site Assessment Data	
Site Assessment Performed By:	David Gerhardstein
Site Assessment Conducted On:	July 16, 2014

The table below provides the subject property personnel interviewed during the field reconnaissance:

Site Visit Personnel for 645 Horning Street (Subject Property)			
Name	**Title/Role**	**Contact Number**	**Site Walk* Yes/No**
Rick Giacomazzi	Owner	(408) 316-9482	Yes

* Accompanied Partner during the field reconnaissance activities and provided information pertaining to the current operations and maintenance of the subject property

Environmental concerns were identified during the onsite reconnaissance related to the storage, use, and generation of hazardous substances, as further discussed in Sections 6.1 and 6.2.

6.1 General Site Characteristics

6.1.1 Solid Waste Disposal

Solid waste generated at the subject property is disposed of in commercial dumpsters located throughout the subject property. An independent solid waste disposal contractor, Republic Services, removes solid waste from the subject property. No evidence of illegal dumping of solid waste was observed during the Partner site reconnaissance.

6.1.2 Sewage Discharge and Disposal

Sanitary discharges on the subject property are directed into the municipal sanitary sewer system. The City of San Jose services the subject property vicinity. An iron capped protrusion in a paved parking area south of the auto repair shop was observed by Partner. Upon questioning its purpose, Mr. Giacomazzi indicated that it was a septic tank. Mr. Giacomazzi was uncertain of the location of any leach bed or whether the tank was still in use. The septic system is further discussed in Section 6.1.7.

6.1.3 Surface Water Drainage

Storm water is removed from the subject property primarily by sheet flow action across the paved surfaces towards storm water drains located throughout the subject property and in the public right of way. Site storm water from roofs, landscaped areas, and paved areas is directed to on-site concrete swales, which drain to the public right of way, and to on-site storm water drains. The subject property is connected to a municipal owned and maintained sewer system.

The subject property does not appear to be a designated wetland area, based on information obtained from the United States Fish & Wildlife Service; however, a comprehensive wetlands survey would be

required in order to formally determine actual wetlands on the subject property. No surface impoundments, wetlands, natural catch basins, settling ponds, or lagoons are located on the subject property. No drywells were identified on the subject property.

6.1.4 Source of Heating and Cooling

Heating and cooling systems as well as domestic hot water equipment are fueled by electricity and natural gas provided by Pacific Gas & Electric. The mechanical systems, where present, are comprised of split systems with interior air-handlers and exterior condensers. Hot water is provided by individual natural gas and electric hot water heaters.

6.1.5 Wells and Cisterns

No aboveground evidence of wells or cisterns was observed during the site reconnaissance.

6.1.6 Wastewater

Domestic wastewater generated at the subject property is disposed by means of the sanitary sewer system. No industrial wastewater is currently generated at the subject property.

6.1.7 Septic Systems

The subject property is reportedly equipped with a septic tank (Photo 13) at the southern end of the large building on the eastern portion of the property, directly outside the automotive repair. No information was available regarding the location of a leach bed or current or former usage of the septic tank. However, no floor drains were observed other than those associated with storm water removal, no industrial wastewater is currently generated at the subject property and onsite buildings are reported to be connected to municipally owned sanitary sewers. In addition, if a significant release from the septic system had occurred, it would have been encountered during previous soil and groundwater activities. Based on the use of the septic system solely for domestic waste, the presence of the septic system is not expected to represent a recognized environmental condition.

6.1.8 Additional Site Observations

No additional general site characteristics were observed during the site reconnaissance.

6.2 Potential Environmental Hazards

6.2.1 Hazardous Substances and Petroleum Products Used or Stored at the Site

Partner identified hazardous substances used, stored, and/or generated on the subject property as noted in the following table:

Hazardous Substances and/or Petroleum Products Noted Onsite

Substance	Container Size	Location	Nature of Use	Disposal Method
New oil	1x 55-gallon drum	Automotive shop	Auto repair activities	N/A
Used oil	1x 55-gallon drum	Automotive shop	Auto repair activities	Transported off site as needed

Hazardous Substances and/or Petroleum Products Noted Onsite				
Substance	**Container Size**	**Location**	**Nature of Use**	**Disposal Method**
Used Antifreeze	1x 55-gallon Drum	Auto shop	Auto repair activities	Transported off site as needed
Antifreeze	Various 1-gallon containers	Auto shop	Auto repair activities	N/A
Used oil filters	1x 55-gallon drum	Automotive shop	Auto repair activities	Transported off site as needed
Trutex	3x 275-gallon totes	California Site Services storage yard	Portable toilet maintenance	N/A

The materials were found to be properly labeled and stored at the time of the assessment with no signs of leaks, stains, or spills. Secondary containment is not provided except for in the case of the used oil and antifreeze drums (Photo 12). Based on the nature of use, overall small quantities observed, presence of secondary containment, and lack of serious violations on-file with local agencies these materials are not a recognized environmental condition.

6.2.2 Aboveground & Underground Hazardous Substance or Petroleum Product Storage Tanks (ASTs/USTs)

No evidence of current or former ASTs or USTs was observed during the site reconnaissance. Former USTs were reported to exist at the subject property as previously discussed in Sections 4.1.4 and 5.2.6.

6.2.3 Evidence of Releases

No spills, stains or other indications that a surficial release has occurred at the subject property were observed.

6.2.4 Polychlorinated Biphenyls (PCBs)

Older transformers and other electrical equipment could contain PCBs at a level that subjects them to regulation by the U.S. EPA. PCBs in electrical equipment are controlled by United States Environmental Protection Agency regulations 40 CFR, Part 761. Under the regulations, there are three categories into which electrical equipment can be classified: 1) Less than 50 parts per million (ppm) of PCBs – *"Non-PCB;"* 2) 50 ppm-500 ppm – *"PCB-Contaminated;"* and, 3) Greater than 500 ppm – *"PCB-Containing."* The manufacture, process, or distribution in commerce or use of any PCB in any manner other than in a totally enclosed manner was prohibited after January 1, 1977.

The on-site reconnaissance addressed indoor and outdoor transformers that may contain PCBs. Pole-mounted transformers were observed on the subject property. The transformers are not labeled indicating PCB content. No staining or leakage was observed in the vicinity of the transformers. Based on the good condition of the equipment, the transformers are not a recognized environmental condition.

Additionally, no other potential PCB-containing equipment (interior transformers, oil-filled switches, hoists, lifts, dock levelers, hydraulic elevators, balers, etc.) was observed on the subject property during Partner's reconnaissance.

6.2.5 Strong, Pungent or Noxious Odors

No strong, pungent, or noxious odors were evident during the site reconnaissance.

6.2.6 Pools of Liquid

No pools of liquid were observed on the subject property during the site reconnaissance.

6.2.7 Drains, Sumps and Clarifiers

No drains, sumps, or clarifiers, other than those associated with storm water removal, were observed on the subject property during the site reconnaissance.

6.2.8 Pits, Ponds and Lagoons

A concrete pit was observed in the automotive repair shop (Photos 9, 10, and 11). It was reportedly formerly used to gain access to the undercarriage of cars for repair activities but was covered with wooden planks at the time of the site reconnaissance. No pooling liquids or excessive staining was observed by Partner within the concrete pit.

6.2.9 Stressed Vegetation

No stressed vegetation was observed on the subject property.

6.2.10 Additional Potential Environmental Hazards

No additional environmental hazards, including landfill activities or radiological hazards, were observed.

6.3 Non-ASTM Services

6.3.1 Asbestos-Containing Materials (ACMs)

Asbestos is the name given to a number of naturally occurring, fibrous silicate minerals mined for their useful properties such as thermal insulation, chemical and thermal stability, and high tensile strength. The Occupational Safety and Health Administration (OSHA) regulation 29 CFR 1926.1101 requires certain construction materials to be *presumed* to contain asbestos, for purposes of this regulation. All thermal system insulation (TSI), surfacing material, and asphalt/vinyl flooring that are present in a building constructed prior to 1981 and have not been appropriately tested are "presumed asbestos-containing material" (PACM).

The subject property buildings were constructed in various stages from at least 1939 to the late 1950s. Partner has conducted a limited, visual evaluation of accessible areas for the presence of suspect ACMs at the subject property. The objective of this visual survey was to note the presence and condition of suspect ACM observed. Please refer to the table below for identified suspect ACMs:

Suspect ACMs

Suspect ACM	Location	Friable Yes/No	Physical Condition
Drywall Systems	Some interior areas	No	Varied
Stucco	Some exterior areas	Yes	Good

The limited visual survey consisted of noting observable materials (materials which were readily accessible and visible during the course of the site reconnaissance) that are commonly known to potentially contain asbestos. This activity was not designed to discover all sources of suspect ACM, PACM, or asbestos at the site; or to comply with any regulations and/or laws relative to planned disturbance of building materials such as renovation or demolition, or any other regulatory purpose. Rather, it is intended to give the User an indication if significant (significant due to quantity, accessibility, or condition) potential sources of ACM or PACM are present at the subject property. Additional sampling, assessment, and evaluation will be warranted for any other use.

6.3.2 Lead-Based Paint (LBP)

Due to the commercial nature of use of the subject property, LBP was not considered within the scope of this assessment.

6.3.3 Radon

Radon is a colorless, odorless, naturally occurring, radioactive, inert, gaseous element formed by radioactive decay of radium (Ra) atoms. 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, according to the table below:

EPA Radon Zones		
EPA Zones	**Average Predicted Radon Levels**	**Potential**
Zone 1	Exceed 4.0 pCi/L	Highest
Zone 2	Between 2.0 and 4.0 pCi/L	Moderate
Zone 3	Less than 2.0 pCi/L	Low

It is important to note that the EPA has found homes with elevated levels of radon in all three zones, and the US 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 conducted as part of this assessment. Review of the US EPA Map of Radon Zones places the subject property in Zone 2. Based upon the radon zone classification, radon is not considered to be a significant environmental concern.

6.3.4 Lead in Drinking Water

A public water system operated by the San Jose Water Company (SJWC) serves the subject property vicinity. According to the SJWC 2012 Annual Water Quality Report, the sources of public water for the City of San Jose are local mountain surface water from the Santa Cruz Mountains watershed; imported surface water from the Santa Clara Valley Water District; and groundwater from the Santa Clara Groundwater Basin. Shallow groundwater directly beneath the subject property is not utilized for domestic purposes. Water supplied to the subject property is in compliance with all State and Federal regulations pertaining to drinking water standards, including lead and copper. Water sampling was not conducted to verify water quality.

6.3.5 Mold

Molds are microscopic organisms found virtually everywhere, indoors and outdoors. Mold will grow and multiply under the right conditions, needing only sufficient moisture (e.g.in the form of very high humidity, condensation, or water from a leaking pipe, etc.) and organic material (e.g., ceiling tile, drywall, paper, or natural fiber carpet padding).

Partner observed accessible, interior areas for the subject property buildings for significant evidence of mold growth with the exceptions detailed in Section 1.5 of this report; however, this ESA should not be used as a mold survey or inspection. Additionally, this limited assessment was not designed to assess all areas of potential mold growth that may be affected by mold growth on the subject property. Rather, it is intended to give the client an indication as to whether or not conspicuous (based on observed areas) mold growth is present at the subject property. This evaluation did not include a review of pipe chases, mechanical systems, or areas behind enclosed walls and ceilings.

No obvious indications of water damage or mold growth were observed during Partner's visual assessment.

6.4 Adjacent Property Reconnaissance

The adjacent property reconnaissance consisted of observing the adjacent properties from the subject property premises. No items of environmental concern were identified on the adjacent properties during the site assessment, including hazardous substances, petroleum products, ASTs, USTs, evidence of releases, PCBs, strong or noxious odors, pools of liquids, sumps or clarifiers, pits or lagoons, stressed vegetation, or any other potential environmental hazards.

7.0 FINDINGS AND CONCLUSIONS

Findings

A *recognized environmental condition (REC)* refers to the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: due to release to the environment; under conditions indicative of a release to the environment; or under conditions that pose a material threat of a future release to the environment. The following was identified during the course of this assessment:

- Partner did not identify any recognized environmental conditions during the course of this assessment.

A *controlled recognized environmental condition (CREC)* refers to a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls. The following was identified during the course of this assessment:

- Partner did not identify any controlled recognized environmental conditions during the course of this assessment.

A *historical recognized environmental condition (HREC)* refers to a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls. The following was identified during the course of this assessment:

- The subject property was reportedly formerly equipped with one 7,500-gallon steel gasoline UST, one 12,00-gallon steel diesel UST, one 10,000-gallon steel diesel UST and one 2,000-gallon steel waste oil UST which were removed in March 1992 along with their associated piping. During preparations for the removal, a release of diesel fuel was discovered and reported to the lead agency, the Santa Clara Valley Water District, which opened case #06S1E32N05f. Soil samples collected from beneath each of the tanks during removal activities showed hydrocarbon impacts to soil at concentrations as high as 5,500 parts per million (ppm) for diesel-range total petroleum hydrocarbons (TPHd), 34 parts per billion (ppb) for toluene, 350 ppb for ethylbenzene and 2,700 ppb for xylenes. As a result, approximately 740 cubic yards of impacted soil was excavated and disposed. During excavation activities, soil samples were collected from the sidewall of the excavation pit and a grab sample was collected from groundwater encountered in the bottom of the excavation at approximately 20 feet bgs. Samples were analyzed for TPHd; gasoline range total petroleum hydrocarbons (TPHg); and benzene, toluene, ethylbenzene and xylenes (BTEX). The analytical results of the soil samples showed concentrations as high as 91.2 ppm for TPHd and 9.1 ppb for ethylbenzene with all other analytes to be below their respective laboratory reporting limits. The analytical results of the grab groundwater sample showed concentrations of

28 ppm TPHd and 104 ppb TPHg with concentrations of BTEX analytes below their respective laboratory reporting limits.

Additional investigations were conducted in 1999 and again in 2001. During March 1999, two soil borings were advanced in presumed downgradient locations from the former USTs. Grab groundwater samples from each of these two borings were collected and analyzed with the results showing concentrations below the laboratory reporting limit for TPHd, TPHg and BTEX. Methyl tert-Butyl Ether (MTBE) was detected at concentrations of 86 and 160 ppb. During November 2001, one additional soil boring was advanced in the area of the former diesel dispenser and completed as a groundwater monitoring well with a total depth of approximately 30 feet bgs. Analytical results of soil samples collected during drilling showed concentrations as high as 8.1 ppm of TPHd with all other analytes below their respective reporting limits. Analytical results of groundwater samples collected from the completed monitoring well showed concentrations of MTBE and 1,2-dichloroethane at 8.9 and 0.95 ppb respectively. The responsible party is identified as Rick Giacomazzi and regulatory closure was obtained for the four USTs on November 15, 2002.

The subject property was formerly equipped with an additional one 10,000-gallon gasoline UST, one 1,000-gallon gasoline UST, and one 5,000-gallon diesel UST which were formerly installed on the western portion of the property and removed in November 7, 1991. During removal, the bottom of the gasoline USTs was noted to be severely pitted and a release of gasoline was reported to the lead agency, Santa Clara Valley Water District, which opened case number 11-049. Following tank removal, approximately 600 cubic yards of soil was excavated from the area and stockpiled, aerated and reused to fill the excavation. Samples collected from the stockpiled soils showed concentrations of contaminants as high as 60 ppm for TPH and 200 ppb for benzene. Additionally, samples collected from the sidewalls of the excavations showed concentrations of contaminants in soil as high as 390 ppm TPHg, 610 ppm TPHd and 430 ppb benzene which was left in place. Six monitoring wells were installed in the area and groundwater monitoring was conducted quarterly until 1995. The final groundwater samples were collected during November 1995 and only one sample from a downgradient well showed any impacts to groundwater. Analytical results of that sample showed concentrations of 220 ppb, 0.87 ppb, 12 ppb and 29 ppb for TPHg, benzene, ethylbenzene and xylenes, respectively. The responsible parties are listed as Rick Giacomazzi and Joyce Perata of Roof Structures and regulatory closure was obtained for the three USTs on May 14, 1996.

Based on the regulatory closures with no restrictions or requirements, the former USTs and associated release cases are *HRECs*.

An *environmental issue* refers to environmental concerns identified by Partner, which do not qualify as RECs; however, warrant further discussion. The following was identified during the course of this assessment:

- The subject property is reportedly equipped with a septic tank at the southern end of the large building on the eastern portion of the property, directly outside the automotive repair. No information was available regarding the location of a leach bed or current or former usage of the septic tank. However, no floor drains were observed other than those associated with storm water removal, no industrial wastewater is currently generated at the subject property and onsite buildings are reported to be connected to municipally owned sanitary sewers. In addition, if a significant release from the septic system had occurred, it would have been encountered during previous soil and groundwater activities. Based on the use of the septic system solely for domestic waste, the presence of the septic system is not expected to represent a recognized environmental condition.
- Due to the age of the subject property buildings, there is a potential that asbestos-containing material (ACM) are present. Overall, all suspect ACMs were observed in good condition and do not pose a health and safety concern to the occupants of the subject property at this time. A few areas of the building materials including ceiling materials and drywall, however, were noted during the assessment to be broken. Should these materials be replaced, the identified suspect ACMs would need to be sampled to confirm the presence or absence of asbestos prior to any renovation or demolition activities to prevent potential exposure to workers and/or building occupants.

Conclusions, Opinions and Recommendations

Partner has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of 645 Horning Street in the City of San Jose, Santa Clara County, California (the "subject property"). Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report.

This assessment has revealed evidence of recognized environmental conditions and/or environmental issues in connection with the subject property. Based on the conclusions of this assessment, Partner recommends the following:

- An Operations and Maintenance (O&M) Program should be implemented in order to safely manage the suspect ACMs located at the subject property.

8.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

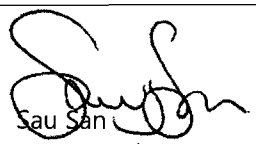
Partner has performed a Phase I Environmental Site Assessment of the property located at 645 Horning Street in the City of San Jose, Santa Clara County, California in general conformance with the scope and limitations of the protocol and the limitations stated earlier in this report. Exceptions to or deletions from this protocol are discussed earlier in this report.

By signing below, Partner declares that, to the best of our professional knowledge and belief, we meet the definition of *Environmental Professional* as defined in §312.10 of 40 CFR §312. Partner has the specific qualifications based on education, training, and experience to assess a *property* of the nature, history, and setting of the subject *property*. Partner has developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

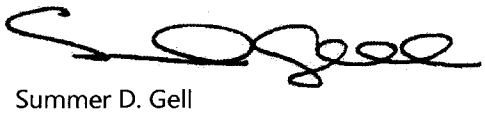
Prepared By:

David Gerhardstein
Environmental Professional

Reviewed By:



Sau San
Senior Author



Summer D. Gell
Principal

9.0 REFERENCES

Reference Documents

American Society for Testing and Materials, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM Designation: E1527-13.

