Appendix D

Phase I Assessment & Limited Soil Survey

Appendix D-1

Phase I Assessment

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EXECUTIVE SUMMARY

August 21, 2016

Mr. Vakili was retained by Mr. Hien Nguyen to prepare a Phase I Environmental Site Assessment Report for the property as known as Ken's Glass & Mirror located at 2905 Senter Road in San Jose, Santa Clara County, California (Subject Property). Any exceptions to, or deletion from this practice is described in Section 1.3 of Phase I Environmental Site Assessment Report of August 21, 2016 (Report).

Property Description

The property is a light industrial warehouse and is shown as Commercial Neighborhood in the 2020 General Plan. The Subject Property is in the area of significant new and recent development. It is on the southwestern corner of Senter Road and Lewis Road, and is directly across from a large retail center. The Subject Property includes a newer structure of approximately 3192 square feet (built in 2000s) and the older structure of approximately 3229 square feet (built in early 1940s) connected together in approximately 38,178 square feet of land.

Findings

Recognized Environmental Conditions are defined by the ASTM Standard Practice 2247-08 s the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: 1) due to any release to the environment, 2) under conditions indicative of a release to the environment; or 3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions. A release of any hazardous substance or petroleum product shall have the same meaning as the definition of "release" in CERCLA 42 U.S.C. § 9601(22). This assessment revealed no Existing Recognized Environmental Conditions in connection with the Subject Property.

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Historical Recognized Environmental Conditions

ASTM 1527-13 and ASTM 2247-08 defines 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 residential use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls or engineering controls). Before calling the past release a historical recognized environmental condition, the Environmental Professional must determine whether the past release is a recognized environmental condition at the time the Phase I Environmental Site Assessment (ESA) is conducted. If the Environmental Professional considers the past release to be a recognized environmental condition at the time the Phase I ESA is conducted, the condition shall be included in the conclusions section of the report as a recognized environmental condition. This assessment has revealed no evidence of Historical Recognized Environmental Conditions in connection with the Subject Property.

There used to be two underground storage tanks including a 550-gallon gasoline tank and a 12,000-gallon gasoline tank at the property. The underground storage tanks were removed on March 27, 1991. The soil and groundwater underneath the Subject Property were monitored from 1991 to 1995. Finally, on September 19, 1995, Santa Clara Valley Water District issued a No Further Action Letter. Mr. Vakili reviewed all the monitoring documents and determined that no further investigation is currently needed at the Subject Property. Please see Attachment 5 of the Report for the information.

Environmental Issues

Environmental issues include environmental concerns identified by Mr. Vakili that warrant discussion but do not qualify as Recognized Environmental Conditions, as defined by the ASTM Standard Practice E-1527-13. Mr. Vakili did not find an environmental concern at the Subject Property.

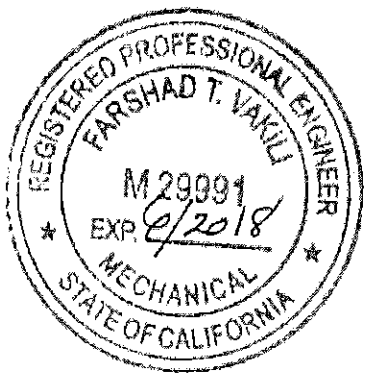
Recommendations

We have performed the Report in conformance with the scope and limitations of ASTM Practice E-1527-13 for the Subject Property. Any exceptions to, or deletions from this practice are described in Section 1 of the Report. The Report revealed that additional investigations are needed at the present time at the Subject Property.

Please let me know if you have any questions at (916) 804-6232.

Sincerely,

Farshad Vakili, P.E.
Environmental Engineer
273 Canyon Falls Drive
Folsom, California 95630



PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

KEN'S GLASS & MIRROR
2905 SENTER ROAD
SAN JOSE, SANTA CLARA COUNTY, CALIFORNIA

AUGUST 21, 2016

PREPARED BY:
FARSHAD T. VAKILI, P.E.
PRINCIPLE ENGINEER
273 CANYON FALLS DRIVE
FOLSOM, CALIFORNIA 95630

PREPARED FOR:
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6348 SKYWALKER DRIVE
SAN JOSE, CALIFORNIA 95135

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1. INTRODUCTION

This report presents the results of a Phase I Environmental Site Assessment performed by Farshad Vakili, P.E., an independent environmental assessor/engineer on the commercial business as known as Ken's Glass & Mirror located at 2905 Senter Road in San Jose, Santa Clara County, California (Subject Property).

This Report reveals the results from the review of regulatory agencies files, interview of appropriate people, and site inspection of the Subject Property on August 17, 2016.

1.1 Purpose

The objectives of this Report is to evaluate whether there is evidence of an environmental impact to any of the environmental receptors such as human and/or wild life; or any environmental impacts to any environmental pathways such as surface, water, air, groundwater, and subsurface gas generation. Any potential environmental impacts resulted from past or present activities at the Subject Property or surrounding businesses, have been considered in this Report. All the extensive regulatory agencies files search which provide information on all the past, present and to some extent future impacts to the Subject Property and the surrounding area are noted in the Report.

1.2 Scope of Application

This Report is submitted to Mr. Hien Nguyen for distribution. The scope of the application is to determine any Recognized Environmental Conditions at the Subject Property.

1.3 Limitation and Exception

Mr. Vakili renders no opinion as to the Subject Property condition at un-surveyed and/or inaccessible portions of the Property, which are described below. Mr. Vakili relies completely on the information, whether written, graphic or verbal, provided by the Subject Property contact or as shown on any documents reviewed or received from the Subject Property contacts, owners or agents, or municipal sources, and assumes that information to be true and correct. The observations in this Report are valid on the date of the survey. Where access to portions of the Subject Property or to structures on the Subject Property was unavailable or limited, Mr. Vakili renders no opinion as to the presence of petroleum products or hazardous substances in that portion of the Subject Property or structure. In addition, Mr. Vakili renders no opinion as to the presence of, or indirect evidence relating to, petroleum products or hazardous substances where direct observation

of the interior walls, floor, or ceiling of a structure was obstructed by objects or coverings on or over these surfaces. The conclusions provided by Mr. Vakili are based on the information obtained by visual survey of the Subject Property, and information provided by agents representing the Subject Property, or agents of the owner. In addition, Mr. Vakili has relied on certain information provided by state and other referenced parties, and on information contained in the files of federal, state and/or local agencies available to Mr. Vakili at the time of the assessment. Although there may have been some degree of overlap in the information provided by these various sources, Mr. Vakili did not attempt to independently verify the accuracy or completeness of all information reviewed or received during the course of these Environmental Services. CERCLA Requirements Other Than All Appropriate Inquiry (ASTM Standard Practice E1527-13 1.1.3) - This practice does not address whether requirements in addition to All Appropriate Inquiries have been met in order to qualify for the LLPs (specified in 42 U.S.C. §9607(b)(3)(a) and (b) including the continuing obligation not to impede the integrity and effectiveness of Activity and Use Limitations), or the duty to take reasonable steps to prevent releases, or the duty to comply with legally required release reporting obligations). It is acknowledged that Mr. Vakili's judgments shall not be based on scientific or technical tests or procedures beyond the Scope of Services or beyond the time and budgetary constraints imposed by the Client. It is acknowledged further that Mr. Vakili's conclusions shall not rest on pure science but on such considerations as economic feasibility and available alternatives. The Client also acknowledges that, because geologic and soil formations are inherently random, variable, and indeterminate in nature, the conclusions and opinion of this Report are not guaranteed to be a representation of actual conditions on the Subject Property, which are also subject to change with time as a result of natural or man-made processes, including water permeation.

In performing the Services, Mr. Vakili shall use that the degree of care and skill ordinarily exercised by environmental consultants or engineers performing similar services in the same or similar locality. The standard of care shall be determined solely at the time the Services are rendered and not according to standards utilized or in effect at a later date. The Services shall be rendered without any other warranty, expressed or implied, including, without limitation, the warranty of merchantability and the warranty of fitness for a particular purpose. It should be noted that certain conditions may not have been reasonably identifiable or ascertainable from the available information during the course of this Report. Mr. Vakili assumes that information obtained from the record review and the interviews concerning the Property is reliable. However, Mr. Vakili cannot and does not warrant or guarantee that the information provided by these other sources is accurate or correct. 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 the 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. Furthermore, this Report does not intend to address all of the health and safety concerns, if any, associated with the Subject Property.

The assessment was conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the profession, and in accordance with generally accepted practices of other consultants currently practicing in the same locality under similar conditions. No other representation, expressed or implied, and no warranty or guarantee is included or intended. The Report speaks only as of its date, in the absence of a specific written update of the Report, signed and delivered by Mr. Vakili.

This Report has been prepared in accordance with generally accepted environmental methodologies referred to in ASTM 1527-13, and contains all of the limitations inherent in these methodologies. No other warranties, expressed or implied, are made as to the professional services provided under the terms of our contract and included in this Report. The conclusions of this Report are based in part, on the information provided by others. The possibility remains that unexpected environmental conditions may be encountered at the site in locations not specifically investigated. Should such an event occur, Mr. Vakili must be notified in order that he may determine if modifications are necessary. The services performed and outlined in this Report were based, in part, upon visual observations of the site and attendant structures. Our opinion cannot be extended to portions of the site that were unavailable for direct observation, reasonably beyond the control of Mr. Vakili. The objective of this report was to assess environmental conditions at the site, within the context of our contract and existing environmental regulations within the applicable jurisdiction. Evaluating compliance of past or future owners with applicable local, provincial and federal government laws and regulations was not included in our contract for services. Our observations relating to the condition of environmental media at the site are described in this Report. It should be noted that compounds or materials other than those described could be present in the site environment.

1.4 Qualification

Mr. Vakili is a registered professional engineer in the State of California. Mr. Vakili has thirty three years of experience working for regulatory agencies and manufacturing facilities conducting complex environmental assessment, characterization and remediation projects. Mr. Vakili also conducted assessment projects for regulatory agencies preparing Resource Conservation and Recovery Act (RCRA) facility assessments reports for various industries throughout California in compliance with the California Department of Toxic Substances Control (DTSC) and United States Environmental Protection Agency laws and regulations. Mr. Vakili is currently a retired Senior Hazardous Substances Engineer from DTSC dated March 1, 2016. Mr. Vakili has also conducted phase I environmental site assessment projects for residential, commercial as well as industrial properties in California. Please see Attachment 1, Figure 1 for Mr. Vakili's Statement of Qualification and Insurance Liability.

2. SCOPE OF WORK

The scope of work for this Report is to provide information regarding the past and present activities at the Subject Property and the vicinity area. This Report has been performed in accordance with the Scope of Work pursuant to the requirements of the American Society for Testing and Materials (ASTM) Standards 1527-13 for environmental site assessments, and the United States Environmental Protection Agency's (USEPA) Resource Conservation and Recovery Act (RCRA) Facility Assessment for corrective action.

On Wednesday, November 6, 2013, ASTM International announced that it has officially approved and published the latest revision of its Phase I Environmental Site Assessment Protocol, E 1527-13, and Standard Practice for Environmental Assessments: Phase I Environmental Site Assessment Process. As reported in a prior post, United States Environmental Protection Agency (USEPA) issued both a direct final rule and a backup proposed rule on August 15, 2013, that would add a reference to the expected ASTM E 1527-13 in USEPA's All Appropriate Inquiries (AAI) regulations at 40 CFR 312.11(c). Approximately forty comments were submitted, including adverse comments and therefore, on October 29, 2013, USEPA officially withdrew the direct final rule. USEPA expects the final rule incorporating a reference to the new version to be issued by the end of 2013. It should be noted that E 1527-13 is not officially recognized by USEPA as sufficient to meet AAI until USEPA issues its final rule. However, we are going use ASTM 1527-13 in this Report regardless per the request from the client. It will be prudent to require using E 1527-13 in phase I assessments once the USEPA rule change goes final. USEPA said conflicting things in the materials associated with the rule, for example it emphasized that approval of an additional version of the ASTM Standard would add flexibility (an additional option to E 1527-05), but it also made references to the greater "validity" of the new version of the standard. E 1527-05 will remain in the AAI Rule as acceptable, but there is a view that E 1527-13 is a clarification by ASTM of what ASTM intended in E 1527-05 all along, and, therefore, that compliance with E 1527-05 might be evaluated in the future by a court (in the inherently-after-the-fact determination characteristic of AAI and the landowner liability protections) through the lens of the more explicit language of E 1527-13.

After months of delays, rumors and speculation, the US EPA finally acknowledged that the newly revised ASTM Environmental Site Assessment standard, known as E1527-13, is consistent with the All Appropriate Inquires (AAI) rule. As described in the December 30, 2013 Federal Register announcement, the US EPA amended the AAI rule to reference ASTM E1527-13 as compliant with the standards and practices required to qualify for certain CERCLA liability protections as well as Brownfields grants. In fact, the US EPA now "strongly encourages" and "recommends that environmental professionals and prospective purchasers" use

ASTM E1527–13 when conducting AAI compliant Phase I Environmental Site Assessments to identify releases and threatened releases of hazardous substances at commercial and industrial properties.

It is worth noting that while the newly amended AAI rule does not remove reference to the previous ASTM standard (E1527-05), "the Agency's intent will be to promote the use of the current industry standard and reduce confusion associated with the regulatory reference to a standard no longer recognized as current by ASTM International and no longer marketed by the standards development organization." The US EPA will publish an additional proposed rulemaking to remove the reference to the ASTM E1527–05 standard in the AAI rule sometime in the near future. Therefor this Report will be in compliance with ASTM 1527-13.

The ASTM Standard Practice E1527-13 does not encompass analytical testing to evaluate Asbestos Containing Materials (ACM), radon, lead-based paint (LBP), drinking water quality, lead in drinking water, wetlands, regulatory compliance, cultural and historical resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, biological agents, mold, stored chemicals, debris, fill materials, surface water, or subsurface samples (soil and groundwater) as part of a Phase I ESA. Such additional information regarding non-ASTM Standard Practice E1527-13 issues may be provided merely for the User's convenience, and cannot be used to bind this report as a whole to the compliance and conformance with ASTM Standard Practice E1527-13. No disassembly of systems or building components or physical or invasive testing is to be performed unless the Client specifically calls for such testing as an additional scope of work.

The objective of ASTM Standard Practice E1527 is to help Users qualify for one of the CERCLA Landowner Liability Protections (LLPs). Users should be aware that there are other federal, state, and local environmental laws and regulations that can impose liabilities and obligations on owners and operators of real property that are outside the scope of this practice. This practice does not address all possible environmental liabilities that a User may need to consider in the context of a commercial real estate transaction. Therefore, Users may desire to expand the scope of pre-purchase or pre-finance due diligence to assess other business environmental risks that exist beyond CERCLA liability associated with the Property.

This work includes visual site inspection, interview of the responsible parties, review of the regulatory agencies' files and preparing this site assessment report. The regulatory agencies files include but not limited to:

- Review of Santa Clara County Environmental Health Department and City of San Jose Building Department
- Review of the California Department of Toxic Substances Control's STARS List, Multi-Data Base Search, Site Mitigation and Brownfield Reuse Program Database for Unconfirmed Referral, Voluntary Clean-Up, School, No Further Action, Needing Further Evaluation, Cal Site and Envirostor.
- Review of California Regional Water Quality Control Board
- Review of California Department of Resource Conservation and Recycling (CalRecycle), List of Active and Inactive Landfills, and Used Oil Recycling Program
- Review of USEPA's RCRA info List for federal hazardous waste generators

3. SITE DECRIPTION

3.1 Location

The Subject Property is located at 2905 Senter Road in San Jose, Santa Clara County, California; west of Los Lagos Golf Course, Coyote Creek and Highway 101; south of Hillsdale Avenue; and east of Highway 87. The Subject Property is located in commercial and residential area of the City of San Jose. Attachment 1, Figure 1 is Mr. Vakili's Statement of Qualification and Insurance Liability. Attachment 1, Figure 2 is the Sanborn Maps, Santa Clara County Assessor's Parcel Map and Site Plan. Attachment 1, Figure 3 is the Historical Topographic Maps. Attachment 1, Figure 4 is the Historical Photographs from 1939, 1948, 1950, 1956, 1968, 1974, 1982, 1998, 2005, 2006, 2009, 2010 and 2012. Attachment 1, Figure 5 is the City Directory.

3.2 Adjacent Properties Current Use

The Subject Property is located in a commercial and residential area of the City of San Jose. The Subject Property is surrounded by Lewis Road and a retail center at 2899 Senter Road to the north; a residential home at 551 Lewis Road to the west; Greenfield Nursery at 2911 Senter Road to the south; and Senter Road and a residential neighborhood to the east.

3.3 Current Use of the Subject Property

The Subject Property is currently occupied by Ken's Glass & Mirror. The Subject Property has electricity/power, water, and sewer.

3.4 Site Description

The property is a light industrial warehouse and is shown as Commercial Neighborhood in the 2020 General Plan. The Subject Property is in the area of significant new and recent development. It is on the southwestern corner of Senter Road and Lewis Road, and is directly across from a large retail center. The Subject Property includes a newer structure of approximately 3192 square feet (built in 2000s) and the older structure of approximately 3229 square feet (built in early 1940s) connected together in approximately 38,178 square feet of land. The property has water, electricity, telephone and sewage system.

Real property in the City of San Jose, County of Santa Clara, State of California, described as follows:

Portion of Lot 1, on Map of Ivywild Tract, filed May 14, 1907 in Book "L" of Maps, page 82, Santa Clara County Records, described as follows:

Beginning at the point of intersection of the center line of Lewis Road with the center line of Senter Road; thence along the said center line of Lewis Road South 48° 59' West 240 feet to the most Northerly corner of that tract of land conveyed to W.W. McDonald, et ux by deed recorded October 5, 1943 in Book 1164 Official Records, 246; thence along the Northeasterly line of said tract and parallel with the said center line of Senter Road South 39° 56' East 220 feet; thence parallel with said center line of Lewis Road North 48° 59' East 240 feet to the center line of said Senter Road; thence along said center line of Senter Road North 39° 56' West 220 feet to the point of beginning.

Excepting therefrom all that portion thereof described as follows:

A portion of Lot 1 as said Lot 1 is shown upon the Map of Ivywild Tract, a Map of which is filed for record in Book "L" of Maps, page 82, Santa Clara County Records, described as follows:

Beginning at a point at the intersection of the center line of Senter as it formerly existed 40 feet in width, with the center line of Lewis Road, as it formerly existed 50 feet in width, as said center and Lewis Roads as shown upon the herein above referred Map of Ivywild Tract; thence along said center line of Senter Road S. 39° 56' 00" E. 220.00 feet to the intersection thereof with the Northeasterly prolongation of the Northwesterly line of Parcel 1, as said parcel 1 is shown upon the parcel Map recorded in Book 330 of Maps, page 53, Santa Clara County Records; thence along said Northeasterly prolongation, S. 48° 59' 00" W. 45.01 feet to the intersection thereof with a line parallel to and measured 45 feet perpendicular distance Southwesterly from the said center line of Senter Road; thence along said parallel line, N. 39° 56' 00" W. 174.62 feet to the beginning of a curve; thence on a curve to the left, having a radius of 20 feet, through a central angle of 91° 05' 00" for an arc length of 31.79 feet to the end of the curve; thence along the radial line passing through the said end of the curve, N. 41° 01' 00" W. 25.00 feet to the intersection thereof with the said center line of Lewis Road; thence along the said center line of Lewis Road, N. 48° 59' 00" E. 65.86 feet to the point of beginning. The Santa Clara County Assessor's Parcel Number is APN: 497-27-013.