Environmental Data Resources (EDR), Aerial Photo Decade Package, Certified San Born Map Report and Radius Report, July 2014

Federal Emergency Management Agency, Federal Insurance Administration, National Flood Insurance Program, Flood Insurance Map, accessed via internet, July 2014

United States Department of Agriculture, Natural Resources Conservation Service, Web Soil Survey, accessed via the internet, July 2014

United States Environmental Protection Agency, EPA Map of Radon Zones (Document EPA-402-R-93-071), accessed via the internet, July 2014

United States Fish & Wildlife Service, Wetlands Mapper, accessed via internet, July 2014

United States Geological Survey, accessed via the Internet, July 2014

United States Geological Survey Topographic Map 1995, 7.5 minute series, accessed via internet, July 2014

FIGURES

1 SITE LOCATION MAP

2 SITE PLAN

3 TOPOGRAPHIC MAP

PARTNER

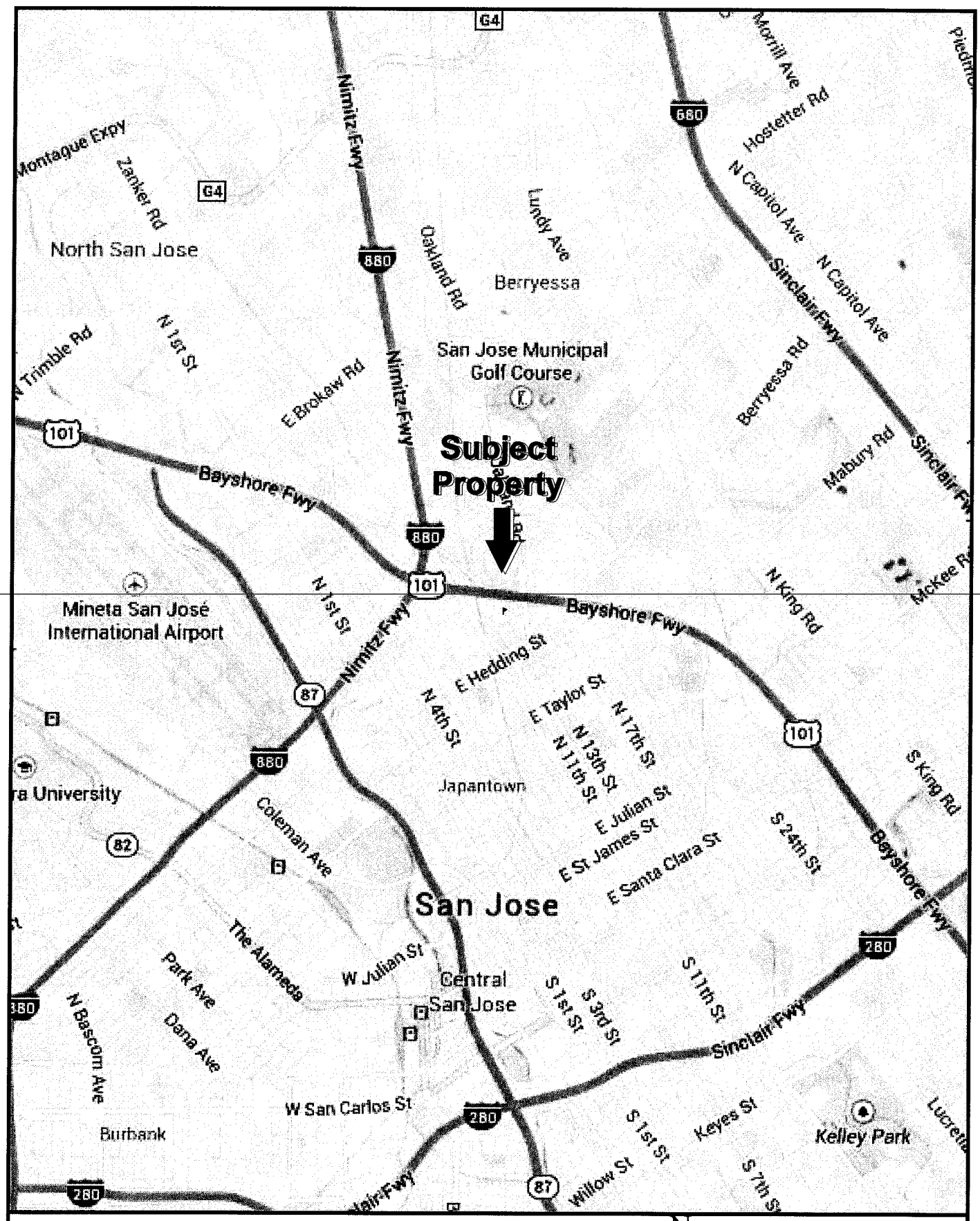


FIGURE 1: SITE LOCATION MAP
Project No. 14-123062.1

Drawing Not To Scale

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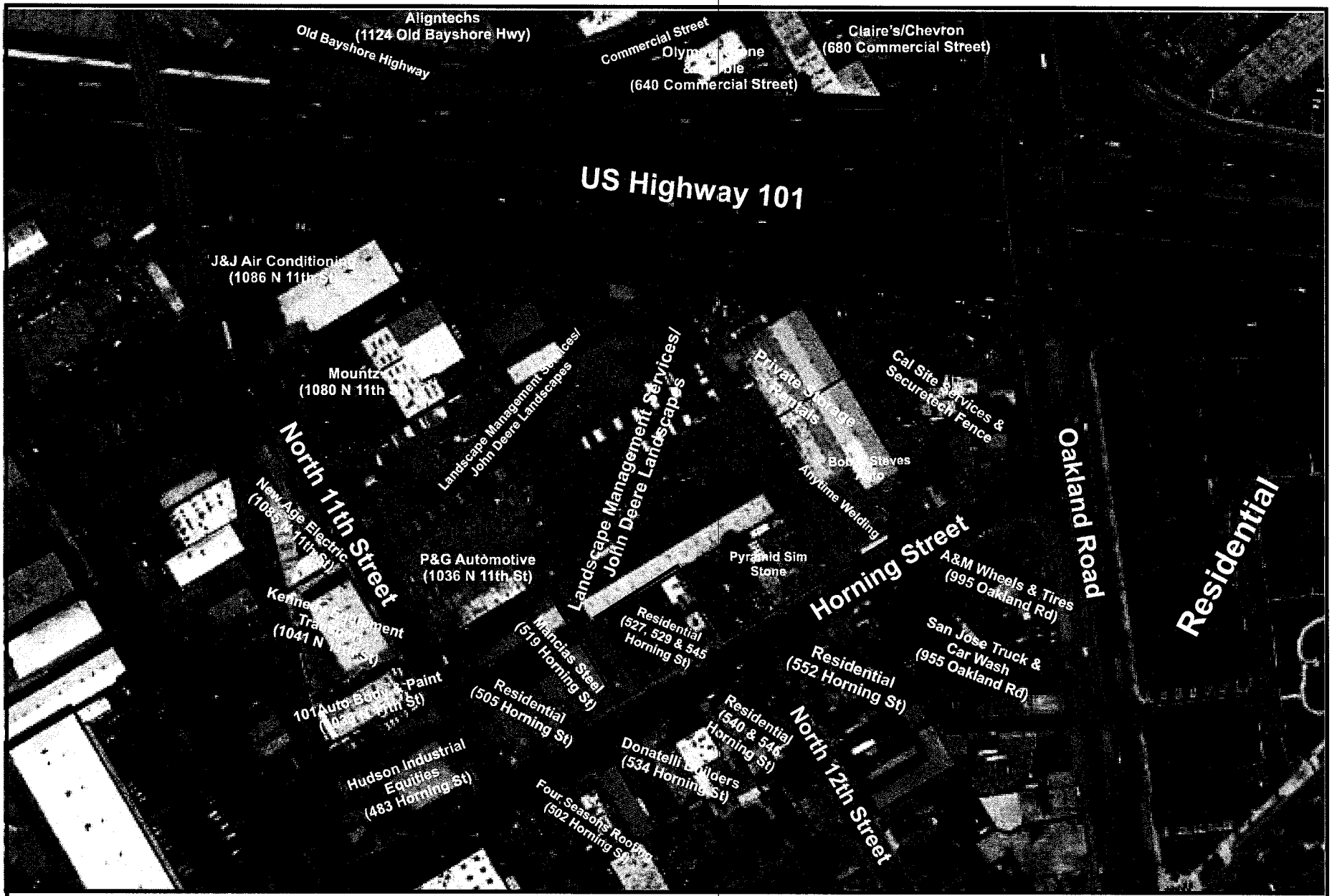
PARTNER



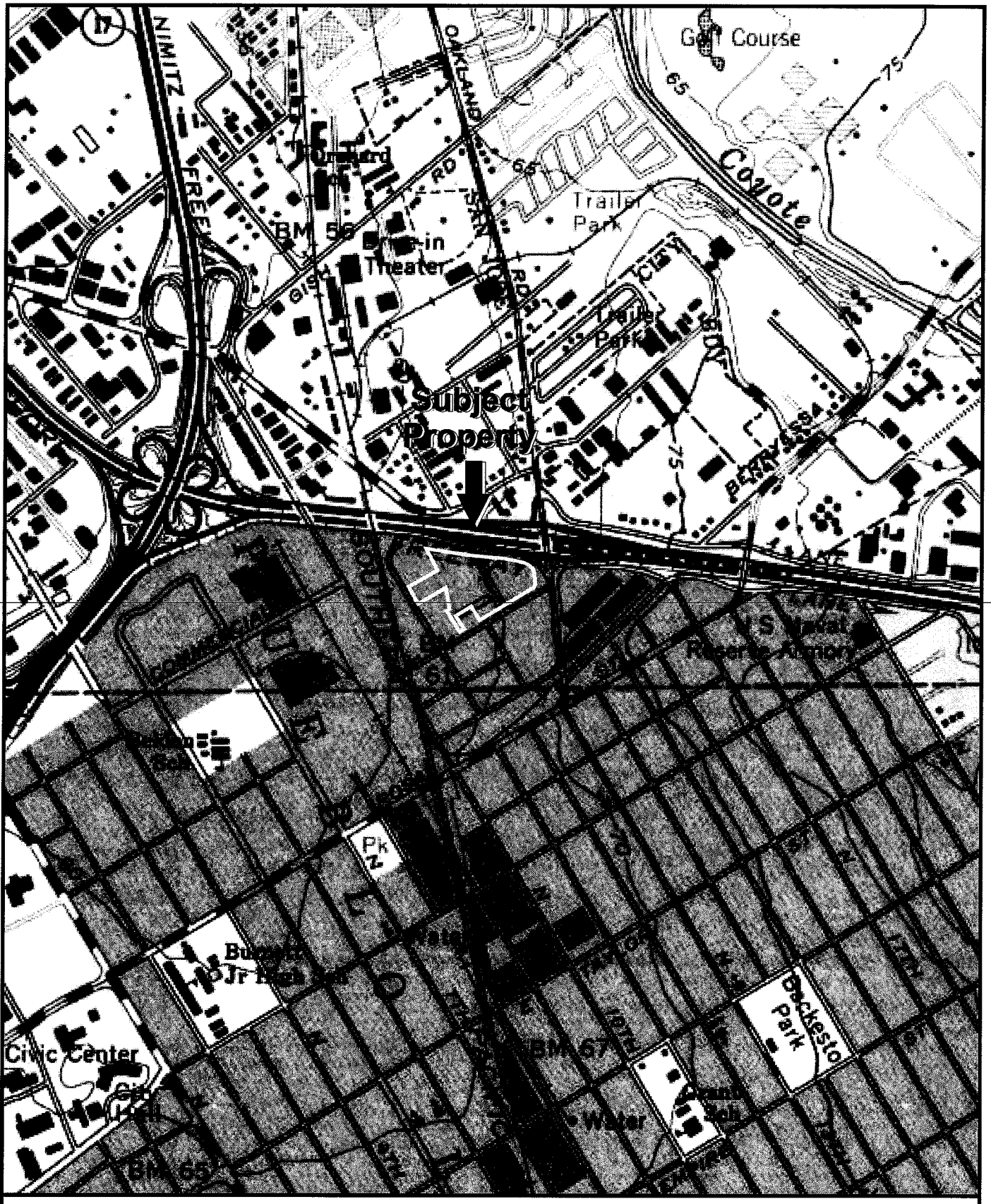
KEY: Subject Site ▨ Suspect Septic Tank ● Former UST Location ■ **GROUNDWATER FLOW** ↑

FIGURE 2: SITE PLAN
Project No. 14-123062.1

Drawing Not To Scale

N

PARTNER



USGS 7.5 Minute *San Jose, California* Quadrangle Created: 1961/Revised: 1980

FIGURE 3: TOPOGRAPHIC MAP

Project No. 14-123062.1

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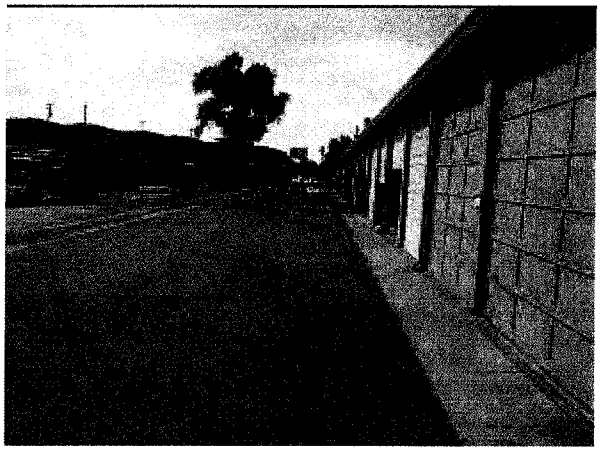
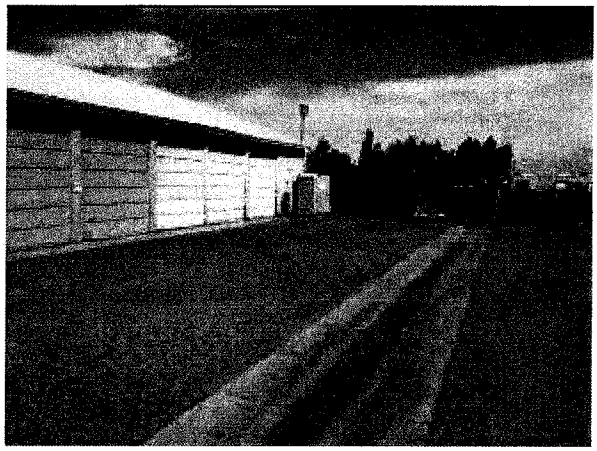
PARTNER

APPENDIX A: SITE PHOTOGRAPHS

PARTNER



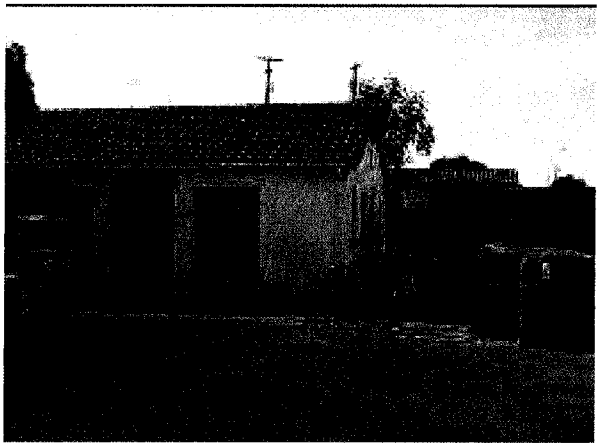
1. View of the large building on the eastern portion of the subject property facing south



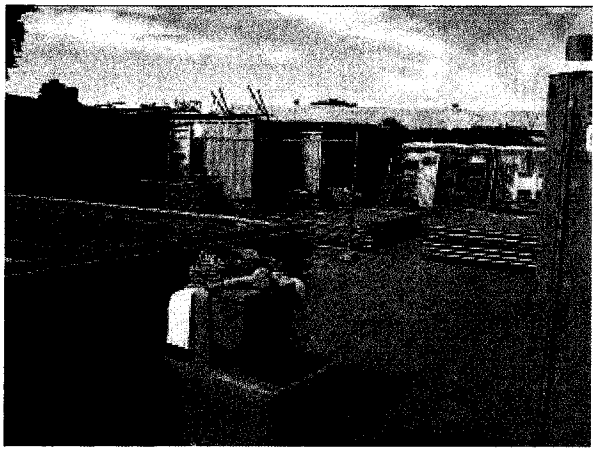
2. View of the large building on the eastern portion of the subject property facing north

3. View inside a personal storage area

4. View of stored fence sections on the eastern portion of the subject property

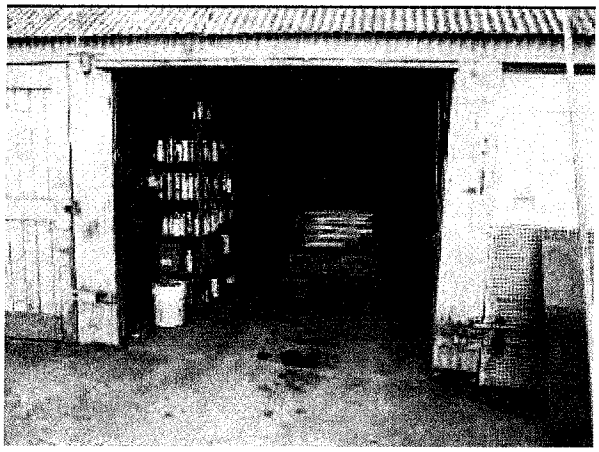


5. View of the office for California Site Services on the eastern portion of the subject property

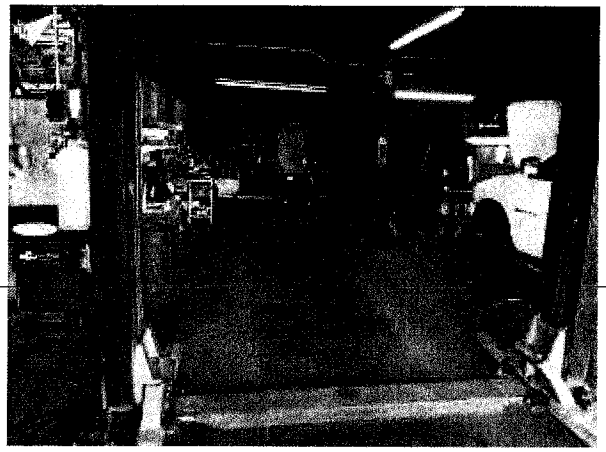


6. View of a storage yard for California Site Services

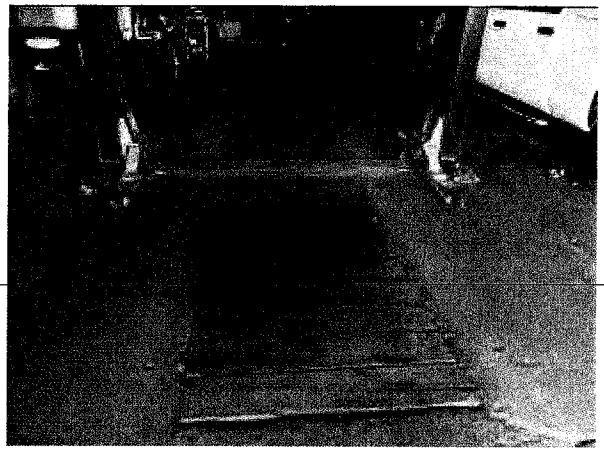
7. View of portable toilet chemical totes stored on the eastern portion of the subject property