4. USER PROVIDED INFORMATION

4.1 Title Records/Environmental Liens

Mr. Vakili reviewed the June 30, 2016 Preliminary Title Report prepared by Chicago Title Company located at 2150 John Glenn Drive, Suite 400 in Concord, California and is not aware of any environmental cleanup liens against the Subject Property that are filed or recorded under federal, tribal, state or local law. Mr. Vakili is not aware of any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry.

4.2 Owner and Property Manager Information

The owners of the Subject Property are Kenneth Ray Lewis and Maria Del Refugio Lewis, husband and wife.

4.3 Specialized Knowledge of the User

Mr. Vakili's research did not find any recognized environmental conditions in connections with the property prior to the site reconnaissance.

4.4 Actual Knowledge of the User

Mr. Vakili did not find any environmental liens in connection with the property.

4.5 Reason for Significantly Lower Purchase Price

Mr. Vakili did not find any evidence to identify lower price which does not reasonably reflect fair market value.

4.6 Commonly Known or Reasonably Ascertainable Information

Mr. Vakili is not aware of any commonly known or reasonably ascertainable information within local community about the property that is material to recognized environmental conditions.

5. RECORD REVIEW

5.1 Geologic Conditions

The site is located in the central portion of the Santa Clara Valley Basin referred to as the Santa Clara Subbasin. Drainage in the vicinity of the site is in a northwesterly direction. The geology of the near surface is composed of alluvial deposits that have been formed by creeks flowing from the adjacent mountains or rivers flowing through the valleys. Santa Clara Valley is an active tectonic valley bound by the San Andreas Fault system to the west and the Hayward/Calaveras Fault systems (among others) to the east. The valley is bracketed by the Santa Cruz Mountain Range to the west and the Diablo Mountain Range to the east. Oblique lateral northwestern motion of the Pacific Plate relative to the North American Plate and associated convergent stress has generated a long history of uplift in these mountain ranges and contributes to the recurring seismic activity of the region. This ongoing compressive activity is marked by belts of thrust faults that run along the range fronts on both sides of the valley. Geomorphic, geologic, and seismic data suggest these fault systems are active. Please see Attachment 2 for more information.

5.2 General Hydrogeology

The Subject Property is located at an elevation of approximately 108 feet in the San Jose plain. The surface topography is flat. The site is located in the central portion of the Santa Clara Valley Basin referred to as the Santa Clara Subbasin. Drainage in the vicinity of the site is in a northwesterly direction. The geology of the near surface is composed of alluvial deposits that have been formed by creeks flowing from the adjacent mountains or rivers flowing through the valley. Static groundwater depths measured during historic monitoring activities ranges from approximately 8.0 to 14.0 feet below ground surface. The direction of groundwater flow beneath the Site has varied from the north to the east with the majority of historical groundwater gradients trending to the northeast. Recent horizontal gradients have ranged from 0.0018 to 0.0157 feet per foot (ft/ft). Please see Attachment 2 for additional information.

5.3 Radon, Asbestos Containing Materials, Lead-Based Paint and Naturally Occurring Asbestos (NOA)

Radon gas is a radioactive gas found throughout the United States that cannot be seen, tasted or smelled. It can move up through the ground and into a home through cracks and holes in the foundation and can build up to high levels. Radon also can get into indoor air when released from water. Radon entering the home through tap water, in most cases, is small source in indoor air compared to radon entering home from soil. USEPA has determined that radon is a known human carcinogen and breathing air-containing radon may cause increased risk of stomach cancer. No evidence of radon gas detected at levels of concern (greater than 4.0 pCi/L) per any investigation at the Santa Clara County. Most homes in Santa Clara County do not have basements.

Geologic Maps prepared by the California Geologic Survey show areas of higher probability for asbestos containing rocks within the broad zone of faults that follows the low foothills and lay in a south-east to north-west band. There are some isolated areas of higher probability for the presence of NOA within Tahoe National Forest and El Dorado Hills. No asbestos stone was observed at the property during August 17, 2016 inspection.

Due to the age of the Subject Property building, there is a potential that asbestos containing materials (ACMs) are present. All observed suspect ACMs were in good condition and are not expected to pose a health and safety concern to the occupants of the Subject Property at this time. In the event that building renovation or demolition activities are planned, an asbestos survey adhering to Asbestos Hazard Emergency Response Act (AHERA) sampling protocol should be performed prior to demolition or renovation activities that may disturb suspect ACMs.

Due to the age of the Subject Property building, there is a potential that lead-based paint (LBP) is present. All observed painted surfaces were in good condition and are not expected to pose a health and safety concern to the occupants of the subject property at this time. Local regulations may apply to lead-based paint in association with building demolition/renovations and worker/occupant protection. Actual material samples would need to be collected or an X-Ray Fluorescence (XRF) survey performed in order to determine if LBP is present.

5.4 Regional Conditions

The Subject Property is in a commercial and residential area of the City of San Jose. The Subject Property is also close to Los Lagos Golf Course, Hellyer County Park, and the Ranch Golf Club. Please see Attachment 1, Figure 3 for the Historical Topographic Maps.

5.5 Historical Use

Sanborn Map Company Maps were created for insurance underwriters from 1890 to present, and often contain information regarding the uses of individual structures, and the locations of fuel and/or chemical storage tanks that may have been on a particular property. In 1996, the entire Sanborn Map Company collection was acquired by Environmental Data Resources, Inc. (EDR). Mr. Vakili subcontracted with EDR to provide copies of Sanborn Map Company Maps for the Subject Property and vicinity. EDR responded that Sanborn Map Company Fire Insurance Maps were not drawn for the Subject Property and surrounding vicinity. Please see Attachment 1, Figure 2 for the Sanborn Maps, Site Plan and Santa Clara Assessor's Parcel Map. Please also see Attachment 1, Figure 3 for the Historical Topography Maps.

Historical Aerial Photograph from 1939 showed that the Subject Property and the vicinity area were agricultural lands. Historical Aerial Photograph from 1948 showed that the older building was constructed on the property while the entire area was still used for agricultural products. Historical Aerial Photographs from 1950 and 1956 showed that the older building was in existence on the property while there were residential homes in the neighboring area to the west. Historical Aerial Photographs from 1968 and 1974 showed the older building on the property while there were residential neighborhood to the west and southeast of the property. Texaco gas station and a retail center were constructed to the north side while there was car storage facility to the northwest. Historical Aerial Photographs from 1984 and 1998 showed that the older building on the property while there were additional commercial and residential buildings to the east, south, north and west areas. Historical Aerial Photographs from 2005, 2006, 2009, 2010 and 2012 showed the older and newer buildings on the property while the golf course was on Lone Bluff Way, and the entire area was built up. Please see Attachment 1, Figure 4 for all the Historical Aerial Photographs.

According to the historical file searches, the Subject Property was used as Santa Clara Casket Company in 1963, 1966 and 1970; Winchester Casket Company in 1975; Sandman Inc. in 1980; Ken's Glass Company in 1985, 1986, 1991, 2000, and 2006; and Ken's Glass & Mirror in 2008 and 2013. Please see Attachment 1, Figure 5 for the City Directory.

5.6 File Review

Environmental Data Resources, Inc., Radius Map Report of August 12, 2016 and regulatory agencies file review included in this Report for the Subject Property and the vicinity area (Attachment 4). It included the review of:

Department of Resource Conservation and Recycling (CalRecycle), Solid Waste Information System (SWIS) and Used Oil Recycling Program

According to the CalRecycle, there are no facilities within 0.5 miles of the Subject Property.

Environmental Protection Agency, Department of Toxic Substances Control (DTSC), STARS List, Multi-Data List, HWTS List, Site Mitigation and no Brownfields Reuse Program, Cal Site List, Properties Needing Further Action, School Property Evaluation List, Voluntary Cleanup Program and Envirostor

There are facilities on the Envirostor within 1 mile of the Subject Property including Coyote Creek Golf Course (Tuers Road, land use restriction, no impact), Orvieto Family Apartment (80 Montecito Vista Drive, certified, no impact), The Montecito Vista (2745 Monterey Road, active, no immediate impact), Orvieto (88 Montecito Vista Drive, certified, no impact), and San Jose City (885 Singleton Road, lower elevation, no impact).

There is one RCRA generators within 025 miles of the Subject Property including Caribbees One Hour (2893 Senter Road). Regardless, generators of hazardous wastes pose no risk to the Subject Property because they are small quantity generators and the hazardous wastes are sent for recycling and treatment or disposal to different facilities.

California Regional Water Quality Control Board (RWQCB), Leaking Underground Fuel Tank Report (LUFT), SLIC, Underground Storage Tank and Geo Tracker

There are facilities on the Regional Water Quality Control Board list containing LUFT which are within 0.5 miles of the Subject Property including World Oil Company (3148 Senter Road, case closed), Arco (3147 Senter Road, remediation, groundwater contamination never reached the Subject Property), Chevron (3151 Senter Road, case closed), World Transmissions (265 Lewis Road, case closed), Taylor Development (225 Lewis Road, case closed), Texaco (2895 Senter Road, remedial action, lower elevation, no impact, please see Attachment 5), Auto Salvage Yard (420-424 Umbarger Road, case closed), RW French Construction (421 Umbarger Road, case closed), and Dastrup Paving (387 Umbarger Road, case closed). Please see Attachment 6 for the reports regarding the contaminated sites which are in remediation near the Subject Property. The Former Texaco Gas Station nearby never impacted the groundwater underneath the Subject Property because it was in lower elevation and the Arco Gas Station's groundwater contamination in the higher elevation never reached the Subject Property.

Also, Facility Inventory Database contains active and inactive underground storage tank or aboveground storage tanks within 0.25 miles of the Subject Property including Arco (3147 Senter Road, secondary contained, no impact), and Chevron (3151 Senter Road, secondary contained, no impact).

Santa Clara County Environmental Health Department (CUPA)

This agency refers all the potential contaminated sites to the state agencies. This agency has a list known as contaminated sites which identified one additional facility within 1.0 mile of the Subject Property including S J Water Company (2981 Lone Bluff Way, closed, no impact). Regardless, generators of hazardous wastes pose no risk to the Subject Property because they are small quantity generators and the hazardous wastes are sent for recycling and treatment or disposal to different facilities. Please see Attachment 4 for the list of all the facilities.

Mr. Vakili visited Santa County Environmental Health Department, CUPA Section on August 17, 2016. Mr. Vakili met with Ms. Melissa Belloso, Environmental Specialist. Ms. Belloso stated that there were files regarding the Subject Property for two former underground storage tanks including a 550-gallon used oil tank and a 12,000-gallon gasoline tank. The underground storage tanks were removed on March 27, 1991. The soil and groundwater underneath the Subject Property were monitored from 1991 to 1995. Finally, on September 19, 1995, Santa Clara Valley Water District issued a No Further Action Letter. Mr. Vakili reviewed all the monitoring documents and determined that no further investigation is needed. Please see Attachment 5 for all the Santa Clara County files regarding the underground storage tanks.

Santa Clara County Assessor's Office

On August 17, 2016, Mr. Vakili visited the website maintained by the Santa Clara County assessor's office for information on the Subject Property in order to determine the earliest recorded date of development and use. According to the Santa Clara County Assessor's Office, the earliest recorded date of development on Subject Property was 1940s. The use of the Subject Property for hazardous materials was not provided.

State of California, Division of Minerals

California Division of Minerals Maps concerning the Subject Property and nearby properties was reviewed. The Maps contain information regarding oil and gas development. According to the Division of Minerals, there are no oil or gas wells within 500 feet of the Subject Property. No environmental concerns were noted during the mineral map review.

City of San Jose Community Development Department

On August 17, 2016, Mr. Vakili contacted the City of San Jose Community Development Department for information on the Subject Property in order to identify AULs associated with the Subject Property. No information indicating the existence of AULs was on file for the Subject Property with the City of San Jose Community Development Department.

City of San Jose Fire Department

On August 17, 2016, Mr. Vakili contacted City of San Jose Fire Department for information on the Subject Property to identify any evidence of previous or current hazardous material usage. According to the Fire Department, there were files available for the property regarding the former underground storage tanks. Please see Attachment 5 for the information.

City of San Jose Building Department

On August 17, 2016, Mr. Vakili visited City of San Jose Building Department. According to the City of Sacramento Building Department, the construction permit was obtained for the new construction in 2004 for adding approximately 3,500 square feet of new building next to the older building.

6. SITE RECONNAISSANCE AND INTERVIEWS

6.1 Site Inspection and Interview

Mr. Vakili inspected the Subject Property on August 17, 2016. Mr. Vakili met with Mr. Tim Brinton of Coldwell Banker Commercial and Mr. Ken Lewis of Ken's Glass & Mirror. Mr. Brinton stated that the property was in the market and he represented the seller, Mr. Lewis. Mr. Lewis stated that he purchased the property from star concrete in early 1980s. Mr. Lewis stated that there used to be two underground storage tanks at the property in the past which were removed in 1991. Mr. Lewis added that there were currently no underground or aboveground tanks in the property. Mr. Lewis also mentioned that he did not use hazardous materials or generated hazardous wastes at the property. Mr. Lewis continued by saying that his business was in sales and distribution of glasses and mirrors.

Mr. Brinton accompanied Mr. Vakili for an interior inspection of the buildings. The buildings included the older and the newer area which were connected to each other. The buildings were constructed on concrete foundation and concrete block walls. There were mirrors and glasses for sale inside the buildings. It appeared that Mr. Lewis had final sale for the remaining of his products. Mr. Vakili inspected the interior of the building and did not find Recognized Environmental Conditions.

Mr. Vakili later inspected the exterior area. The entire area was blocked with concrete block walls all around including two gates. Mr. Vakili observed that all the exterior area which was paved with asphalt. Mr. Lewis also showed Mr. Vakili and Mr. Brinton the area that once the underground storage tanks existed. Mr. Vakili inspected all the exterior areas and did not observe Recognized Environmental Conditions.

There is possibility of asbestos containing materials and lead-based paint at the older structure on the Subject Property which was constructed in early 1940s. Mr. Vakili strongly recommends ACM and LBP inspections when the older building is renovated or demolished in the future. No stain or distressed vegetation was noticed at the Subject Property.

Roads

Two gates enter the property from Lewis Road and Senter Road. No concern was noted after the inspection of August 17, 2016.

Potable Water Supply

Potable water on the property is supplied by the municipal water supply.

Sewage

There was a sewage system noticed during the inspection of August 17, 2016.

Hazardous Substances and Petroleum Products in Connection with Identified Uses

No hazardous substances in tanks and containers/drums were observed to be stored or used on the property during the inspection of August 17, 2016.

Storage Tanks

Determining the presence of Aboveground Storage Tanks (ASTs) and underground storage Tanks (USTs) is considered essential in assessing potential contamination sources. Visual inspection and the review of tank registration are used to determine the possible existence of past and present storage tanks in the area of the Subject Property. It must be noted however, that the absence of certain site conditions or lack of records may restrict or prevent the determination of the number and contents of storage tanks on the Subject Property. No aboveground storage tanks or underground storage tanks connections were observed on the Subject Property during the inspection of August 17, 2016.

There used to be two underground storage tanks including a 550-gallon gasoline tank and a 12,000-gallon gasoline tank at the property. The underground storage tanks were removed on March 27, 1991. The soil and groundwater underneath the Subject Property were monitored from 1991 to 1995. Finally, on September 19, 1995, Santa Clara Valley Water District issued a No Further Action Letter. Mr. Vakili reviewed all the monitoring documents and determined that no further investigation is needed. Please see Attachment 5 for the information.

Odors

No strong, pungent or noxious odors were observed during August 17, 2016 inspection.

Pools of Liquid

No vernal pools and seasonal wet lands were observed at the Subject Property during August 17, 2016 inspection.

Drums

No drums or containers of hazardous wastes or materials were observed during August 17, 2016 inspection.

Hazardous Substances and Petroleum Products Containers

No containers with hazardous materials or petroleum products that might represent a recognized environmental condition were observed on the property during August 17, 2016 inspection.

Unidentified Substance Containers

No open or damaged containers containing unidentified substances suspected of being hazardous substances or petroleum products were observed on the Subject Property during August 17, 2016 inspection.

Heating/Cooling

Heating was noticed at building during August 17, 2016 inspection.

Stains or Corrosion

There were no stains or corrosion on the ground during August 17, 2016 inspection.

Drains and Sumps

No drains or sumps were observed at the property during August 17, 2016 inspection.

Pits, Ponds, or Lagoons

No pits, ponds, or lagoons were observed at the property or neighboring properties during August 17, 2016 inspection.

Stained Soil or Pavement

No areas of stained soil were observed during August 17, 2016 inspection.

Stressed Vegetation

No areas of stressed vegetation were observed on the property during August 17, 2016 inspection.

Solid Waste

No areas, mounds, or depressions that may be filled or graded by non-natural causes or filled with fill of unknown origin suggesting trash or other solid waste disposal were observed on the property during August 17, 2016 inspection.

Waste Water

There was no wastewater or other liquids being discharged into a drain, ditch, underground injection system, or stream on or adjacent to the property during August 17, 2016 inspection.

Wells

No wells were observed on the property during August 17, 2016 inspection.

Septic Systems

No septic systems or cesspools were observed on the property during August 17, 2016 inspection.

6.2 Site Vicinity

The Subject Property is located in a commercial and residential area of the City of San Jose. The area around the property includes a major golf course to the east of Senter Road on Lone Bluff Way, commercial businesses along Senter Road and Capitol Express Way, and residential neighborhoods along Lewis Road, Hunken Drive, Independence Drive and Pocatello Drive.

7. FINDINGS, OPINION AND RECOMMENDATION

At the request of Mr. Hien Nguyen; Mr. Vakili completed this Report on the Subject Property. The Subject Property includes a newer structure of approximately 3192 square feet (built in 2000s) and the older structure of approximately 3229 square feet (built in early 1940s) connected together in approximately 38,178 square feet of land. The assessment of the Subject Property included review of the regulatory agencies files relevant to any releases to the environment, conducting visual site inspection on August 17, 2016, interview of appropriate people, surveillance of the surrounding area, and providing the findings in this Report.

No direct evidence was discovered to indicate that soil, groundwater or surface water contamination is present, or likely to be present beneath the Subject Property as result of operations at the Subject Property or other businesses in the neighborhood. Also, during the visual site inspection of August 17, 2016, no vegetation distress was observed (Please see Photographs of the Subject Property). The Subject Property is on regulatory agencies' database for former underground storage tanks. There used to be two underground storage tanks including a 550-gallon gasoline tank and a 12,000-gallon gasoline tank at the property. The underground storage tanks were removed on March 27, 1991. The soil and groundwater underneath the Subject Property were monitored from 1991 to 1995. Finally, on September 19, 1995, Santa Clara Valley Water District Issued a No Further Action Letter. Mr. Vakili reviewed all the monitoring documents and determined that no further investigation is currently needed at the Subject Property. Please see Attachment 5 for the information. Also there were two facilities nearby the Subject Property which contaminated the regional groundwater but no contamination reached underneath the Subject Property. Please see Attachment 6 for all the reports.