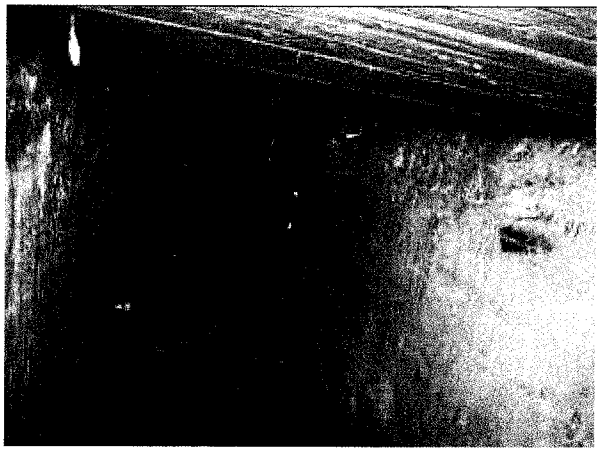
8. View of stored paints and concrete mix with de minimis oil staining visible



9. View inside the automotive repair shop



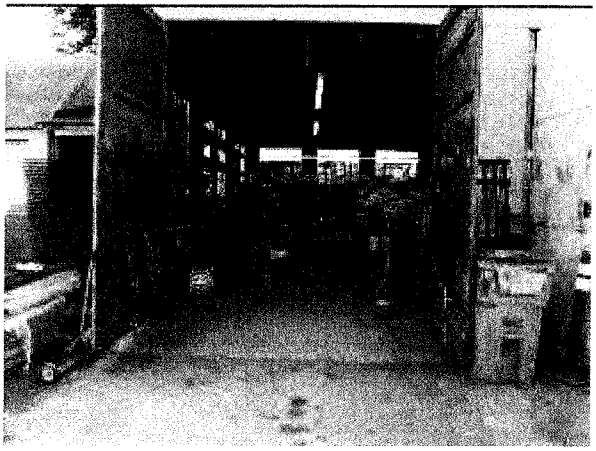
10. View of the concrete pit in the automotive repair shop



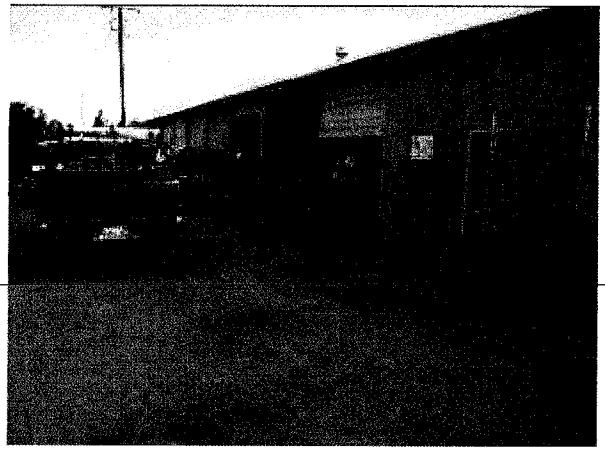
11. View inside the concrete pit in the automotive repair shop

12. View of the oil and waste drums inside the automotive repair shop

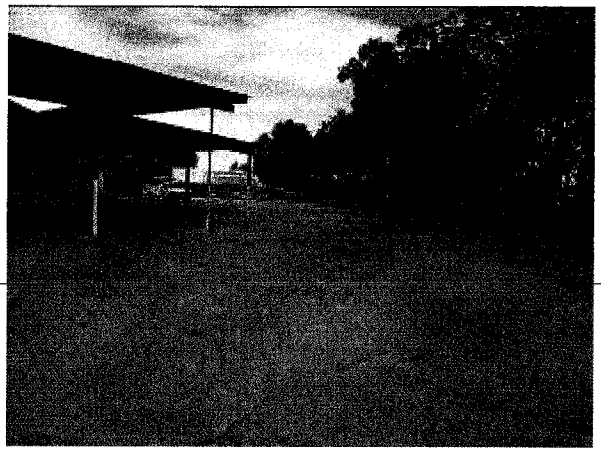
13. View of the suspect septic tank at the south end of the auto repair shop



14. View inside one of the welding shop work spaces



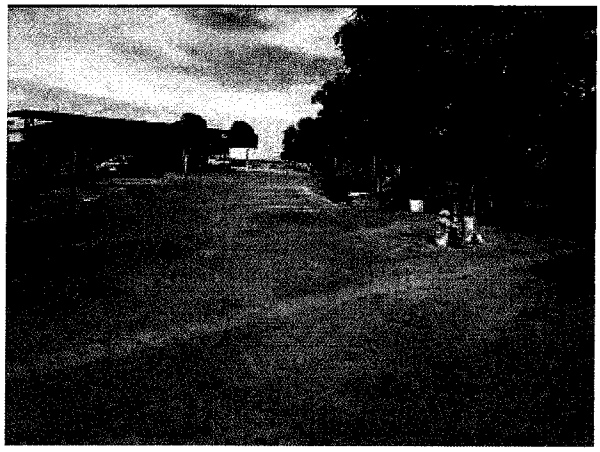
15. View of one of the welding shop areas in the large building on the eastern portion of the subject property



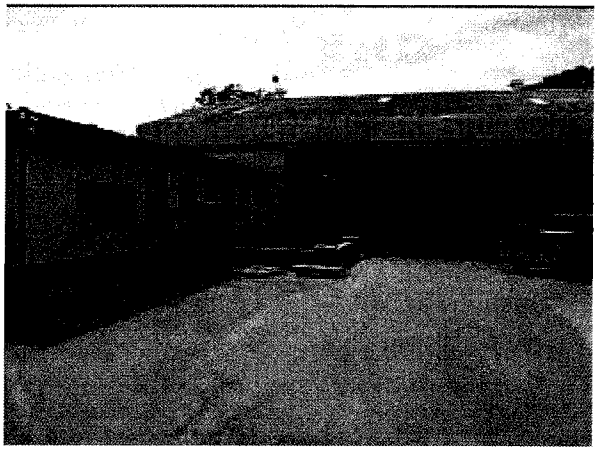
16. View of a paved area along the northern edge of the subject property

17. View of the building on the northern portion of the subject property

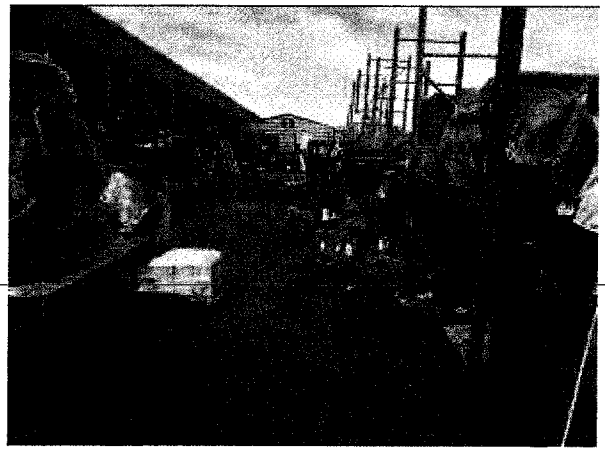
18. View of the storage area in the building on the northern portion of the subject property



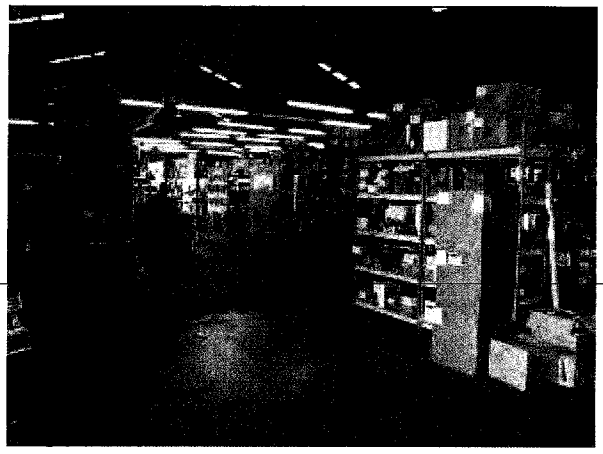
19. View of the small office building on the northern portion of the subject property



20. View of the large building on the southern portion of the subject property

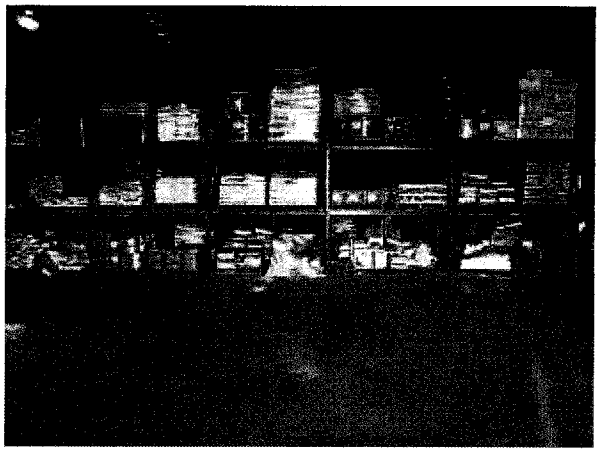


21. View of one of the landscaper's storage areas

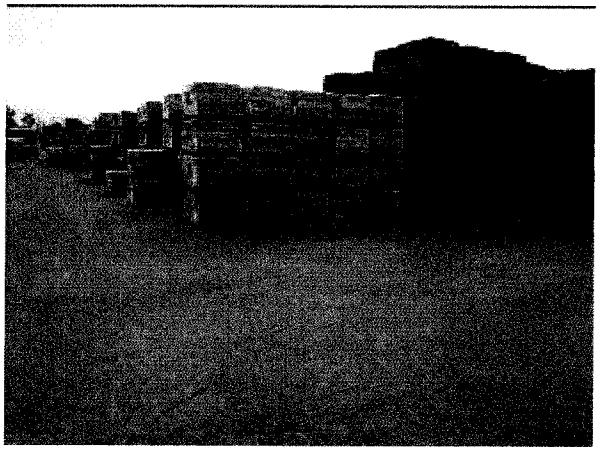


22. View of storage for the landscaper in the large building on the southern portion of the subject property

23. Additional view of storage in the large building on the southern portion of the subject property

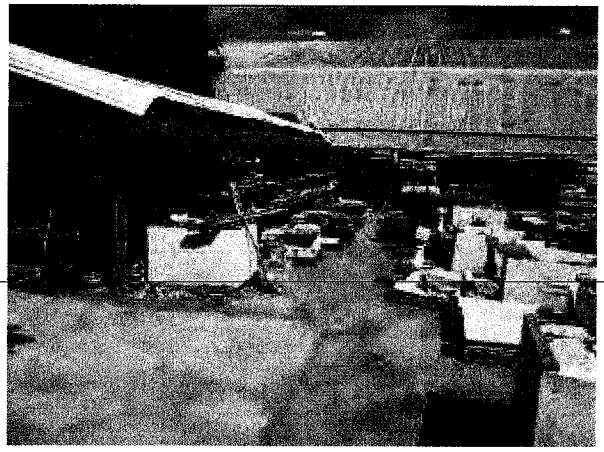


24. Additional view of storage in the large building on the southern portion of the subject property



25. View of pallets and masonry pavers stored outside on the central portion of the subject property

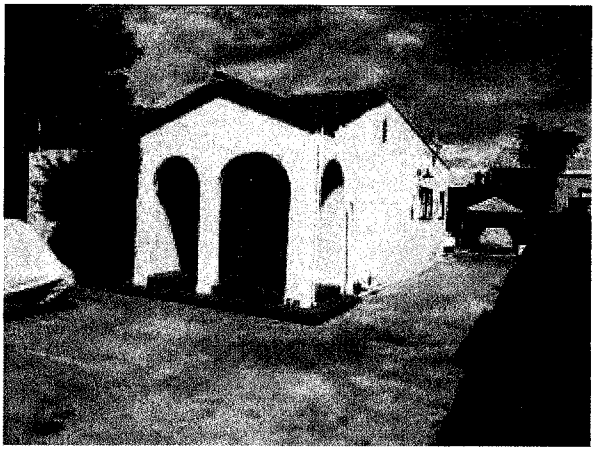
26. View of pipes and masonry pavers stored outside on the western portion of the subject property



27. View of the simulated stone manufacturer's area

28. Additional view of the simulated stone manufacturer's area

29. Additional view of the simulated stone manufacturer's area



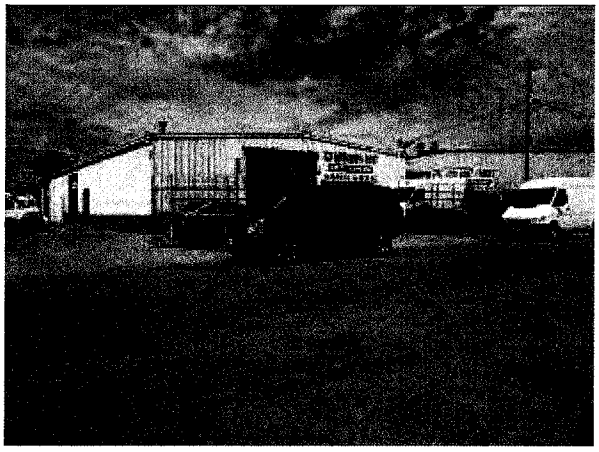
30. View of an adjacent residence to the south

31. View of an adjacent residence to the south

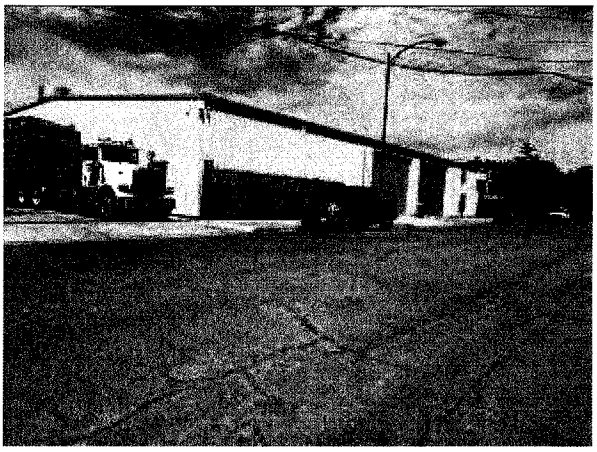
32. View of adjacent residences to the south across Horning Street

33. View of adjacent residences to the south across Horning Street

34. View of the adjacent truck and car wash to the south across Horning Street



35. View of an adjacent auto body and paint business to the west across North 11th Street

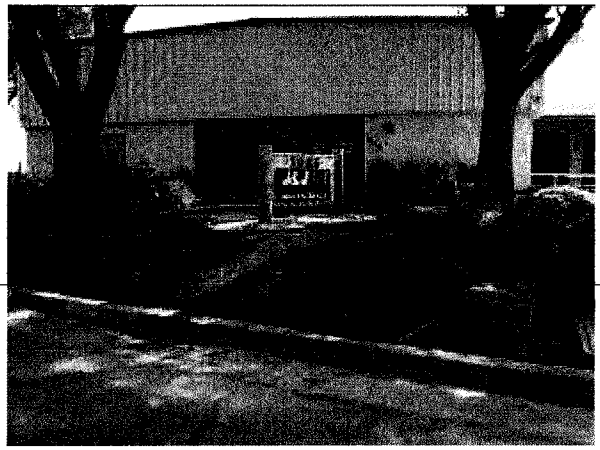


36. View of an adjacent equipment transportation business to the west across North 11th Street

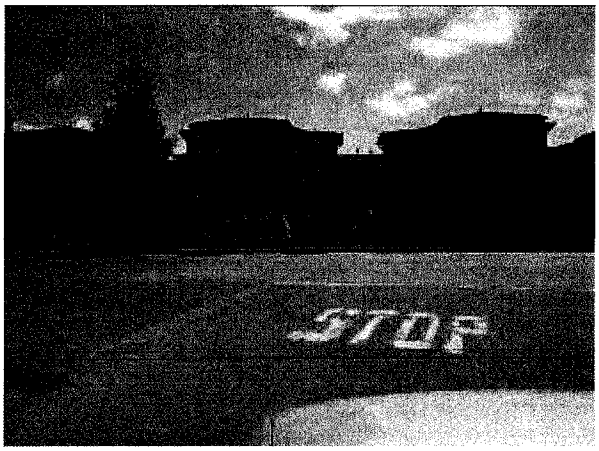
37. View of an adjacent electrical business to the west across North 11th Street

38. View of an adjacent automotive business to the west

39. View of an adjacent tool business to the west



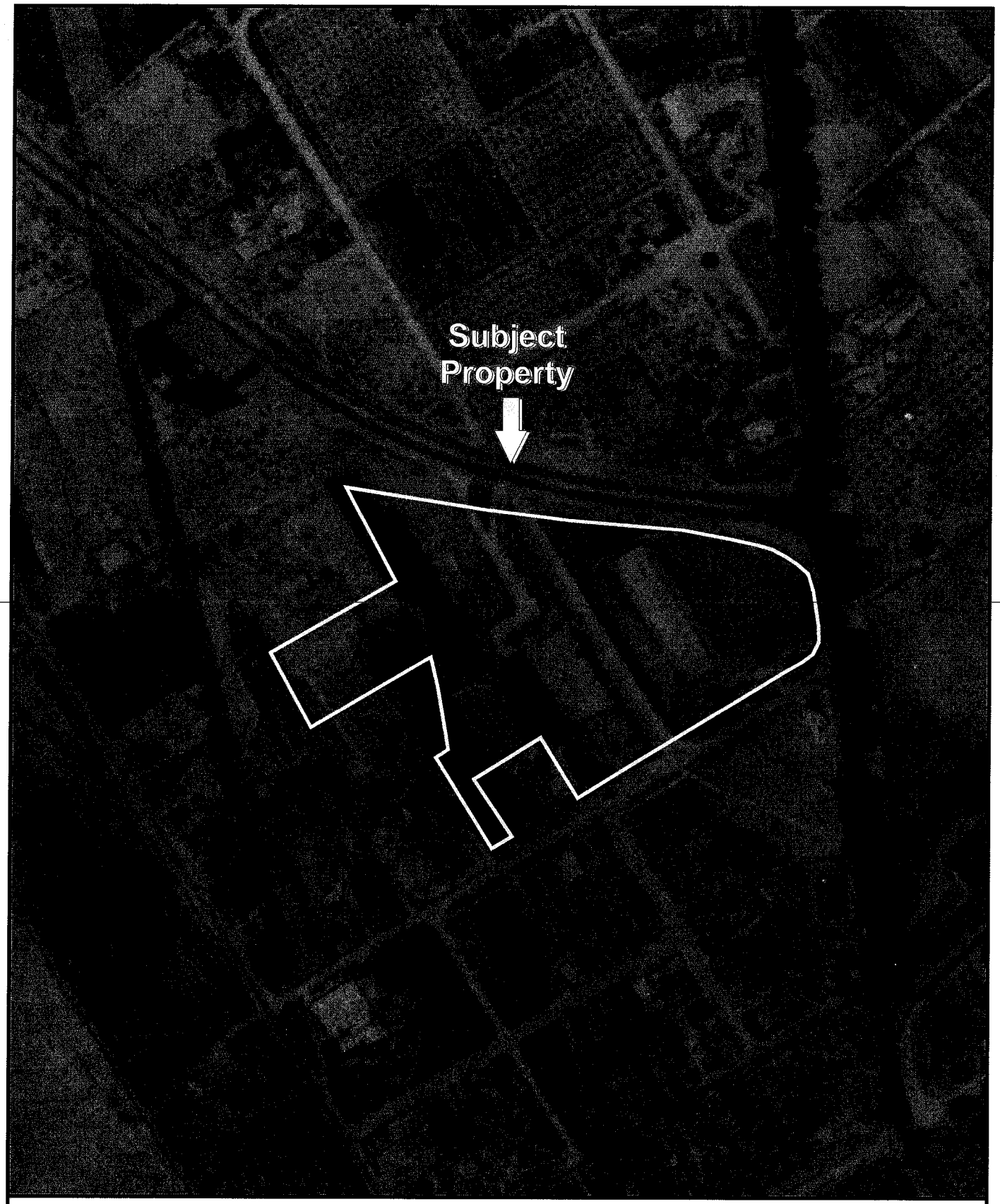
40. View of an adjacent air conditioning business to the west