We inspected the Subject Property on August 17, 2016. Please see the Photographs in the Attachment 3. We did not observe any condition that raises concern. No Recognized Environmental Conditions are presently found at the Subject Property.

The new Standard indicates the need to clarify that the potential for vapor migration must be considered in the Phase I report. The definition of "migrate" now expressly includes releases that migrate in the subsurface as vapor. Mr. Vakili does not believe that there is a need to assess possible indoor air quality impacts from vapor intrusion pathways because the subsurface soil may not have potentially been impacted.

The following documents, maps, or other publications may have been used in the preparation of this Report.

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

- American Society for Testing and Materials Guide for Environmental Site Assessments: Transaction Screen Process (ASTM E1528)

- Comprehensive Environmental Response, Compensation, and Liability Act of 1980 ("CERCLA" or "Superfund"), as amended by Superfund Amendments and Reauthorization Act of 1986 ("SARA") and Small Business Liability Relief and Brownfields Revitalization Act of 2002 ("Brownfield Amendments"), 42 U.S.C. §§9601, et. seq. • Resource Conservation and Recovery Act, as amended ("RCRA"), 42 U.S.C. §6901, et. seq.

- Federal Emergency Management Agency, National Flood Insurance Program, Flood Insurance Maps

- United States Department of Agriculture, Soil Conservation Service, Soil Surveys

- United States Geological Survey, Topographic Maps

- United States Department of the Interior, Fish and Wildlife Service, National Wetlands Inventory Map

- RWQCB Geotracker

- DTSC Envirostor

- EDR Report, August 12, 2016

- Remediation Workplan for the Former Texaco located at 2895 Senter Road, San Jose, California, dated September 21, 2015, prepared by Stantec Consulting Services, Inc. located at 15575 Los Gatos Boulevard, Los Gatos, California

- Groundwater Sampling Report for 2905 Senter Road, San Jose, dated March 27, 1995 prepared by Blanie Tech Services, Inc. located at 985 Timothy Drive, San Jose

- Underground Storage Tank Case Closure for Ken's Glass & Mirror at 2905 Senter Road, San Jose, dated September 19, 1995, prepared by Santa Clara Water District

- Additional Site Asset Report for Arco Service Station located at 3147 Senter Road in San Jose, dated August 31, 2015, prepared by Stantec Consulting Services, Inc. located at 3017 Kilgore Road in Rancho Cordova, California

8. CONCLUSION AND CERTIFICATION

We have performed this Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 for the Subject Property. Any exceptions to, or deletions from, this practice are described in Section 1 of this Report. This assessment has revealed no evidence of Existing or Historical Recognized Environmental Conditions in connection with the Subject Property. Except for the limitations and exceptions discussed in Section 1.3, this Report complies with the ASTM Standard 1527-13. No additional services beyond the scope of the ASTM Standard 1527-13 were conducted as part of this Report.

This is to certify that based on the assessment of the Subject Property, review of all regulatory agencies files, and a visual site inspection; we hereby recommend no further action at the Subject Property. This means that no additional assessment or investigation is necessary at this time.

Data failure occurs when all the standard historical sources that are reasonably ascertainable and likely to be useful have been reviewed and yet the objectives have not been met. If the data failure represents a significant data gap, the report shall comment on the impact of the data gap on the ability of the environmental professional to identify recognized environmental conditions. Mr. Vakili did not find any significant data failure that would impact of the data gap on the ability of Mr. Vakili to identify recognized environmental conditions.

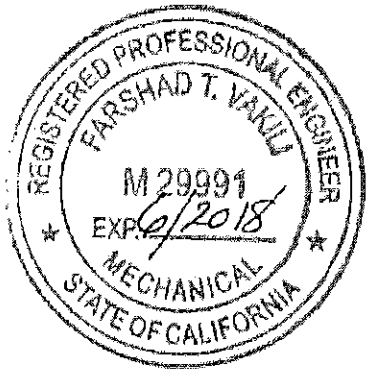
The recommendation is based on the review of the regulatory agencies files, the inspection of the area around the Subject Property, the understanding of the status of nearby known or potentially contaminated sites, the distance from the known or potentially contaminated sites to the Subject Property, and the hydrogeological conditions of the subsurface soil and groundwater. Although there is no evidence of soil or groundwater contamination at the Subject Property at this time, it should be noted that there is always a potential of contamination from sources unknown to the regulatory agencies and Mr. Vakili at the time of this Report.

We declare 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. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Subject Property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

8-21-2016

Farshad Vakili, P.E.
Principal Engineer
273 Canyon Falls Drive
Folsom, California 95630

Date:



ATTACHMENT 1
FIGURES

FIGURE 1
STATEMENT OF QUALIFICATION
INSURANCE LIABILITY

FARSHAD T. VAKILI, P.E.

273 Canyon Falls Drive
Folsom, California 95630
Tel: (916) 804-6232 Cell: (916) 804-6232 Fax: (916) 988-6639
Email: fvakili@phase1assessments.com

OBJECTIVE

Ambitious, energetic, logistic, enthusiastic, creative, flexible, self-initiated & dynamic with strong analytical skills and exceptional communication skills at all levels skills is looking for to be on the lists of financial entities in their loaning process to conduct environmental assessment, investigation and remediation.

WORK HISTORY

Jun 2007 to Present

Principal Engineer/Independent Contractor
www.phase1assessments.com
Folsom, California

Conducting environmental consulting for banks, contractors, commercial brokers, and investors; preparing Reliance Letters for US Small Business Administration; preparing Phase I and Phase II Environmental Site Assessment Reports for residential, commercial and industrial sites

- Provide reports in less than 7 days
- Provide reports professionally in compliance to banks requirements

Jul 1990 to Present

Project Manager, Office of Permitting Chief, and Team Leader
Department of Toxic Substances Control
Sacramento, California

Responsible for permitting hazardous waste facilities; corrective action remediation; enforcement assistance; closure verification; groundwater monitoring data interpretation; project management assignments; staff supervision tasks; holding public meetings/hearings; drafting consent agreements for remediation activities

- Various award recipient
- Extensive writing/verbal communication skill
- Professional negotiator
- Extensive staff management skills
- Good analyzer of situations

- Extensive cost effective knowledge

Jan 1986 to Jun 1990

Waste Management Engineer
California Department of Health Services
Sacramento, California

Responsible to establish a program and initiate new law for used oil handlers and recyclers in the state; providing technical support to TSD (treatment, storage and disposal) facilities; issuing variances from permitting requirements; and overseeing corrective action program at contaminated facilities

- Contributing author in Used Oil regulations
- Department's representative in various industries meetings
- Department's expert in new adopted USEPA regulations
- Author of manual of how to obtain state permits

Jan 1983 to Jun 1985

Environmental Health & Safety Manager
Fairchild Semi Conductor
San Rafael, California

Responsible for health and safety of the personnel, compliance with local, state and federal laws and regulation compliance and enforcement for personnel health and safety; air, water and soil contamination and exposure; maintenace; and emergency coordination in case of catasrophies

- Reduce air pollution of the Facility by compliance to the Bay Area Air Pollution Control District
- Managed the groundwater contamination
- Evaluated alternative chemicals to reduce pollution at the Facility
- Conducted emergency response drills
- Provided continous feedback to management

EDUCATION

Jan 1976 to Jun 1981

University of Nevada, Reno
Reno, Nevada
Bachelor of Science in Mechanical Engineering

Mechanical Engineer specialized in environmental science

- Solar Project Heat Calculation
- Indoor Pollution Analysis
- Indoor Energy conservation calculation/recommendation

PROFESSIONAL LICENCES

Professional Engineer in Mechanical Engineering in the State of California, Certificate Number 29991

Registered Environmental Assessors in the State of California, Certificate Number 03456

SOFTWARE/SYSTEM SKILLS

Microsoft Work
Creating Reports

REFERENCES

Upon Request

COMMON POLICY DECLARATIONS

Policy No.	Renewal of Number
ENVP005894-03	ENVP005894-02

INSURANCE IS PROVIDED BY
ROCKHILL INSURANCE COMPANY
KANSAS CITY, MISSOURI

Named Insured and Mailing Address	Agent
Forshad Vakili, P.E. dba Phase I Assessments.com 273 Canyon Falls Drive Folsom, CA 95630	Hull & Company, Inc. 3247 West March Lane Suite 110 Stockton, CA 95219

Policy Period: From 11/09/2015 To 11/09/2016 12:01 A.M. Standard Time at your Mailing address shown above. (Unless otherwise Endorsed)

Business Description:	Environmental Operations
Form of Business:	Corporation - private

IN RETURN FOR THE PAYMENT OF THE PREMIUM, AND SUBJECT TO ALL OF THE TERMS OF THIS POLICY, WE AGREE WITH YOU TO PROVIDE THE INSURANCE STATED IN THIS POLICY.

THIS POLICY CONSISTS OF THE FOLLOWING COVERAGE PARTS FOR WHICH A PREMIUM IS INDICATED. THIS PREMIUM MAY BE SUBJECT TO ADJUSTMENT.

COVERAGE PART	LIMITS OF INSURANCE:	COVERAGE PART (FORM NUMBER)
Commercial General Liability		CG 00 01 12/04
General Aggregate Limit:	1,000,000	
Products/Completed Operations Aggregate Limit:	1,000,000	
Personal and Advertising Injury Limit:	1,000,000	
Each Occurrence Limit:	1,000,000	
Damage to Premises Rented to You Limit:	50,000	
Medical Expense Limit:	5,000	
Contractors Pollution Liability Occurrence		RHIC 6201 01/11
Aggregate Limit:	2,000,000	
Each Contractors Pollution Condition Limit:	1,000,000	
Professional Liability		RHIC 6101 01/11
Aggregate Limit:	2,000,000	
Each Professional Services Incident Limit:	1,000,000	

Covered Professional Services: "Professional Services" performed by the named insured for others for a fee.

Broker Fee $150.00
Stamping Fee $5.50
State Tax $82.50

	PREMIUM
	$2,750.00
(25 % MINIMUM EARNED PREMIUM)	$688.00
TERRORISM (IF PURCHASED IS 100% MINIMUM EARNED)	N/A
TOTAL MINIMUM & DEPOSIT PREMIUM	$2,750.00

Premium shown is payable: at inception

Additional Form(s) and Endorsement(s) that are made a part of this policy at time of issue and that add, change, exclude or limit coverage are listed below.

*Omits applicable Forms and Endorsements if shown in specific Coverage Part/Coverage Form Declarations.

Date of Issue: 10/07/2015

Countersigned By 4 1 8
AUTHORIZED REPRESENTATIVE

THESE DECLARATIONS TOGETHER WITH THE COMMON POLICY CONDITIONS, COVERAGE PART DECLARATIONS, COVERAGE PART COVERAGE FORM(S) AND FORMS AND ENDORSEMENTS, IF ANY, ISSUED TO FORM A PART THEREOF, COMPLETE THE ABOVE NUMBERED POLICY.

FIGURE 2
SANBORN MAP
SANTA CALRA COUNTY ASSESSOR'S PARCEL MAP
SITE PLAN

Kens Glass & Mirror
2905 Senter Road
San Jose, CA 95111

Inquiry Number: 4699822.3
August 12, 2016

Certified Sanborn® Map Report

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

08/12/16

Site Name:	Client Name:
Kens Glass & Mirror	Farshad Vakili, P.E., Phase 1 Assessmen
2905 Senter Road	273 Canyon Falls Drive
San Jose, CA 95111	Folsom, CA 95630
EDR Inquiry # 4699822.3	Contact: Farshad Vakili, P.E.

The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Farshad Vakili, P.E., Phase 1 Assessment were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification # D160-47F0-8222

PO # NA

Project NA

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

Sanborn® Library search results

Certification #: D160-47F0-8222

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ✓ Library of Congress
- ✓ University Publications of America
- ✓ EDR Private Collection

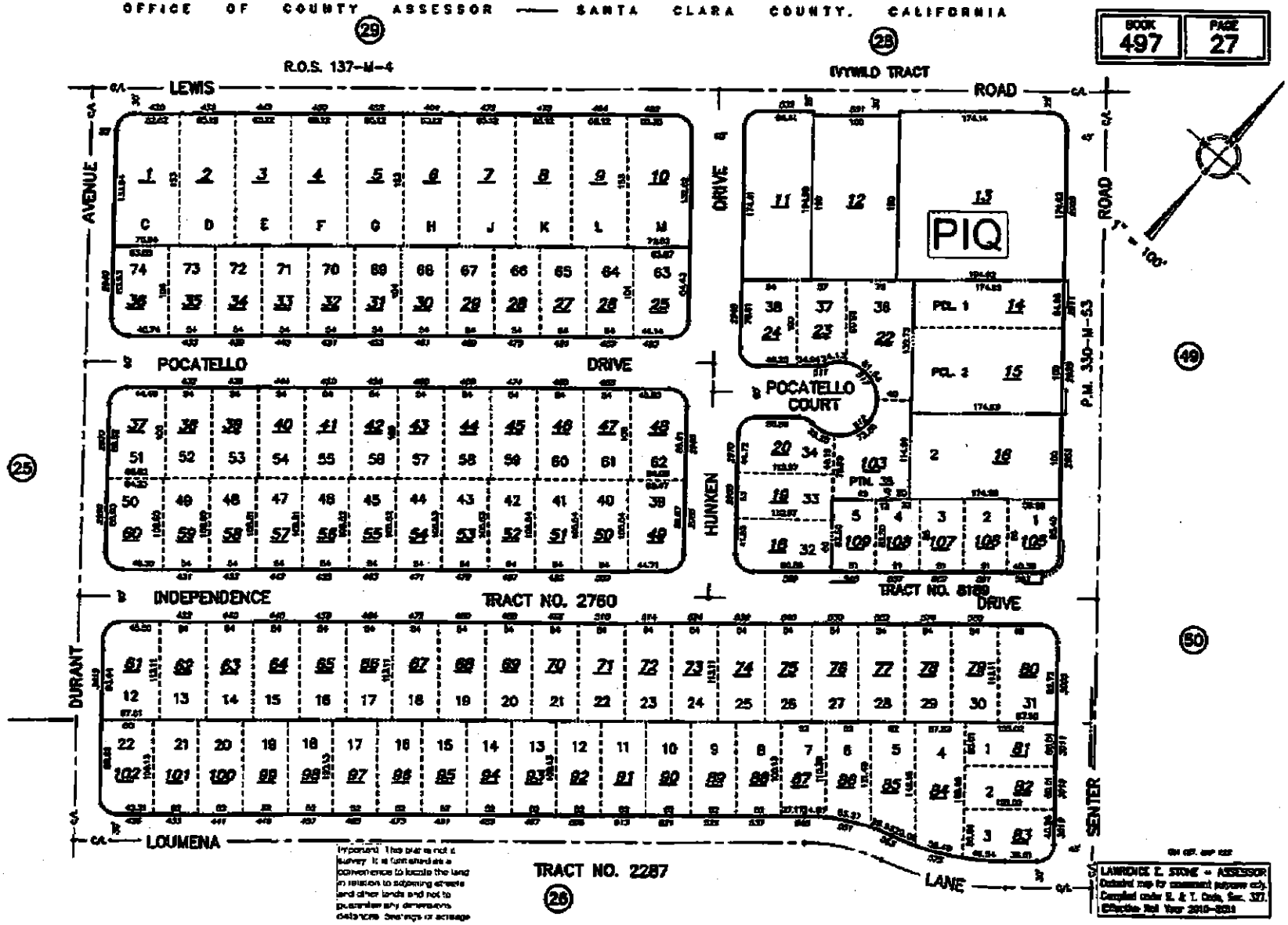
The Sanborn Library LLC Since 1866™

Limited Permission To Make Copies

Farshad Vakili, P.E., Phase 1 Assessment (the client) is permitted to make up to FIVE photocopies of this Sanborn Map transmittal and each fire insurance map accompanying this report solely for the limited use of its customer. No one other than the client is authorized to make copies. Upon request made directly to an EDR Account Executive, the client may be permitted to make a limited number of additional photocopies. This permission is conditioned upon compliance by the client, its customer and their agents with EDR's copyright policy; a copy of which is available upon request.

OFFICE OF COUNTY ASSESSOR — SANTA CLARA COUNTY, CALIFORNIA

BOOK 497 PAGE 27



Important: This plat is not a survey. It is furnished as a convenience to locate the land in relation to adjoining streets and other lands and not to guarantee any dimensions, distances, bearings or acreage

LAWRENCE E. STONE - ASSESSOR
Outside map for assessment purposes only.
Compiled under R. & T. Code, Sec. 327.
Effective Roll Year 2010-2011

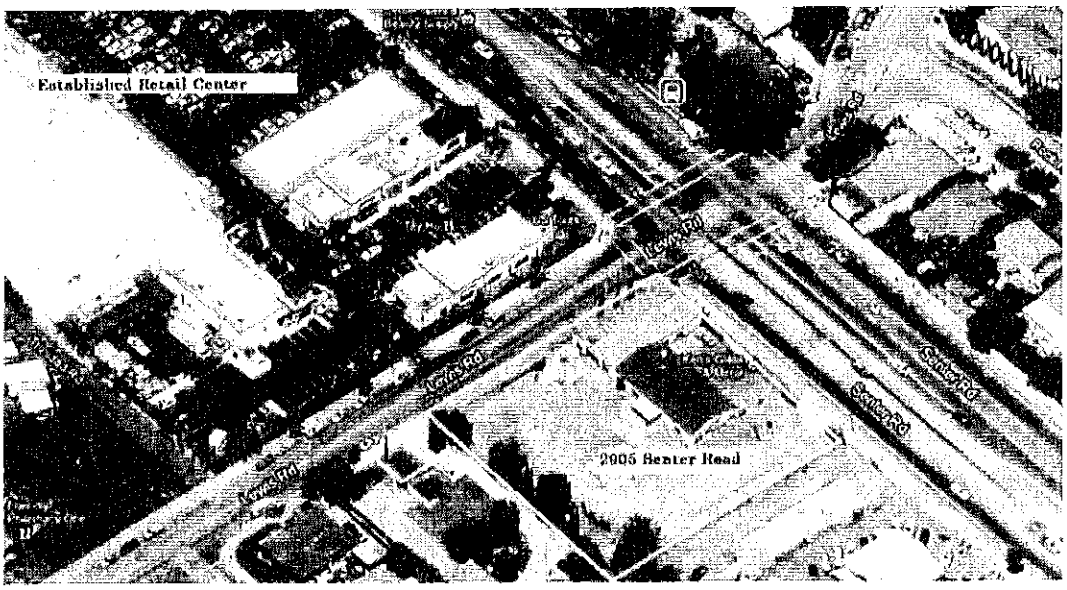

Established Retail Center
2005 Center Road
Center Rd
Center Rd
Lewis Rd
Lewis Rd
Lewis Rd

FIGURE 3
HISTORICAL TOPOGRAPHIC MAPS

Kens Glass & Mirror
2905 Senter Road
San Jose, CA 95111

Inquiry Number: 4699822.4
August 12, 2016

EDR Historical Topo Map Report

with QuadMatch™

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800 352.0050
www.edrnet.com

EDR Historical Topo Map Report

08/12/16

Site Name:	Client Name:
Kens Glass & Mirror	Farshad Vakili, P.E., Phase 1 Assessmen
2905 Senter Road	273 Canyon Falls Drive
San Jose, CA 95111	Folsom, CA 95630
EDR Inquiry # 4699822.4	Contact: Farshad Vakili, P.E.

EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by Farshad Vakili, P.E., Phase 1 Assessment were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDRs Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

Search Results:		*Coordinates:*	
P.O.#	NA	Latitude:	37.297156 37° 17' 50" North
Project:	NA	Longitude:	-121.837765 -121° 50' 16" West
		UTM Zone:	Zone 10 North
		UTM X Meters:	603009.18
		UTM Y Meters:	4128470.80
		Elevation:	146.00' above sea level

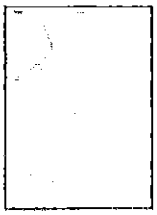
Maps Provided:

2012	1889
1980	
1973	
1968	
1961	
1953	
1899	
1897	

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

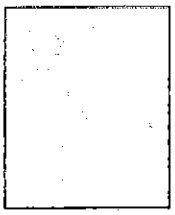
2012 Source Sheets



San Jose East

7.5-minute, 24000

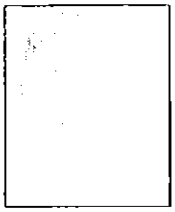
1980 Source Sheets



San Jose East

7.5-minute, 24000
Photo Revised 1980
Aerial Photo Revised 1978

1973 Source Sheets



San Jose East

7.5-minute, 24000
Photo Revised 1973
Aerial Photo Revised 1973

1968 Source Sheets

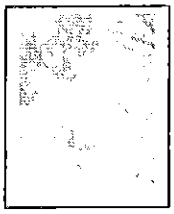
San Jose East

7.5-minute, 24000
Photo Revised 1968
Aerial Photo Revised 1968

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

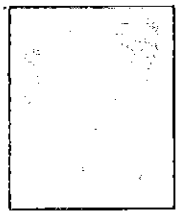
1961 Source Sheets



San Jose East

7.5-minute, 24000
Aerial Photo Revised 1960

1953 Source Sheets



San Jose East

7.5-minute, 24000
Aerial Photo Revised 1948

1899 Source Sheets

San Jose

15-minute, 62500

1897 Source Sheets

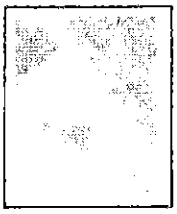
San Jose

15-minute, 62500

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1889 Source Sheets



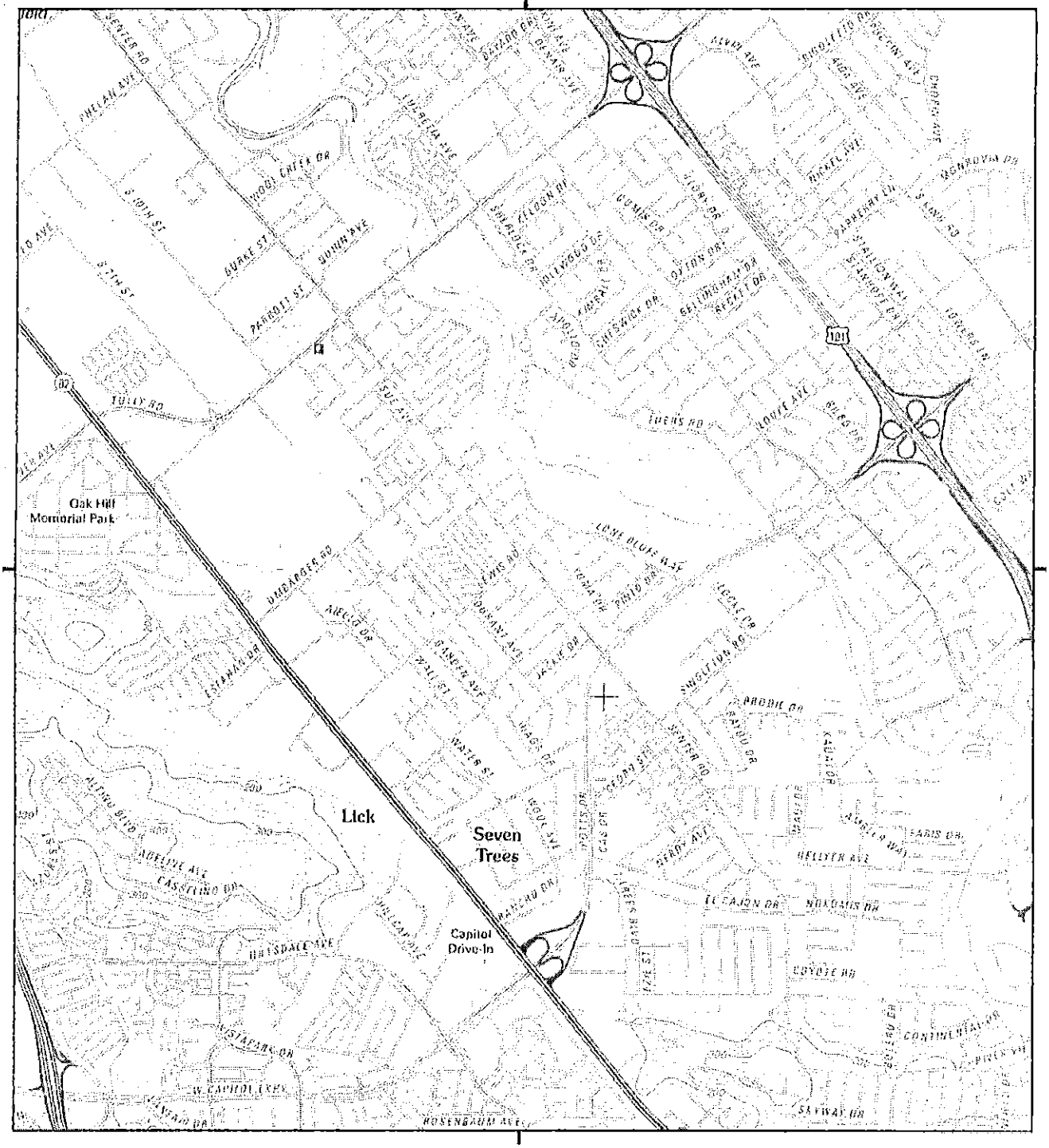
San Jose

15-minute, 62500

EDR

Historical Topo Map

2012



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, San Jose East, 2012, 7.5-minute

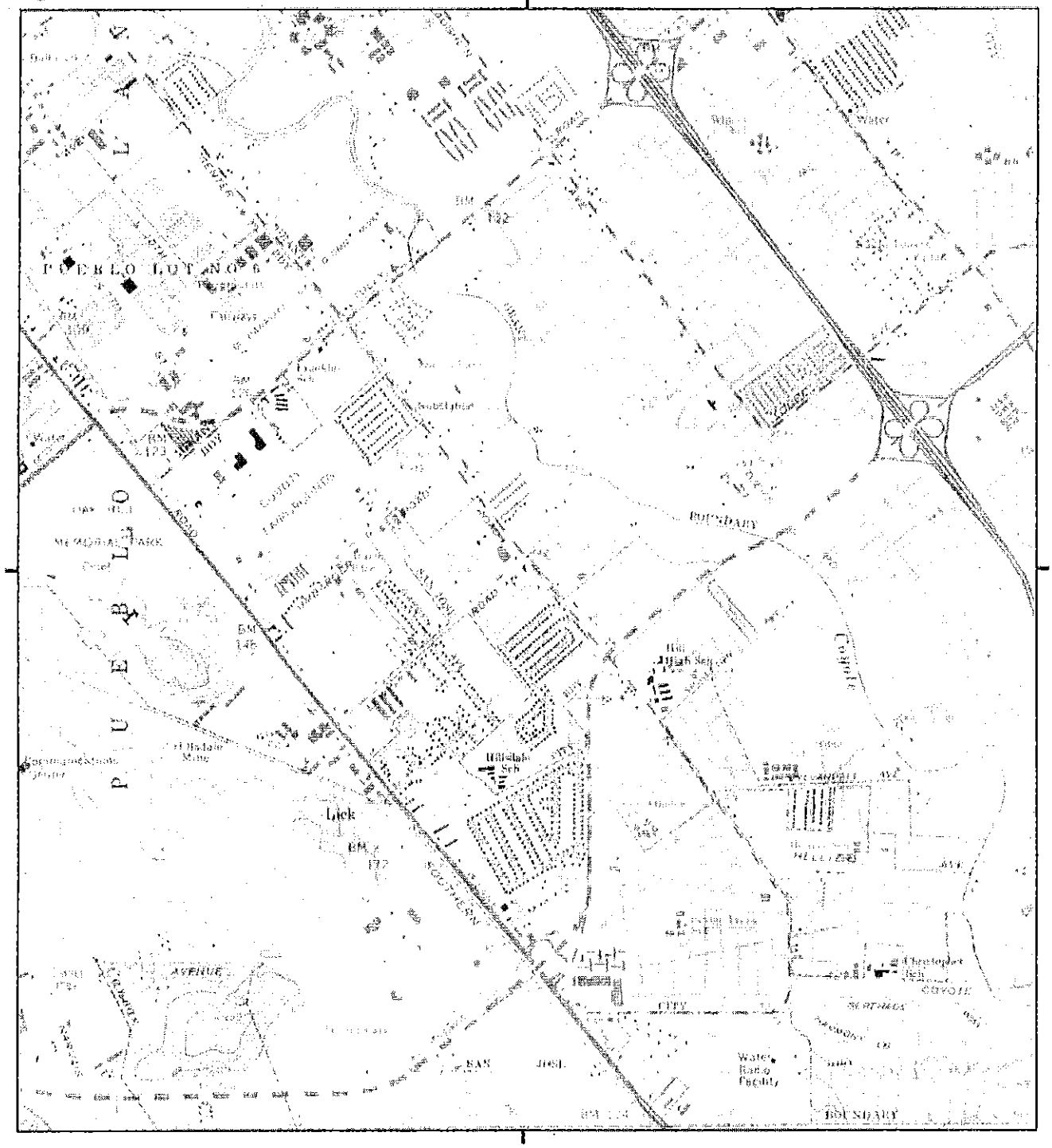
SITE NAME: Kens Glass & Mirror
ADDRESS: 2905 Senter Road
San Jose, CA 95111
CLIENT: Farshad Vakili, P.E., Phase 1 Assessmer