41. View of the adjacent condominiums to the east across Oakland Road

APPENDIX B: HISTORICAL/REGULATORY DOCUMENTATION

PARTNER



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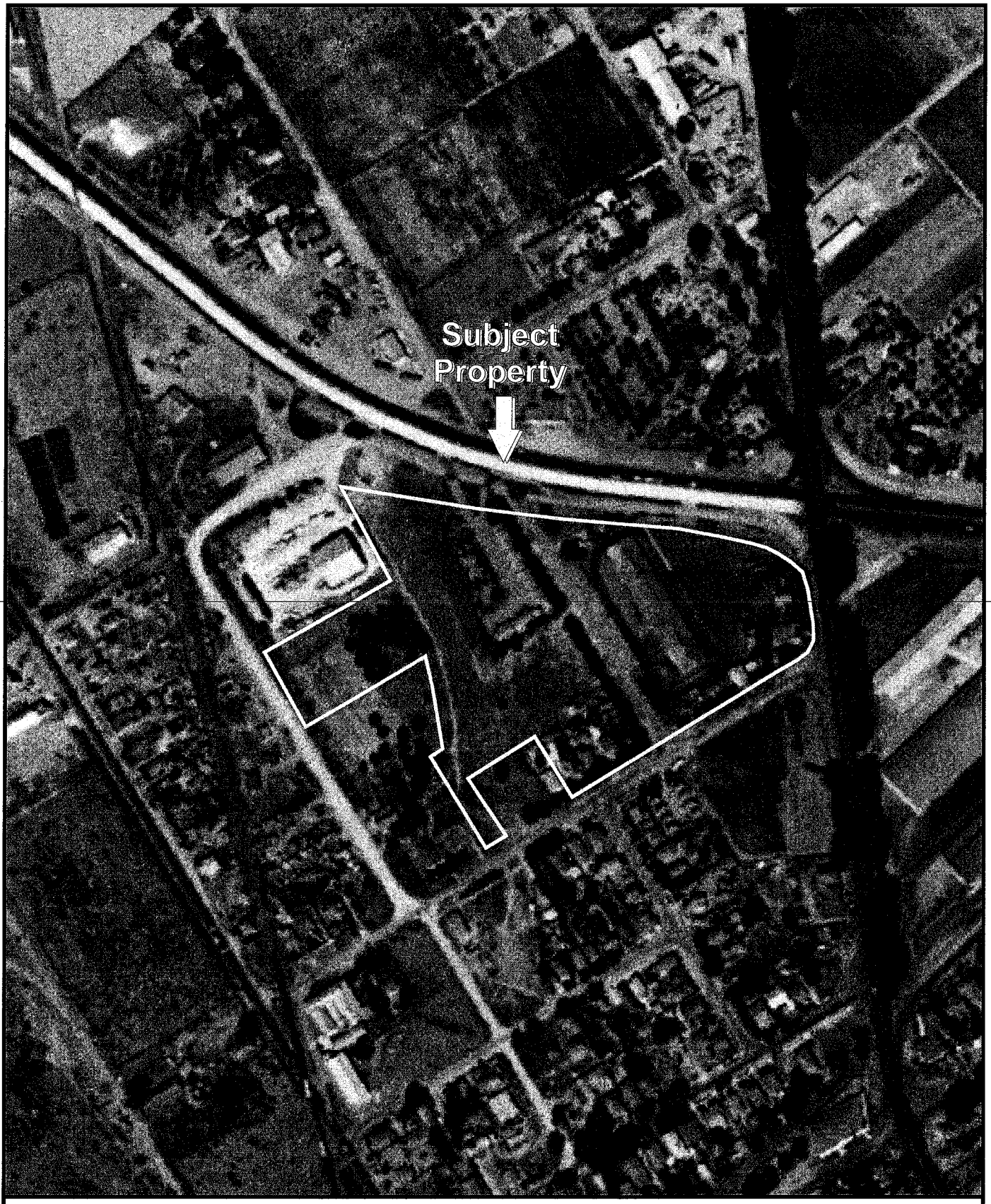
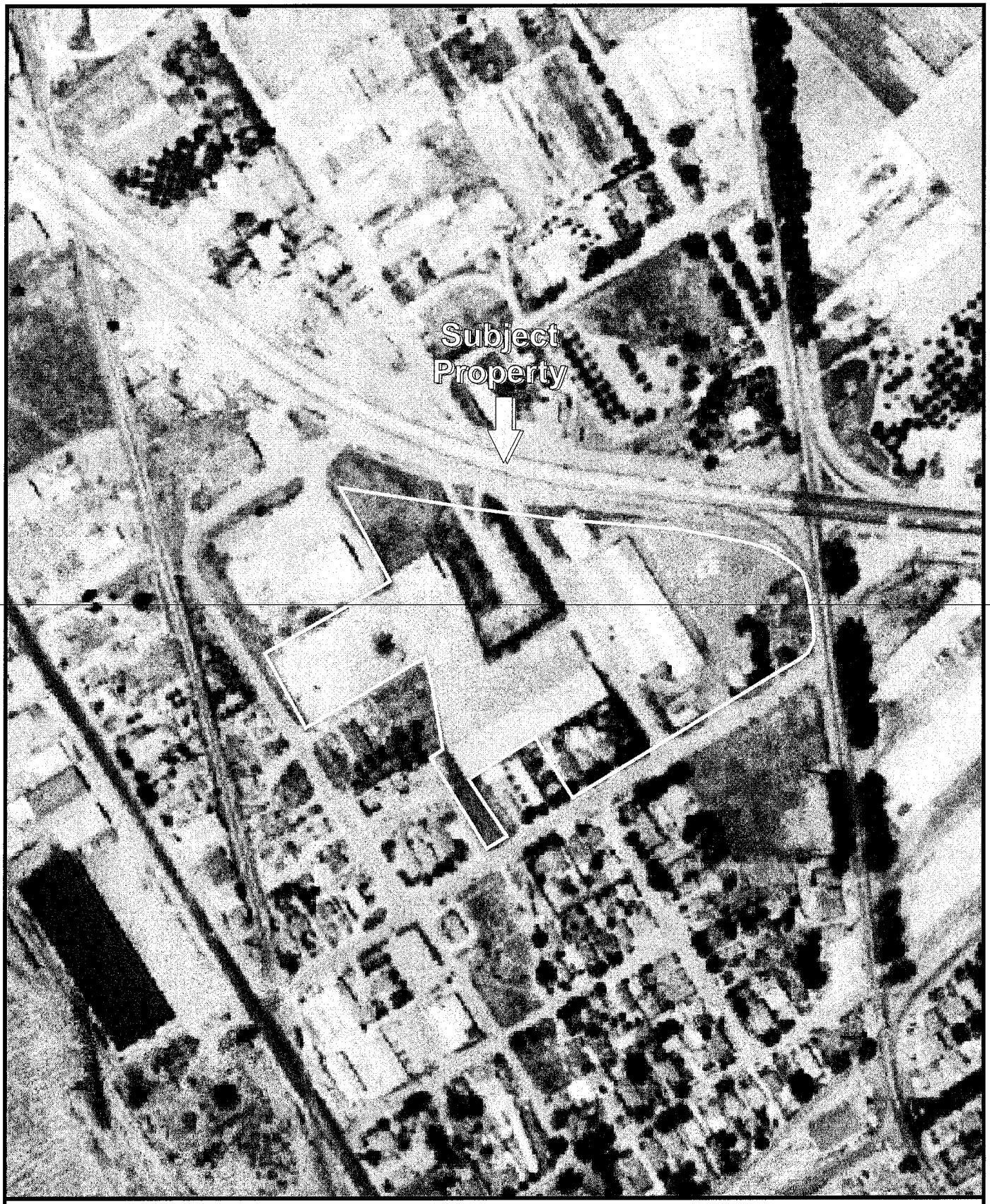


Date: 1948

APPENDIX B: AERIAL PHOTOGRAPHS
Project No. 14-123062.1

PARTNER



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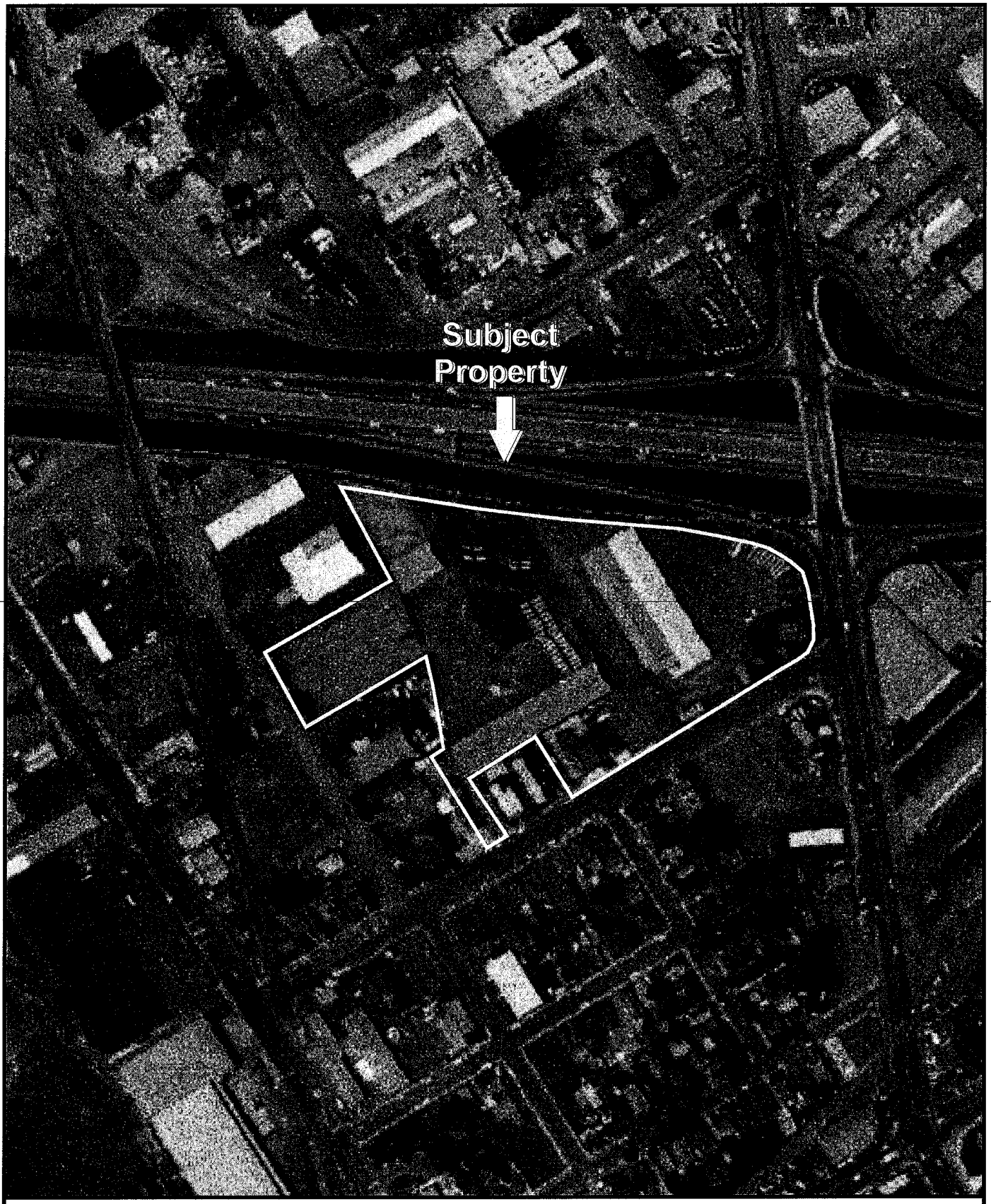

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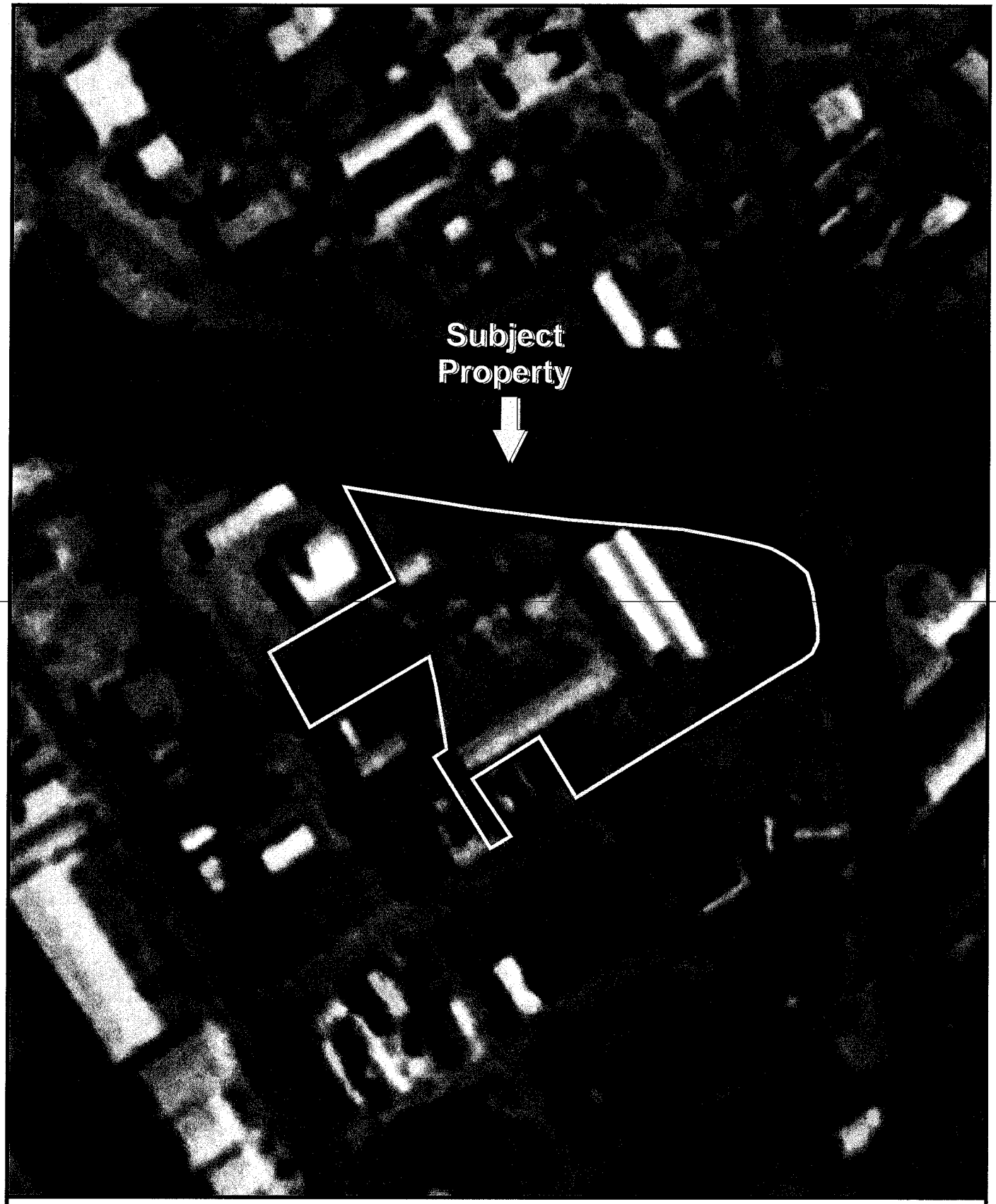
PARTNER



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Date: 1981

APPENDIX B: AERIAL PHOTOGRAPHS
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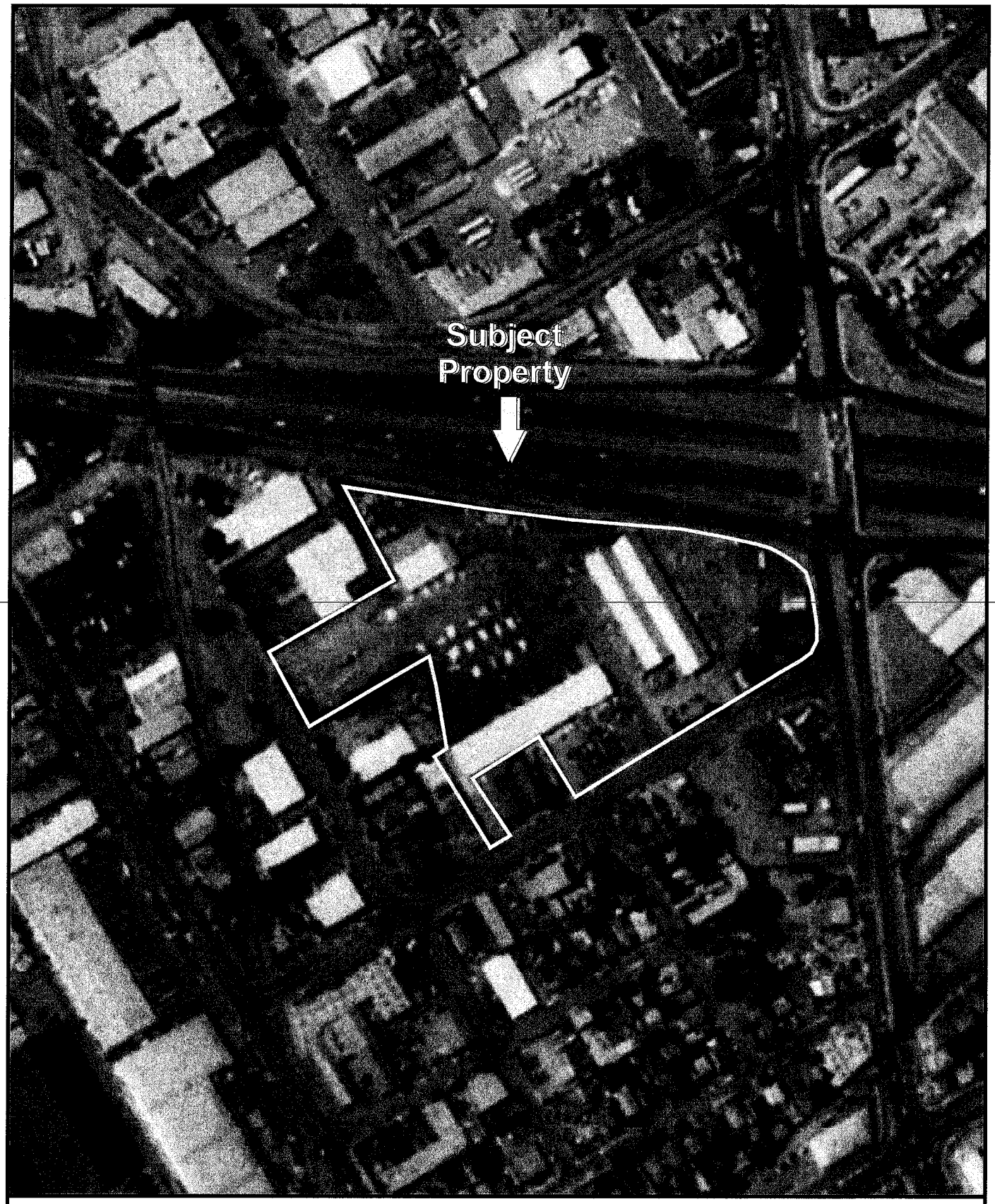


Date: 1993

APPENDIX B: AERIAL PHOTOGRAPHS
Project No. 14-123062.1

PARTNER

Date: 1998

APPENDIX B: AERIAL PHOTOGRAPHS
Project No. 14-123062.1

PARTNER

Date: 2005

APPENDIX B: AERIAL PHOTOGRAPHS

Project No. 14-123062.1

PARTNER

Date: 2006

APPENDIX B: AERIAL PHOTOGRAPHS
Project No. 14-123062.1

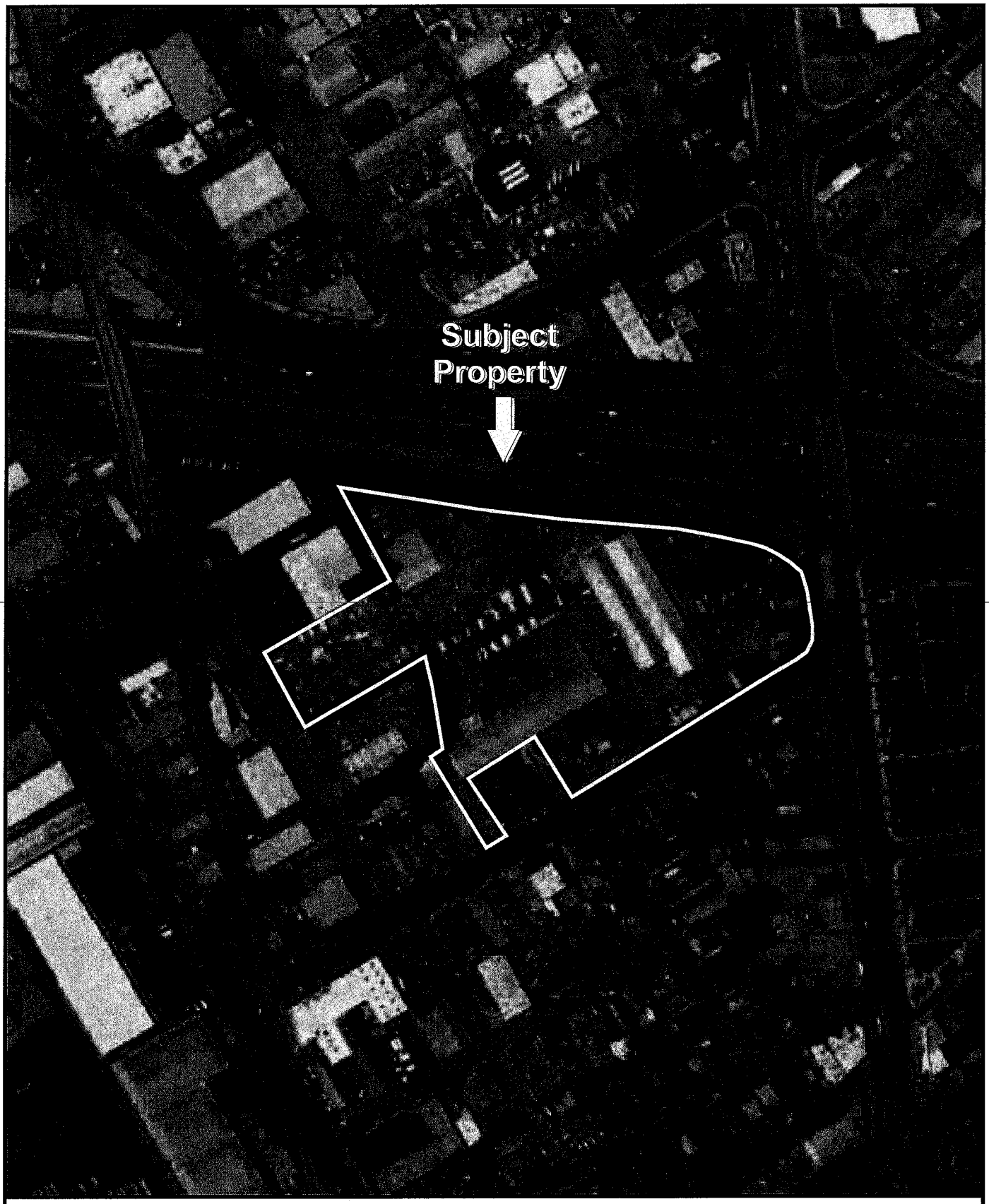
PARTNER

Date: 2009

APPENDIX B: AERIAL PHOTOGRAPHS

Project No. 14-123062.1

PARTNER



Date: 2010

APPENDIX B: AERIAL PHOTOGRAPHS

Project No. 14-123062.1

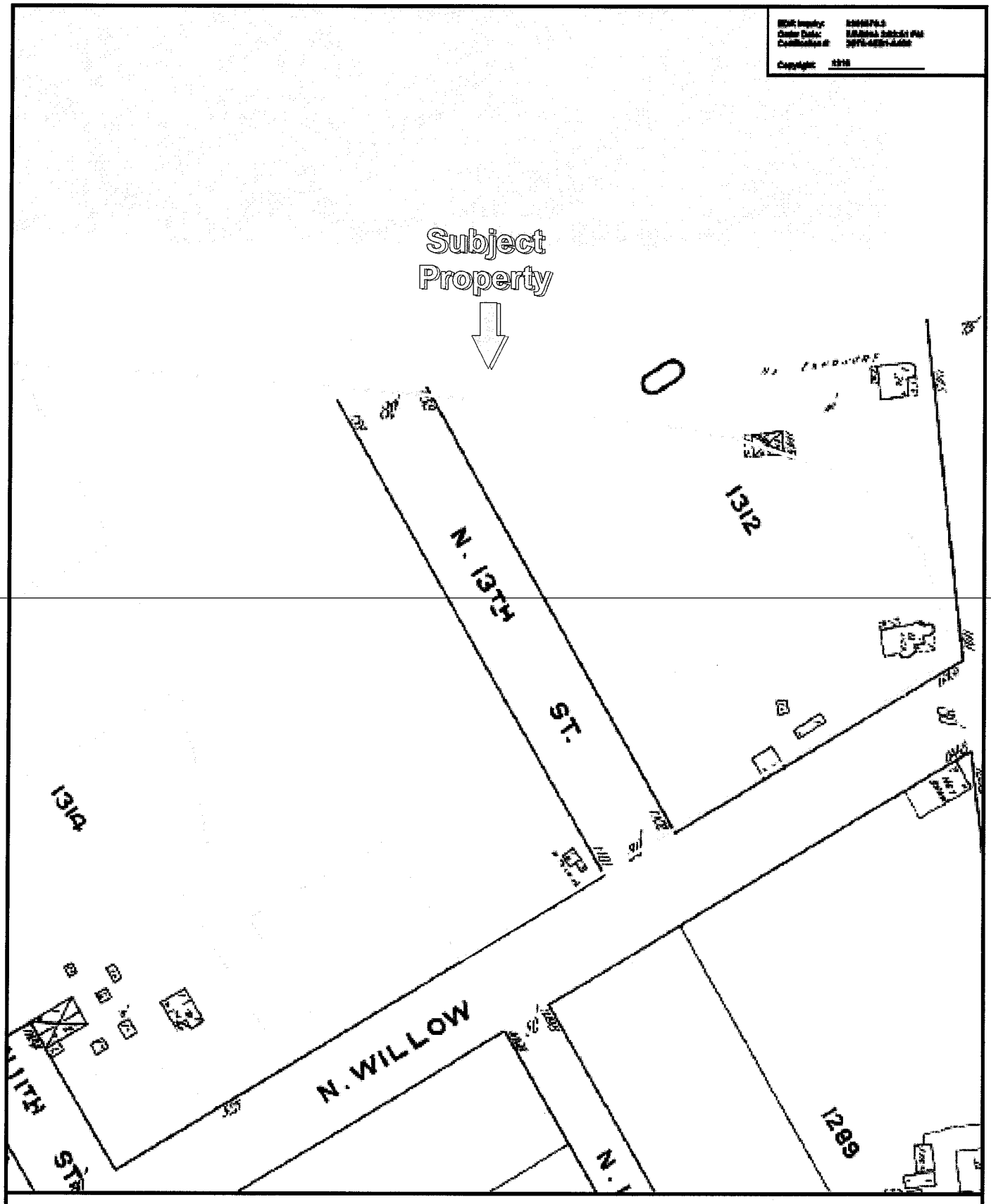
PARTNER

Date: 2012

APPENDIX B: AERIAL PHOTOGRAPHS

Project No. 14-123062.1

PARTNER



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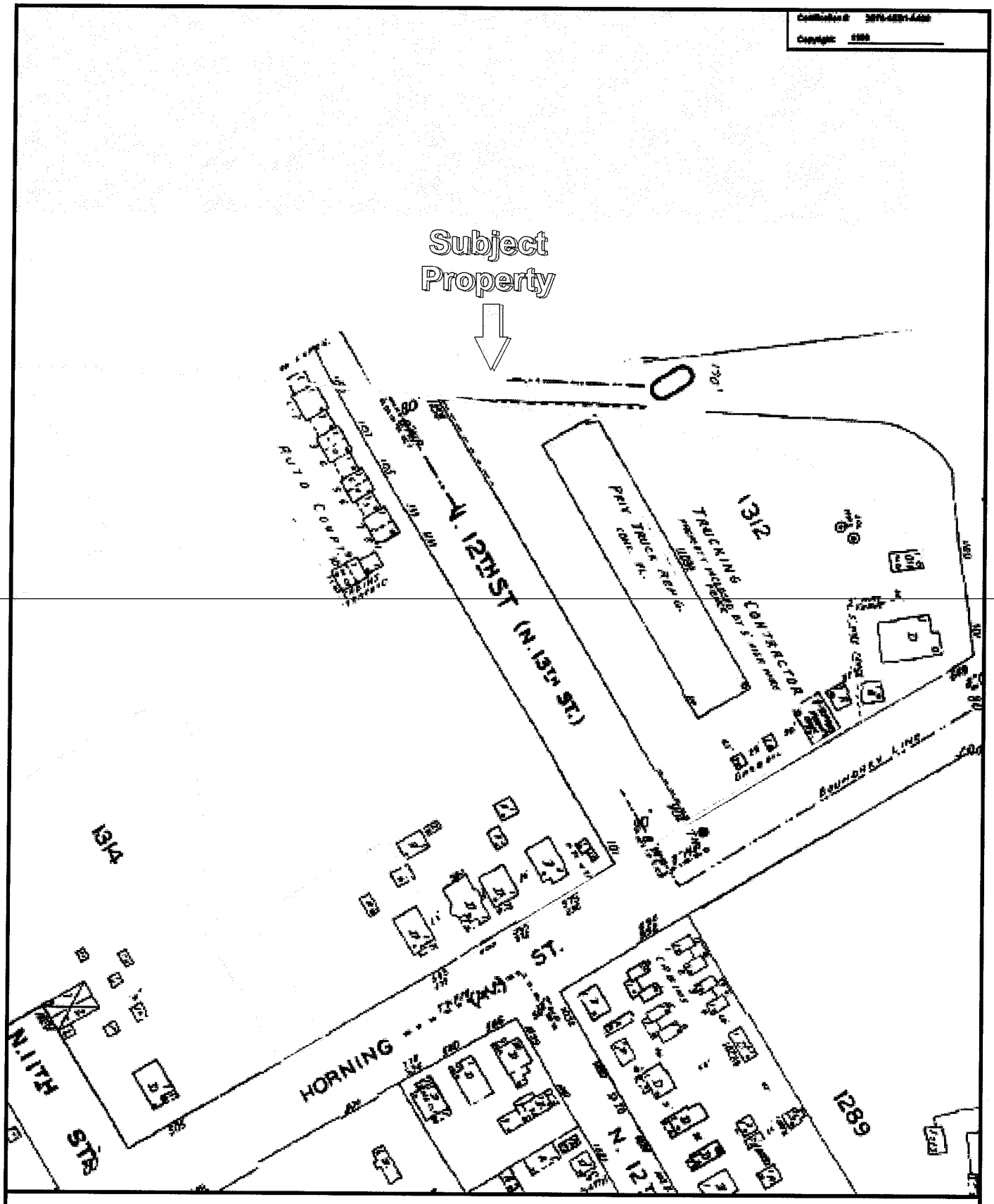
APPENDIX B: FIRE INSURANCE MAPS

Project No. 14-123062.1

PARTNER



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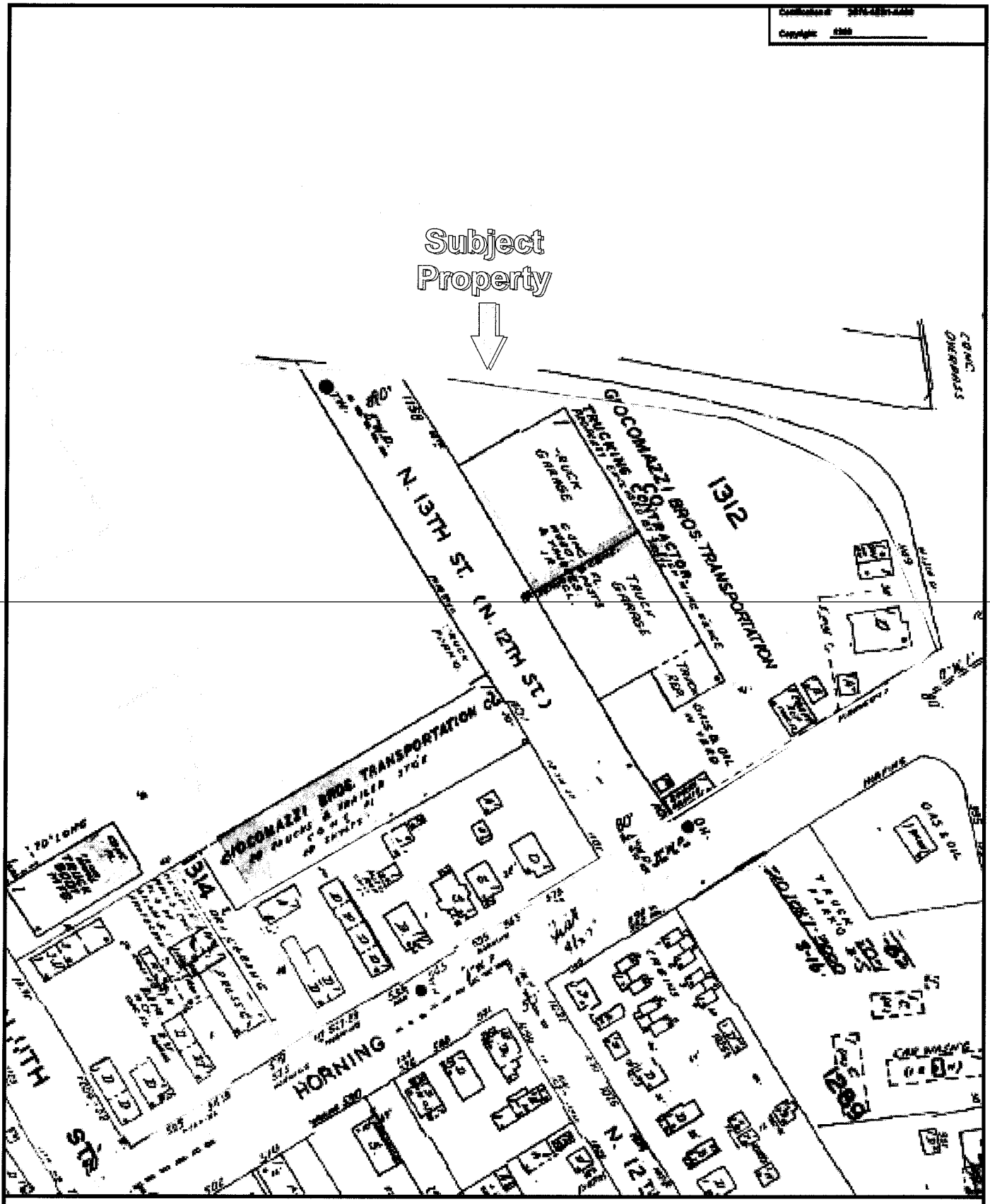
APPENDIX B: FIRE INSURANCE MAPS
Project No. 14-123062.1

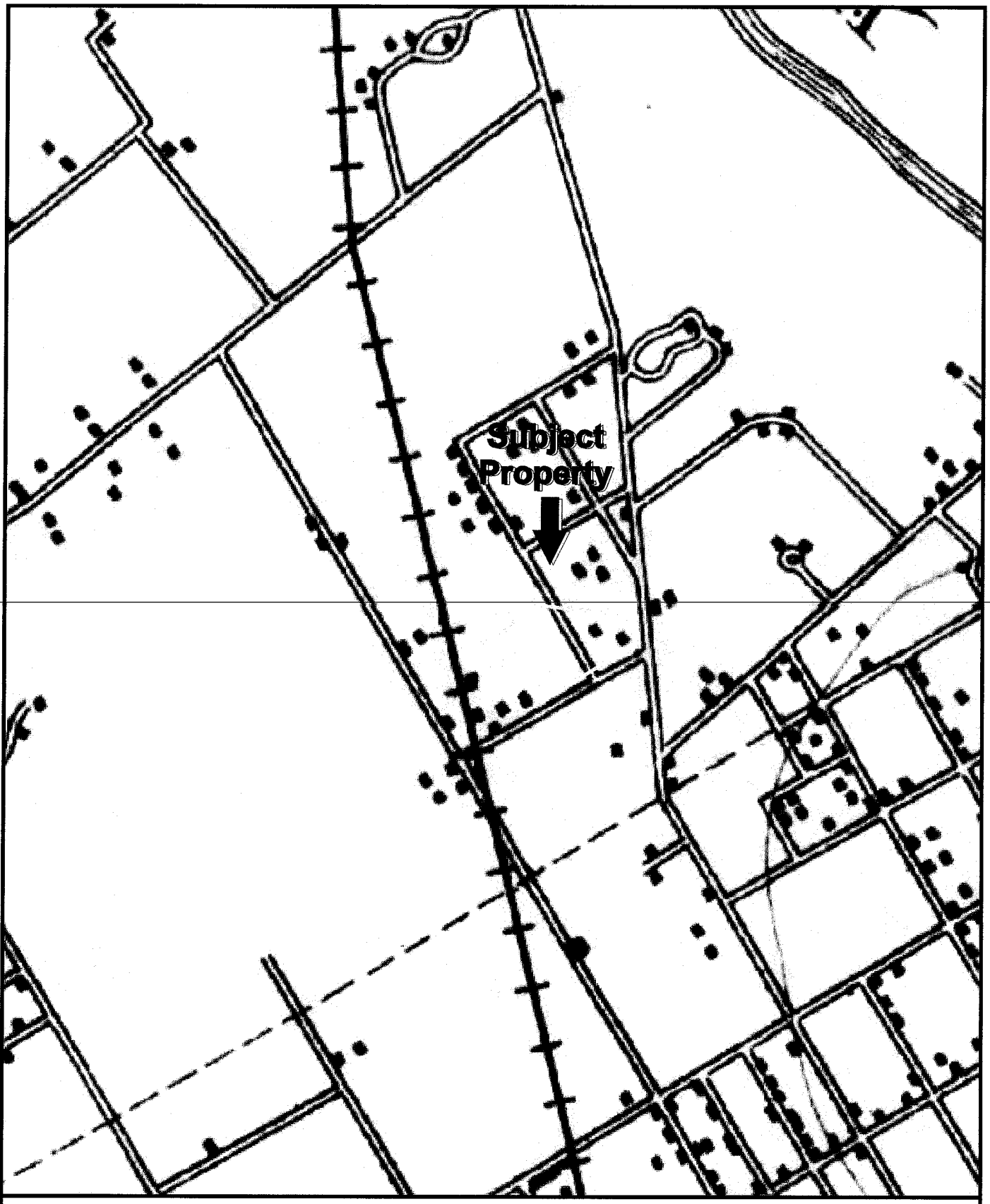
PARTNER



Date: 1969

APPENDIX B: FIRE INSURANCE MAPS
Project No. 14-123062.1

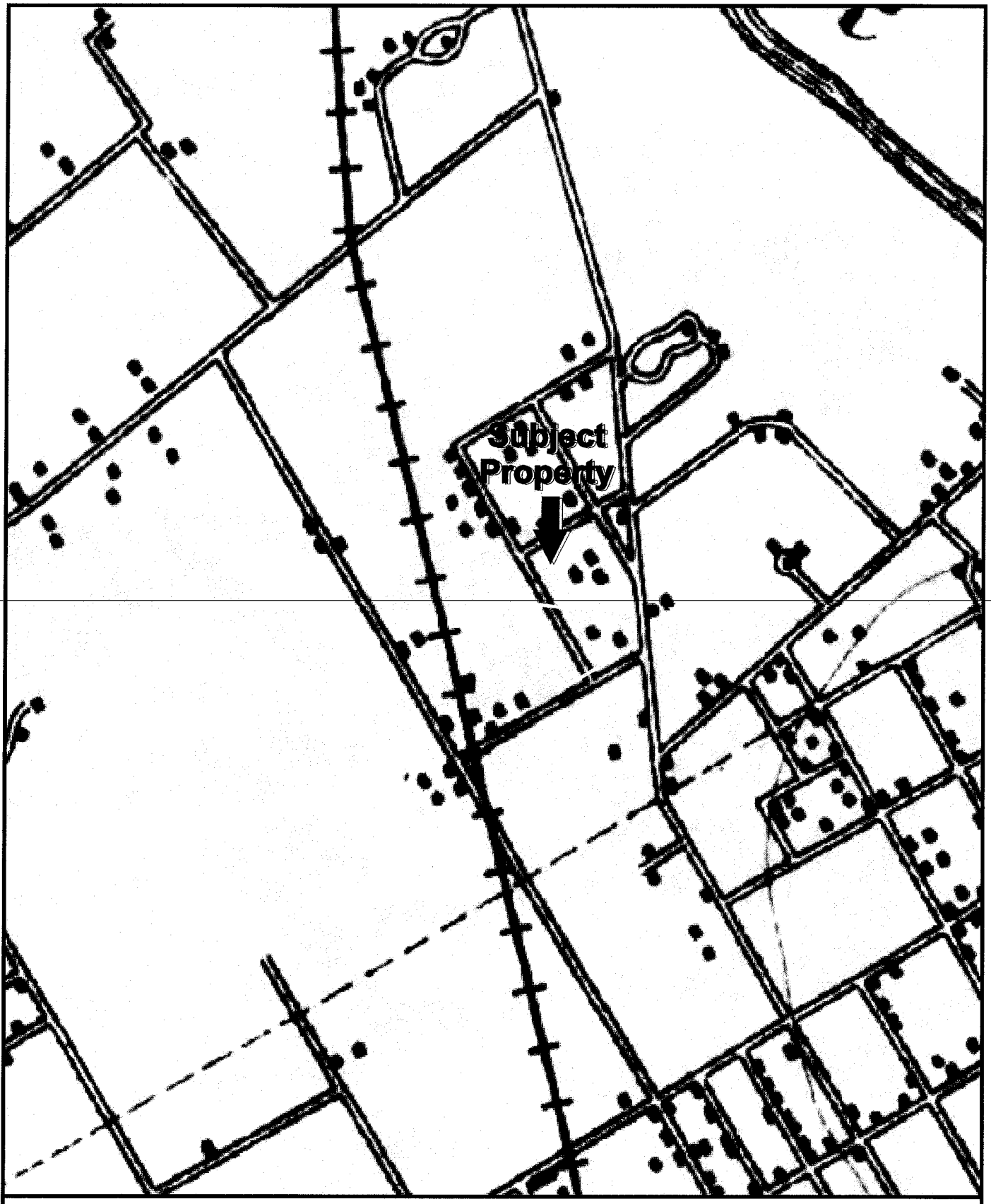
PARTNER



USGS 15 Minute *San Jose, California* Quadrangle Created: 1889

APPENDIX B: HISTORIC TOPOGRAPHIC MAPS
Project No. 14-123062.1

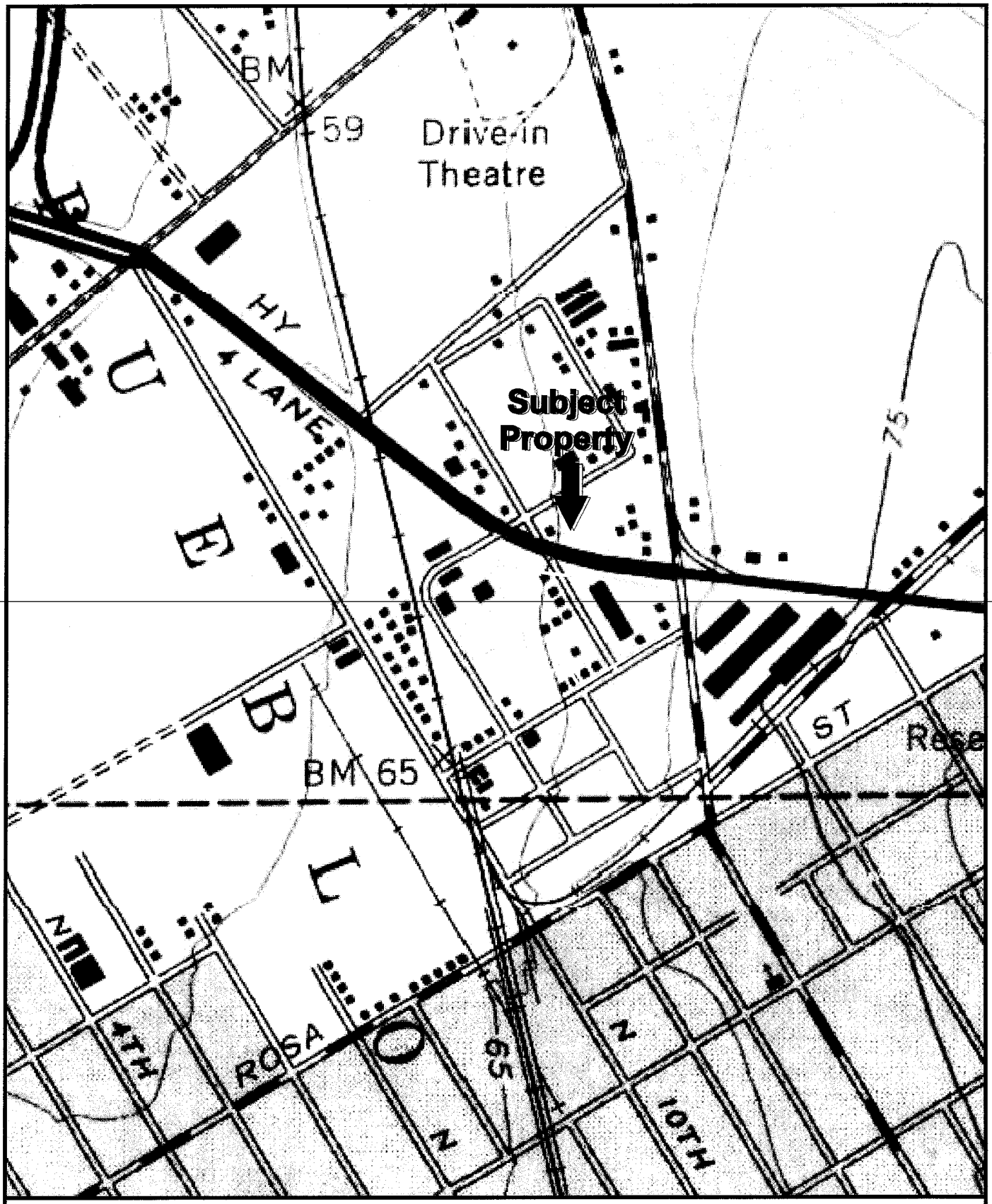
PARTNER



USGS 15 Minute *San Jose, California* Quadrangle Created: 1899

APPENDIX B: HISTORIC TOPOGRAPHIC MAPS
Project No. 14-123062.1

PARTNER

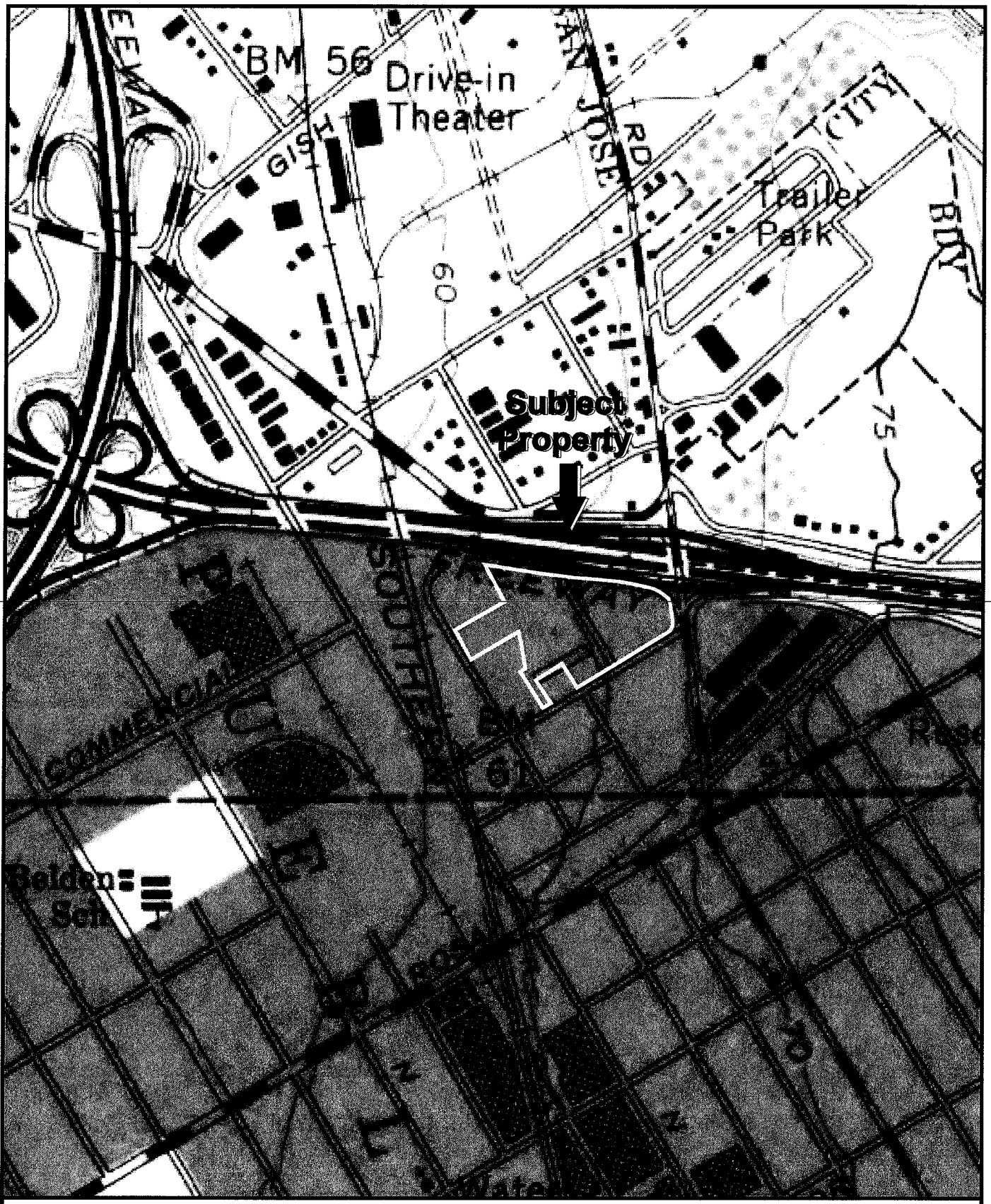


USGS 7.5 Minute *San Jose West, California* Quadrangle Created: 1953

APPENDIX B: HISTORIC TOPOGRAPHIC MAPS

Project No. 14-123062.1

PARTNER

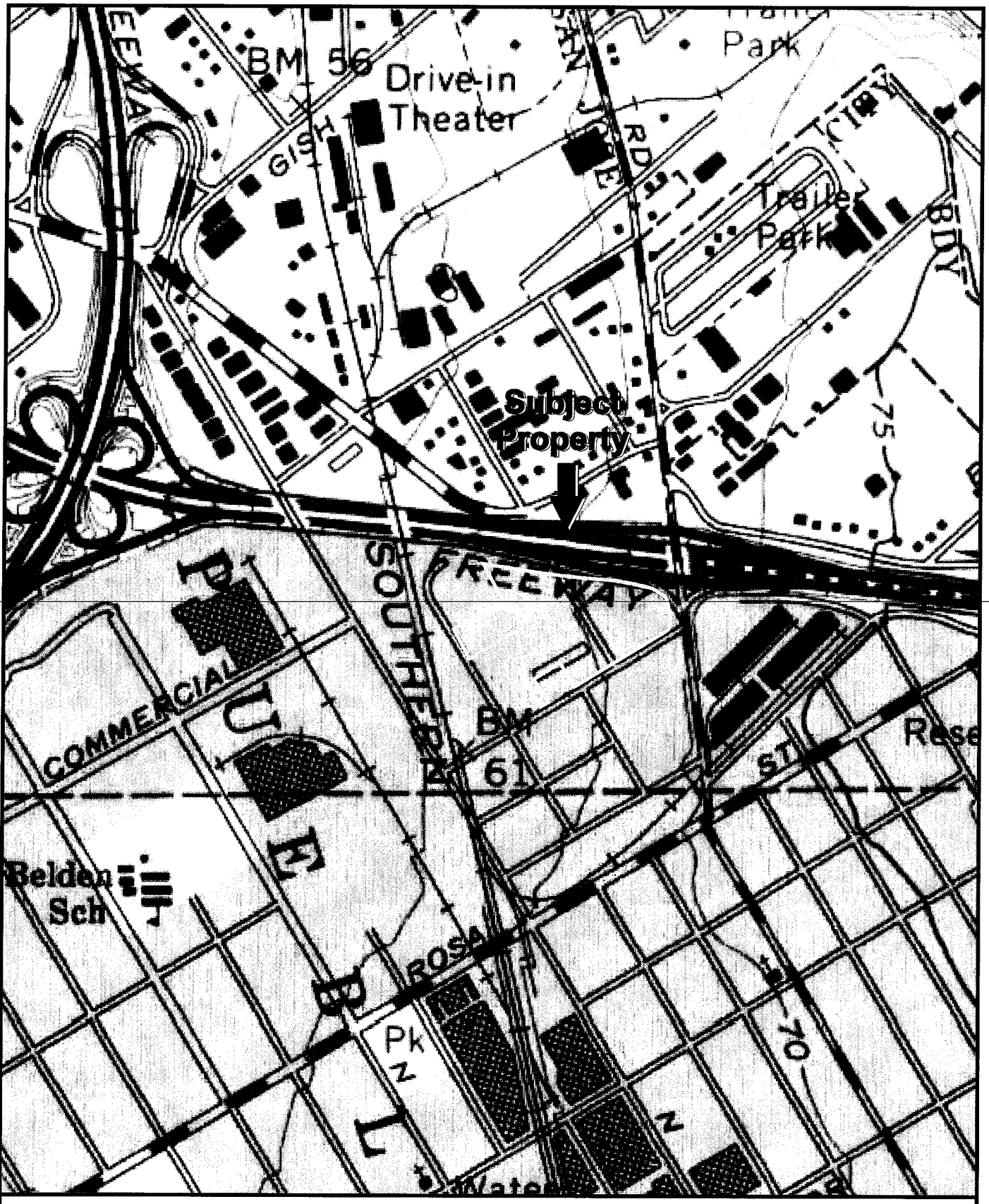


USGS 7.5 Minute *San Jose West, California* Quadrangle Created: 1961

APPENDIX B: HISTORIC TOPOGRAPHIC MAPS

Project No. 14-123062.1

PARTNER

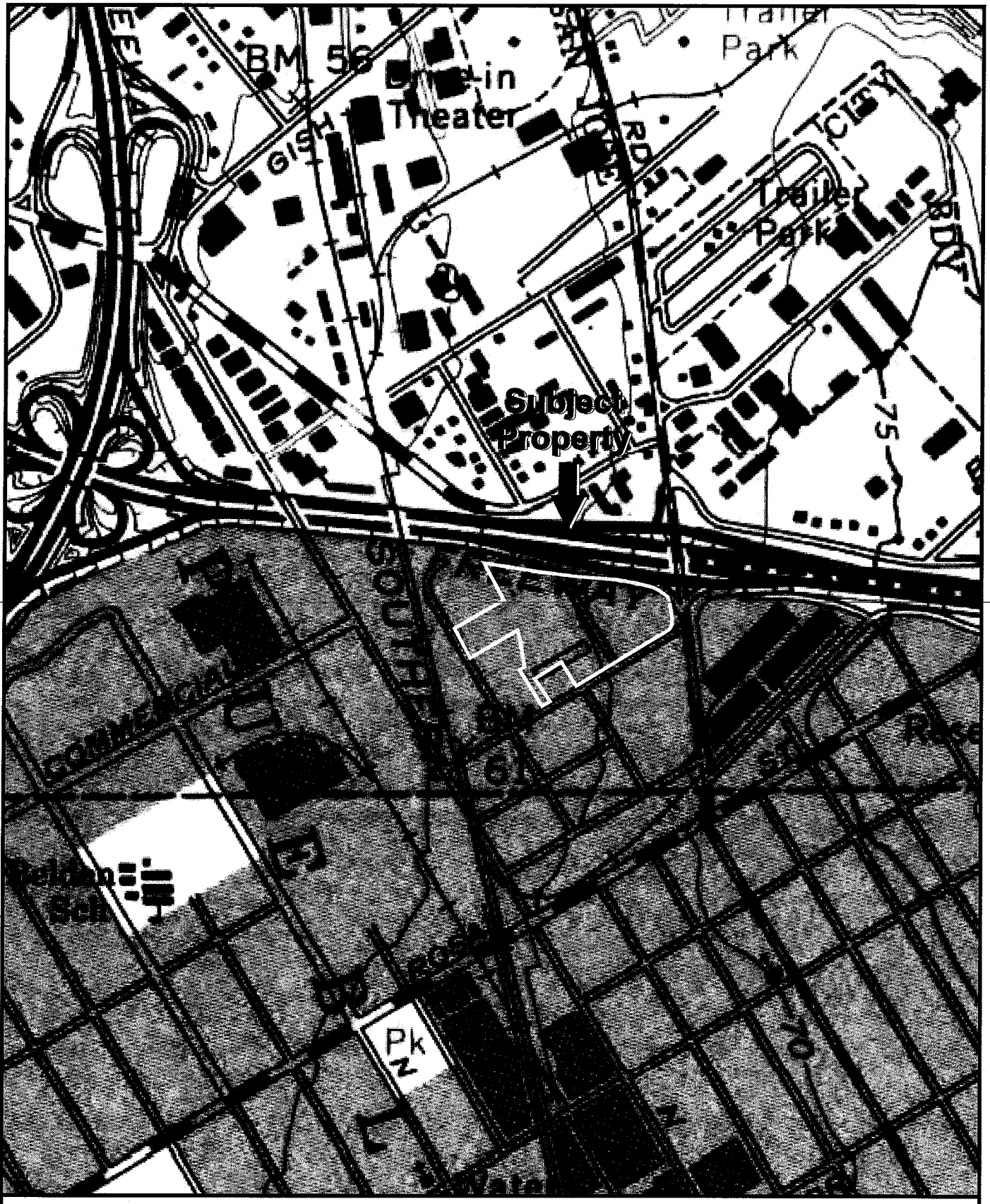


USGS 7.5 Minute *San Jose West, California* Quadrangle — Created: 1961/Revised: 1968

APPENDIX B: HISTORIC TOPOGRAPHIC MAPS

Project No. 14-123062.1

PARTNER



USGS 7.5 Minute *San Jose West, California* Quadrangle — Created: 1961/Revised: 1980

APPENDIX B: HISTORIC TOPOGRAPHIC MAPS

Project No. 14-123062.1

PARTNER

ENVIRONMENTAL SITE ASSESSMENT QUESTIONNAIRE

Please complete to the best of your knowledge. For those questions that are not applicable, please respond with an "N/A". For those questions that are unknown, please respond with "unknown".

1. PROPERTY INFORMATION:

Property Name: GIACOMAZZI		
Property Address:555,565,575,645 HORNING ST., 1071 N13TH ST.,1060 N 11TH ST.		
City SAN JOSE	State CA	Zip 95112
Assessor's Parcel Number 235-18-001,002,003,004,005,008,015		
Property Owner & Contact Information: RICK GIACOMAZZI		
Date Property Owner Purchased: 1940's		
Key Site Manager & Contact Information: RICK GIACOMAZZI 408-316-9482, rickgiacomazzi@gmail.com		

2. COMPLETED BY

Signature 	Date 7/14/14
Printed Name RICK GIACOMAZZI	Relation to Subject Property OWNER

3. PREVIOUS INVESTIGATIONS

Have any previous environmental investigations been performed at the property, including Phase I ESAs, Phase II Subsurface Investigations, Remediation, Asbestos or Lead-Based Paint surveys?_____YES_____

_____(If yes, please provide copies)

4. PROPERTY DESCRIPTION

Property Size: 9.2 Acres_____ Number of Building(s): _____8_____

Size of Building(s): ___70,000 sq ft +/-_____

Date of Construction: 1940-1960_____

Property Type: (please circle)

Multi-Family Hotel Mobile Home Park Retail/Commercial (**Industrial**) Office

Other: _____

Please provide Rent Roll if Applicable.

Historical Use of Property: Trucking Terminal/ Multi use rental

PARTNER

5. Surrounding Property Uses

Direction	Use
North	FREEWAY
South	TRUCK WASH/TIRE SHOP
East	HOUSING
West	INDUSTRIAL

Are you aware of any potential environmental concerns associated with surrounding properties?

_____ YES ____X____NO

If yes, please describe: _____

_____

_____

_____

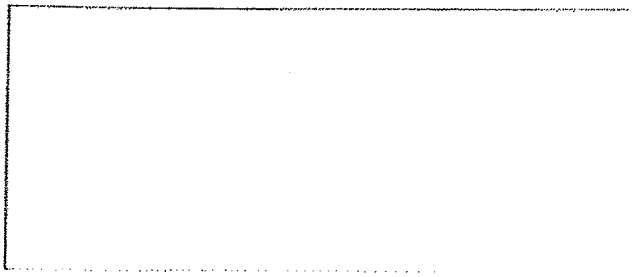
6. Utilities & Services

Please provide the name of the utility or contractor providing the following:

Electric	PG&E	Bio-hazardous Waste	
Gas	PG&E	Elevator Maintenance	
Potable Water	SAN JOSE WATER	Used Grease	
Sanitary Sewer	SANTA CLARA COUNTY	Hazardous Waste	

7. On Site Operations

Are you aware of any of the following conditions, either past or present, on the property?		
Condition	Response	If yes, please describe
1. Stored Chemicals	x Yes ☐ No	Tank truck terminal
2. Underground Storage Tanks	x Yes ☐ No	Removed and cleared
3. Aboveground Storage Tanks	x Yes ☐ No	Removed
4. Spills or Releases	x Yes ☐ No	cleared
5. Dump Areas/Landfills	☐ Yes x No	
6. Waste Treatment Systems	☐ Yes x No	
7. Clarifiers/Separators	☐ Yes x No	
8. Vents/Odors	☐ Yes x No	
9. Floor Drains/Sumps	☐ Yes x No	
10. Stained Soil	☐ Yes x No	
11. Electrical Transformers	x Yes ☐ No	Power pole
12. Hydraulic Lifts/Elevators	☐ Yes x No	
13. Dry Cleaning Operations	☐ Yes x No	
14. Oil/Gas/Water/Monitoring Wells	x Yes ☐ No	Removed cleared
15. Environmental Permits	x Yes ☐ No	Tank removal clearance



LOWNEY ASSOCIATES
Environmental / Geotechnical / Engineering Services

SOIL AND GROUND WATER QUALITY RECONNAISSANCE FOR HORNING AND 11TH STREETS INDUSTRIAL COMPLEX SAN JOSE, CALIFORNIA

LOWNEY ASSOCIATES
Environmental / Geotechnical / Engineering Services

LOWNEY ASSOCIATES
Environmental/Geotechnical/Engineering Services

May 12, 1993
214-20A, MV051110

Mr. Dennis Musante
WELLS FARGO BANK
COMMERCIAL BANKING GROUP
APPRAISAL DEPARTMENT
215-A Alamo Plaza
Alamo, California 94057

RE: SOIL AND GROUND WATER QUALITY RECONNAISSANCE, HORNING AND 11TH STREETS INDUSTRIAL COMPLEX, SAN JOSE, CALIFORNIA

Dear Mr. Musante:

As you requested, we present this report summarizing our soil and ground water quality reconnaissance investigation for the referenced property, located at 1060 North 11th , 1145 North 13th , and 575 Horning streets in San Jose, California. The scope of work for the attached report was presented in our agreement dated March 1, 1993.

Laboratory analysis of ground water and soil samples collected down-gradient of the former Laidlaw facility and towing yard did not detect petroleum fuel compounds and volatile organic compounds (VOCs) above laboratory detection limits. Petroleum fuel compounds were detected in the soil and ground water down-gradient of the former underground storage tank location at 1060 North 11th Street. In addition, laboratory analysis of six shallow soil samples collected from oil stained areas in the towing company yard detected a moderate concentration (440 parts per million [ppm]) in one of the soil samples. With the exception of the former underground storage tank area, we do not recommend performing additional soil and ground water quality characterization. However, we do recommend installing one ground water monitoring well within 10 feet down-gradient of the former underground storage tank location. We additionally recommend installing one ground water monitoring well near the down-gradient property boundary to evaluate whether the petroleum fuel plume has migrated off-site.

If you have any questions concerning our findings, please call.

Very truly yours,

LOWNEY ASSOCIATES

Peter M. Langtry

Ron L. Helm, R.E.A.
Associate

REGISTERED ENVIRONMENTAL ASSESSOR
RON L. HELM
No. 02215
Expires 6-30-93
STATE OF CALIFORNIA

GAR:RLH:PML:TJR

405 Clyde Avenue, Mountain View, California 94043 (415) 967-2365 FAX (415) 967-2785

SOIL AND GROUND WATER QUALITY RECONNAISSANCE

For

HORNING AND 11TH STREET INDUSTRIAL COMPLEX
San Jose, California

To

WELLS FARGO BANK
COMMERCIAL BANKING GROUP
APPRAISAL DEPARTMENT
215-A Alamo Plaza
South San Francisco, California 94507

May 1993

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SOIL AND GROUND WATER QUALITY RECONNAISSANCE
HORNING AND 11TH STREET INDUSTRIAL COMPLEX
SAN JOSE, CALIFORNIA

1.0 INTRODUCTION

1.1 Purpose

In this report, we present the results of our soil and ground water quality reconnaissance at the referenced site. As you know, we previously performed a Phase I assessment and presented our results in a report titled, "Preliminary Environmental Site Assessment (Phase I) For Horning and 11th Street Industrial Complex, San Jose, California," dated December 23, 1992. The purpose of this study was to evaluate the soil and ground water quality at the site.

1.2 Site Location

The project site, currently occupied by a four-building industrial complex, is located at 1060 North 11th, 1145 North 13th, and 523 to 575 Horning streets in San Jose, California (Figures 1 and 2). The site is located in an area occupied by mixed industrial and residential developments.

1.3 Scope of Work

The scope of work performed for this reconnaissance study included the following:

- Review of regulatory agency files to obtain information regarding the current status of the fuel leak incident at 1060 North 11th Street.

- Drilling three exploratory borings to the top of the shallow water-bearing zone and collection of soil and ground water samples.

- Collection of six shallow soil samples from oil stained areas at 575 Horning Street.

- Laboratory analysis of three ground water samples for petroleum fuel compounds and volatile organic compounds (VOCs).

- Laboratory analysis of seven soil samples for petroleum fuel compounds and one individual and two composite soil samples for VOCs.

- Preparation of this report.

1.4 Site Conditions

At the time of our subsurface exploration on April 1, 1993, the site was occupied by a single-story, corrugated steel warehouse divided into three units (523 and 555 Horning Street and 1145 North 13th Street), a warehouse with a detached office building (1060 North 11th Street), and a towing yard and office (575 Horning Street). The site was additionally occupied by a storage yard for plumbing materials (Figure 2).

1.5 Site History

In November 1991, three underground fuel storage tanks were removed from the site near the warehouse at 1060 North 11th Street. Reportedly, the soil beneath the excavated tanks was impacted with petroleum hydrocarbons at concentrations up to 390 ppm (parts per million) gasoline and 610 ppm diesel. One month later, four ground water monitoring wells were installed around the up- to cross-gradient perimeter of the tank farm. Ground water impacted with gasoline at concentrations of 2,300 parts per billion (ppb) was reportedly

encountered in well MW-2, up-gradient of the tank excavation.

During our Phase I site reconnaissance (December 1992), oil stains were noted on the badly deteriorated pavements in the former auto storage area of 575 Horning Street, currently being used as a towing company. In addition, several used car batteries were noted stored on the ground outside the on-site garage. A degreasing basin possibly containing solvents was noted along the southern wall of the industrial warehouse area at 523 Horning Street. Reportedly, the products from this basin had not been removed due to its limited use. Additionally, Laidlaw Transit, Inc. reportedly stored hazardous materials at 1145 North 13th Street.

2.0 FILE REVIEW

2.1 Regulatory Agency File Review

To obtain current information regarding the former tank farm at 1060 North First Street, we reviewed the files of the California Regional Water Quality Control Board (CRWQCB) and the Santa Clara Valley Water District (SCVWD). No additional data concerning the status of the former tank farm was available at the CRWQCB. However, a ground water quality monitoring report obtained from the SCVWD for the first quarter 1993 indicated that petroleum fuel compounds were not detected in three of the four monitoring wells; 58 ppb TPH as gasoline and 1.0 ppb benzene were detected in the up-gradient monitoring well MW-2. The ground water flow direction was reported toward the north during the first quarter 1993, unchanged from the previous monitoring events (RESNA 1993).

3.0 SOIL AND GROUND WATER QUALITY RECONNAISSANCE

3.1 Subsurface Exploration

On April 1, 1993, three exploratory borings (EB-1, EB-2, and EB-3) were drilled and sampled in 5-foot intervals to depths of 18.5 to 20 feet (Figures 2 and 3). Boring EB-1 was located down-gradient of the former Laidlaw building (1145 North 13th Street), Boring EB-2 was located down-gradient of the towing company (575 Horning Street), and Boring EB-3 was located down-gradient of the former tank farm (1060 North 11th Street). The purpose of the borings was to evaluate environmental concerns associated with the above parcels. The borings were advanced to the top of the shallow water bearing zone. Ground water samples were collected from the borings using a teflon bailer.

3.2 Near Surface Soil Quality Evaluation

To evaluate near surface soil quality beneath the asphaltic concrete service yard at the towing company, six soil samples (SS-1 through SS-6) were collected from a depth of 0.5 to 1.0 foot. The soil samples were collected in brass liners by hand augering to a depth of 0.5 foot and then driving the sampler with a hand-held slide hammer. Sample locations, as shown in Figure 4, were chosen based on field observations where areas of stained asphaltic concrete were noted.

3.3 Subsurface Materials

Brown to dark gray, interlayered sandy silts, clayey silts and silty clays were encountered beneath the asphalt and concrete paving to the maximum depth explored of 20 feet. A silty sand strata was encountered in Boring EB-2 between a depth of 6 and 7 feet. Ground water was encountered in the borings at a depth of 17 to 19 feet. Based on

previous on-site investigations performed by others, the shallow ground water-bearing zone consists of a gravelly clay to silty sand (RESNA 1992).

4.0 RESULTS

4.1 Ground Water Quality

Ground water samples collected from Borings EB-1 through EB-3 were submitted to a state certified laboratory for analysis. Since the former underground storage tanks at 1060 North 11th Street contained gasoline and diesel, the ground water sample collected from the down-gradient boring EB-3 was analyzed for TPH diesel and TPH gasoline with additional scans for benzene, toluene, ethylbenzene, and xylenes. In addition, ground water samples collected from down-gradient of the former Laidlaw building and towing yard were analyzed for a fuel fingerprint and halogenated VOCs. These analyses were chosen based on current and past site usage. Laboratory analytical results are presented in Table 1. A complete summary of the analytical results is presented in Appendix B.

TABLE 1. Ground Water Analytical Results
Eleventh and Horning Industrial Complex
San Jose, California
(concentrations in ppb)

Sample Location	Purgeable Petroleum Hydrocarbons[1]	Extractable Petroleum Hydrocarbons[2]	Fuel Fingerprint	B	T	E	X	VOCs
EB-1	--	--	<50	--	--	--	--	ND
EB-2	--	--	<50	--	--	--	--	--
EB-3	620	14,000	--	28	18	28	130	--

1. Gasoline range petroleum fuel compounds(C_2-C_{12}).
2. Diesel range petroleum fuel compounds (<C_{13}, non-diesel mix)
B = Benzene; T = Toluene; E = Ethylbenzene; X = Xylene
ND - Not Detected
--Not Analyzed

4.2 Soil Quality

Six shallow soil samples collected from the towing yard were analyzed by a fuel fingerprint analysis. In addition, the six samples were grouped into two composites of three samples and were analyzed for halogenated VOCs. These analyses were chosen based on compounds commonly associated with waste oil. Analytical results are presented in Table 2. The complete analytical results are presented in Appendix B.

Soil samples collected from Borings EB-1, EB-2, and EB-3 were analyzed for petroleum fuel compounds. Since the former Laidlaw facility may have stored solvent containing materials, the soil sample collected from Boring EB-1 was additionally analyzed for VOCs. These soil samples were collected from immediately above the shallow water-bearing zone. Analytical results are presented in Table 2. The complete analytical results are presented in Appendix B.

Soil samples were monitored with an organic vapor meter (OVM) in the field. The OVM used detects total organic vapors, including methane. Soil samples were placed in covered glass jars and allowed to stand for several minutes; the head space was then monitored with an OVM. Background concentrations of organic vapors (less than 5 ppm) were detected in the borings. OVM results for all samples are presented in the boring logs, included in Appendix A.

TABLE 2. Soil Analytical Results
Eleventh and Horning Industrial Complex
San Jose, California
(concentrations in ppm)

Sample	Depth (feet)	Fuel Fingerprint	Purgeable Petroleum Hydrocarbons[1]	Extractable Petroleum Compounds[2]	BTEX[3]	VOCs
SS-1	0.5-1.0	440 (motor oil)	--	--	--	--
SS-2	0.5-1.0	<1.0	--	--	--	--
SS-3	0.5-1.0	<1.0	--	--	--	--
SS-4	0.5-1.0	<1.0	--	--	--	--
SS-5	0.5-1.0	<1.0	--	--	--	--
SS-6	0.5-1.0	<1.0	--	--	--	--
Composite(1-3)		--	--	--	--	ND
Composite(4-6)		--	--	--	--	ND
EB-1	17.5 - 18.0	<1.0	--	--	--	ND
EB-2	17.5 - 18.0	<1.0	--	--	--	--
EB-3	18.0 - 18.5	--	<1.0	1.5	<0.0050	--

1. Gasoline range petroleum fuel compounds
2. Diesel range petroleum fuel compounds
3. Benzene, Toluene, Ethylbenzene, Xylene
ND = Not Detected above laboratory detection limits
-- Not analyzed

5.0 CONCLUSIONS AND RECOMMENDATIONS

The purpose of this investigation was to evaluate soil and ground water quality at selected locations in the industrial complex.

5.1 Regulatory Agency Files

The CRWQCB did not have current information on-site pertaining to the status of the former tank farm located at 1060 North 11th Street. However, information on file with the SCVWD indicated that during the first quarter 1993, concentrations of petroleum fuel compounds remained relatively low in the on-site, up-gradient monitoring well. In addition, ground water flow direction remained toward the north. There was no information

regarding additional ground water characterization at the site.

5.2 Soil and Ground Water Quality

Three exploratory borings were drilled on-site: Boring EB-1 was located down-gradient of the former Laidlaw building, Boring EB-2 down-gradient of the towing yard, and Boring EB-3 down-gradient of the former tank excavation. Laboratory analysis of ground water samples collected from Borings EB-1 and EB-2 did not detect petroleum fuel compounds or VOCs. Soil samples collected from immediately above the shallow water-bearing zone in Borings EB-1 and EB-2 did not detect petroleum fuel compounds. In addition, VOCs were not detected in the soil sample analyzed from Boring EB-1. However, as presented in Tables 1 and 2, petroleum fuel compounds were detected in the soil and ground water samples collected from Boring EB-3. These compounds likely are a result of leakage from the former on-site underground storage tanks.

To evaluate ground water quality down-gradient of the former tank pit, we recommend installing one ground water monitoring well within 10 feet and to the north of the former underground tank locations at 1060 North 11th Street. In addition, to evaluate whether the petroleum fuel hydrocarbon plume has migrated off-site, we recommend installing one ground water monitoring well near the property boundary down-gradient of the former tank location.

The local regulatory agencies will likely require four consecutive quarters of non-detect levels of petroleum fuel hydrocarbons in the ground water prior to considering case closure.

5.3 Shallow Soil Quality

Six shallow soil samples (SS-1 through SS-6) were collected within the towing company yard where stained asphaltic concrete was noted. Laboratory analysis of the samples detected 440 ppm motor oil in soil sample SS-1. In our opinion, the concentration detected does not warrant further investigation. However, if a greater degree of comfort is desired, drilling one or two borings to a depth of approximately 15 feet would help evaluate soil quality at depth. We recommend that the current tenant of the towing yard remove the oil stained asphalt and soils prior to leaving the site. In addition, several used car batteries were observed on the ground near the on-site garage during our Phase I investigation. We recommend that the tenant properly store these batteries in secondary containment and under cover.

6.0 LIMITATIONS

Soil deposits and rock formations may vary in type, strength, and many other important properties across any geologic area. The study that w have made assumes that the data obtained in the field and laboratory are reasonably representative of field conditions and that the subsurface conditions are reasonably susceptible to interpolation and extrapolation between borings.

The accuracy and reliability of geo- or hydrochemical studies are a reflection of the number and type of samples taken and the extent of the analysis conducted, and is thus inherently limited and dependent upon the resources expended. Our sampling and analytical plan was designed using

accepted environmental engineering principles and our judgment for the performance of a reconnaissance ground water quality investigation, and was based on the degree of investigation desired by you. It is possible to obtain a greater degree of certainty, if desired, by implementing a more rigorous soil sampling program or by installation of a higher density of monitoring wells.

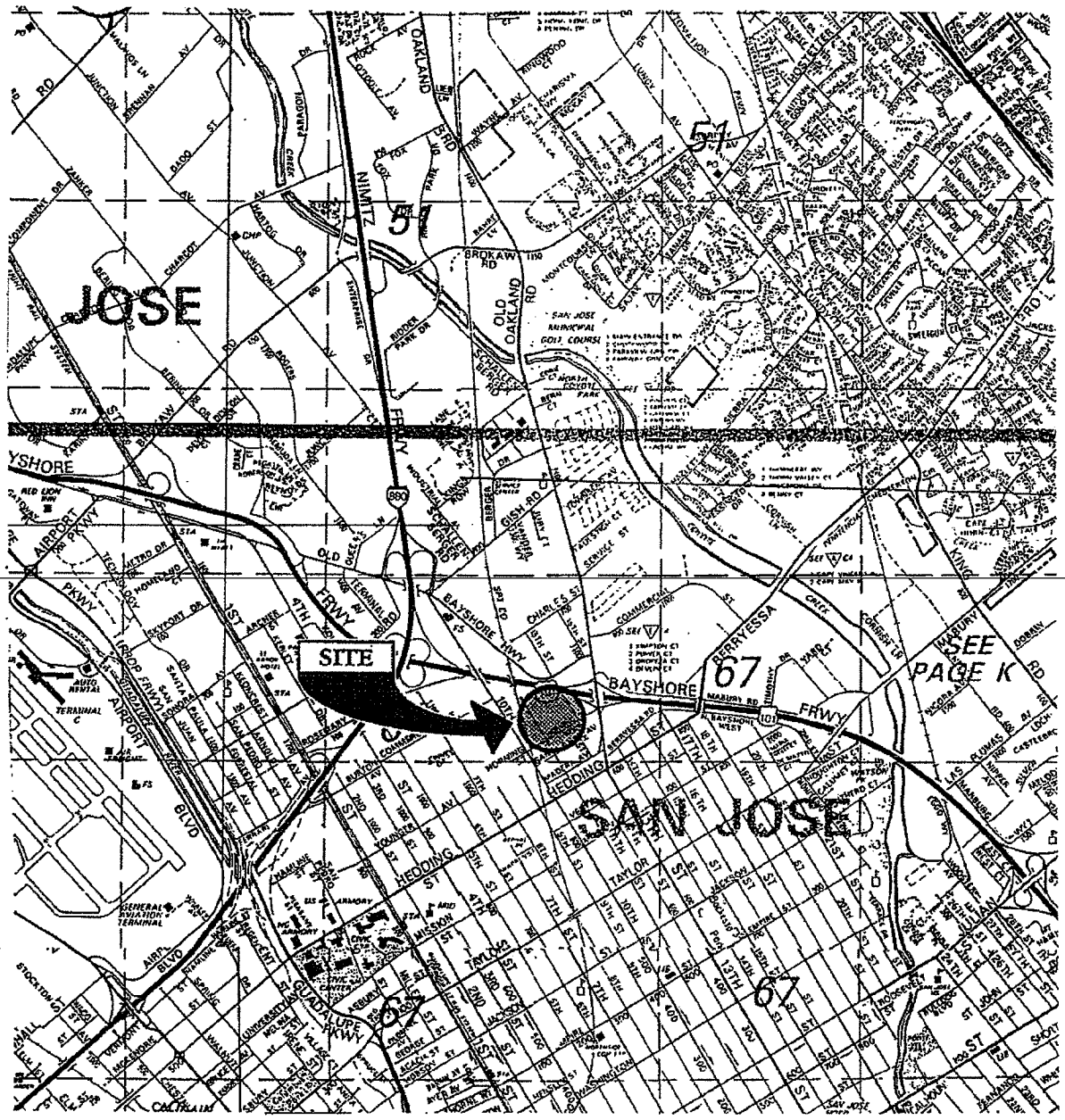
This report was prepared for the use of Wells Fargo Bank in evaluating the environmental setting and ground water quality at the referenced site at the time of this study. We make no warranty, expressed or implied, except that our services have been performed in accordance with hydrogeological and environmental engineering principles generally accepted at this time and location. The hydrochemical and other data presented in this report can change over time and are applicable only to the time this study was performed.

* * * * * * * * * * * * *

REFERENCES

RESNA, February 1992, "Preliminary Soil and Ground Water Investigation for Roof Structures, Inc., 1145 North 13th Street, San Jose, California."

RESNA, February 1993, "January 1993 Quarterly Groundwater Sampling and Analysis at Roof Structures, Inc., 1145 North 13th Street, San Jose, California."



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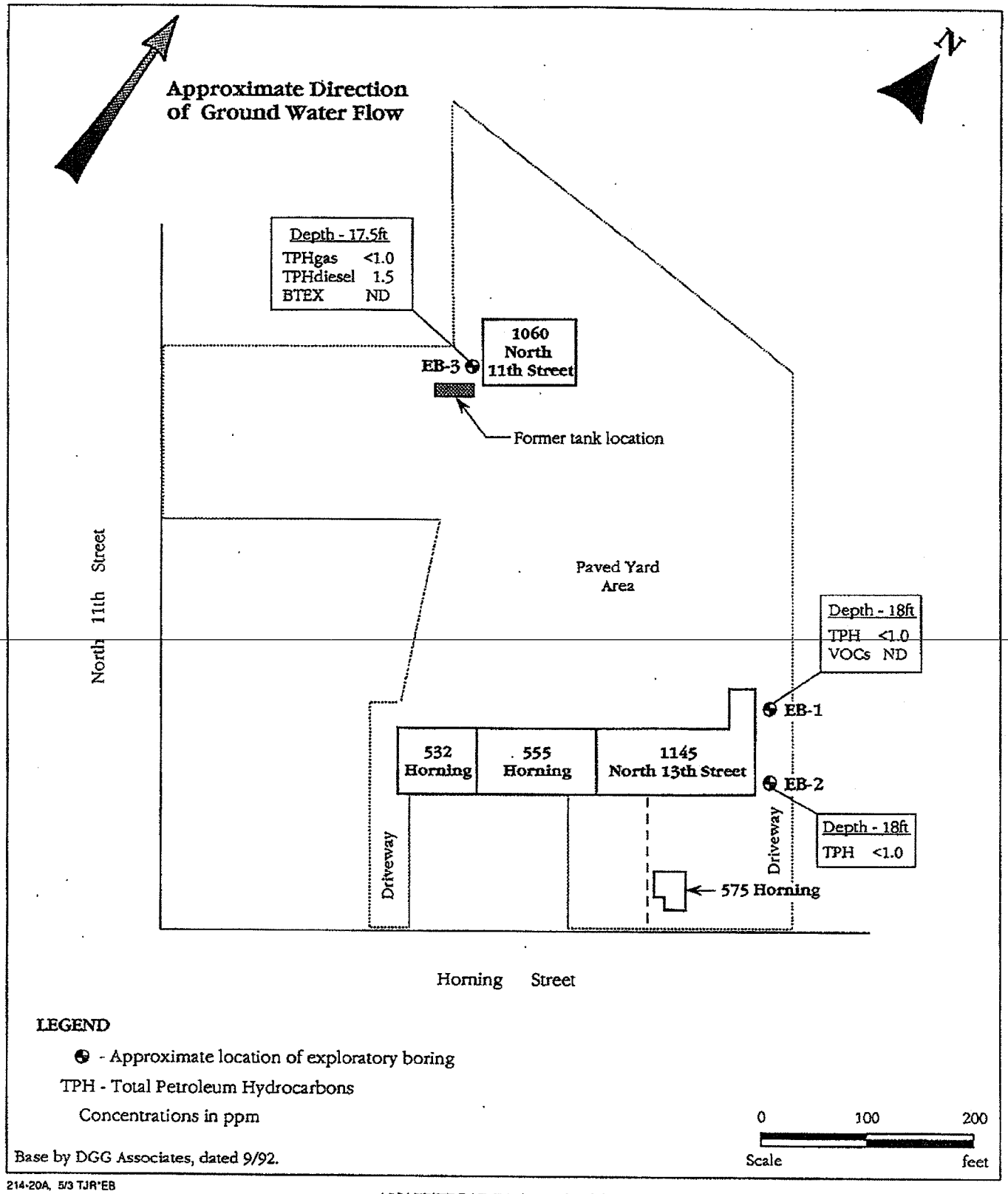
214-20A, 5/4 TRJ*EB

VICINITY MAP

11TH AND HORNING
San Jose, California

LOVNEY ASSOCIATES
Environmental/Geotechnical/Engineering Services

FIGURE 1
214-20A, May 1993



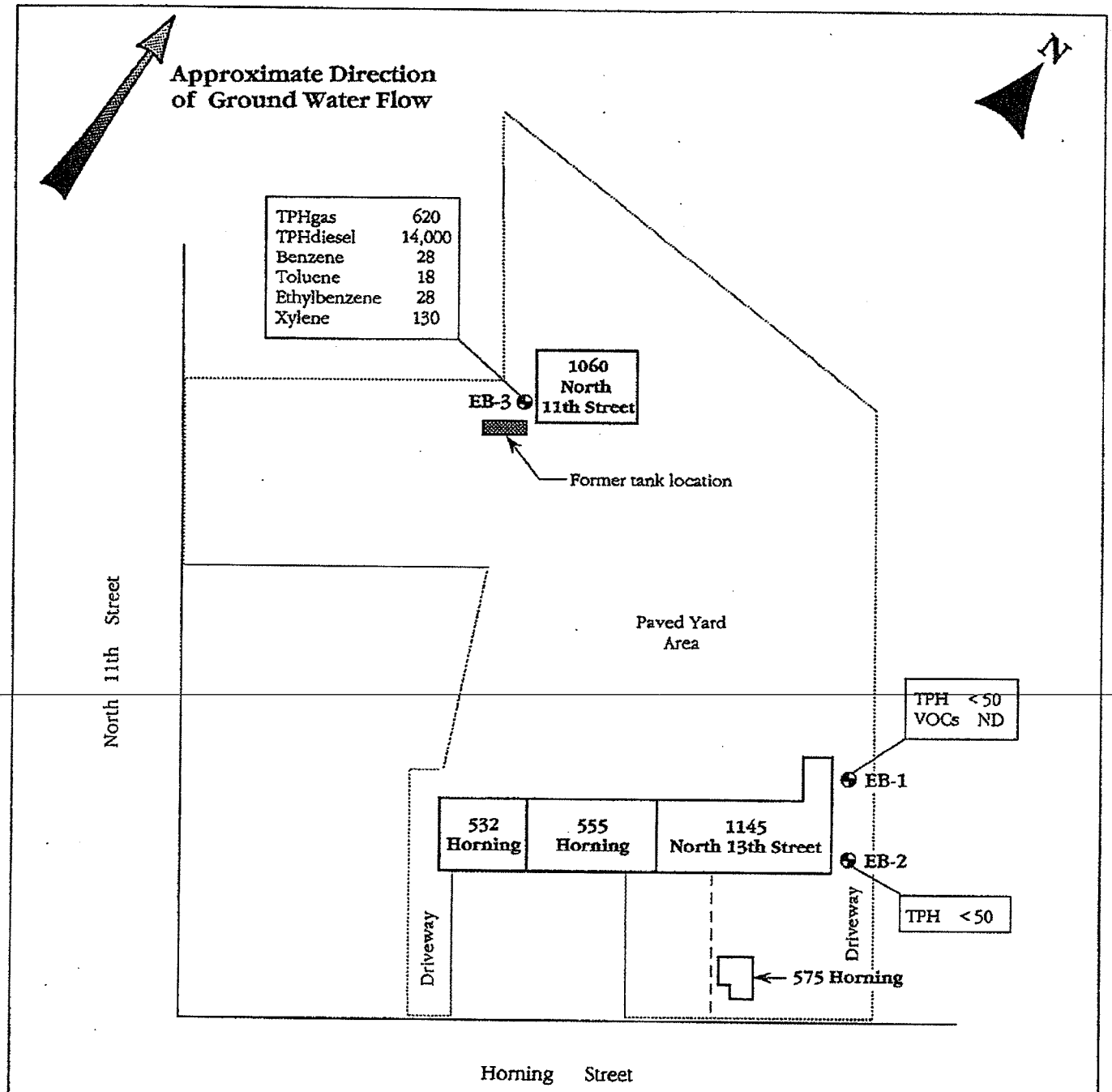
214-20A, 5/3 TJR*EB

ANALYTICAL RESULTS - SOIL

11TH AND HORNING
San Jose, California

LOWNEY ASSOCIATES
Environmental/Geotechnical/Engineering Services

FIGURE 2
214-20A, May 1993



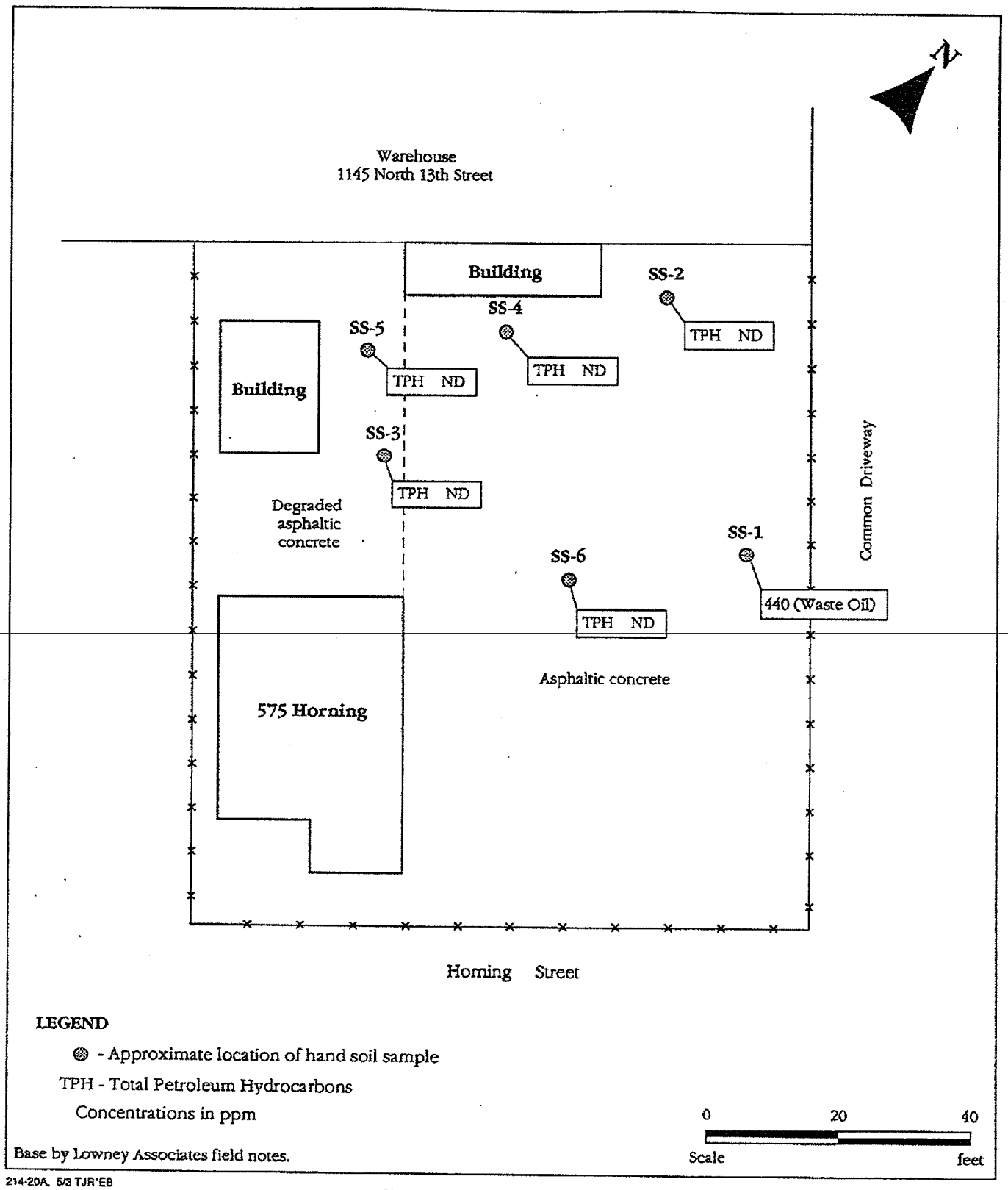
214-20A, 5/3 TJR*EB

ANALYTICAL RESULTS - GROUND WATER

11TH AND HORNING
San Jose, California

LOVNEY ASSOCIATES
Environmental/Geotechnical/Engineering Services

FIGURE 3
214-20A, May 1993



214-20A 5/3 TJR*EB

SITE PLAN - TOWING YARD

11TH AND HORNING
San Jose, California

LOWNEY ASSOCIATES
Environmental/Geotechnical/Engineering Services

FIGURE 4
214-20A, May 1993

Appendix A