N

EDR

Historical Topo Map

1980



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, San Jose East, 1980, 7.5-minute

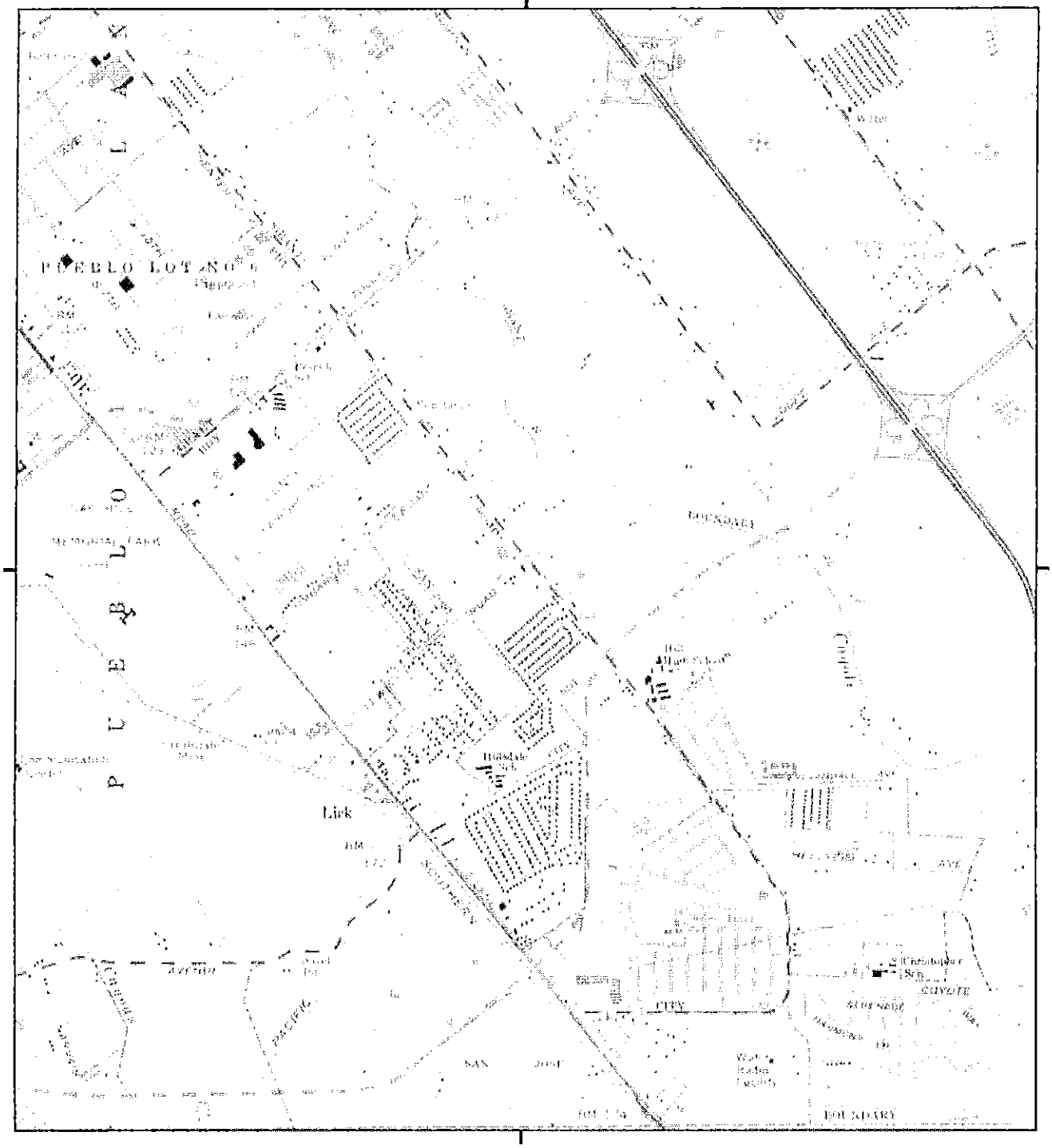
SITE NAME: Kens Glass & Mirror
ADDRESS: 2905 Senter Road
San Jose, CA 95111
CLIENT: Farshad Vakili, P.E., Phase 1 Assessmer

N

EDR

Historical Topo Map

1973



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, San Jose East, 1973, 7.5-minute

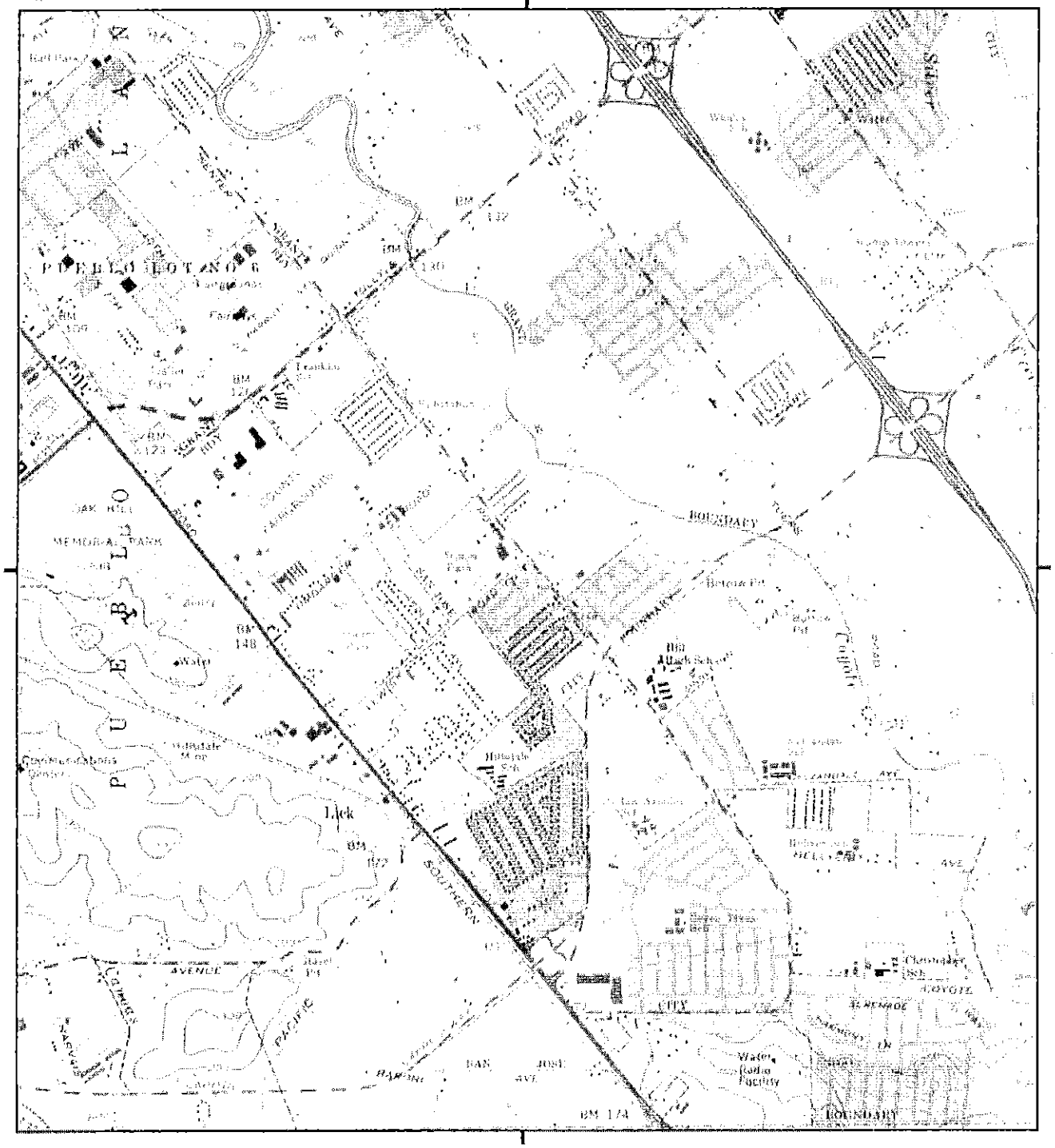
SITE NAME: Kens Glass & Mirror
ADDRESS: 2905 Senter Road
San Jose, CA 95111
CLIENT: Farshad Vakili, P.E., Phase 1 Assessmer

N

EDR

Historical Topo Map

1968



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, San Jose East, 1968, 7.5-minute

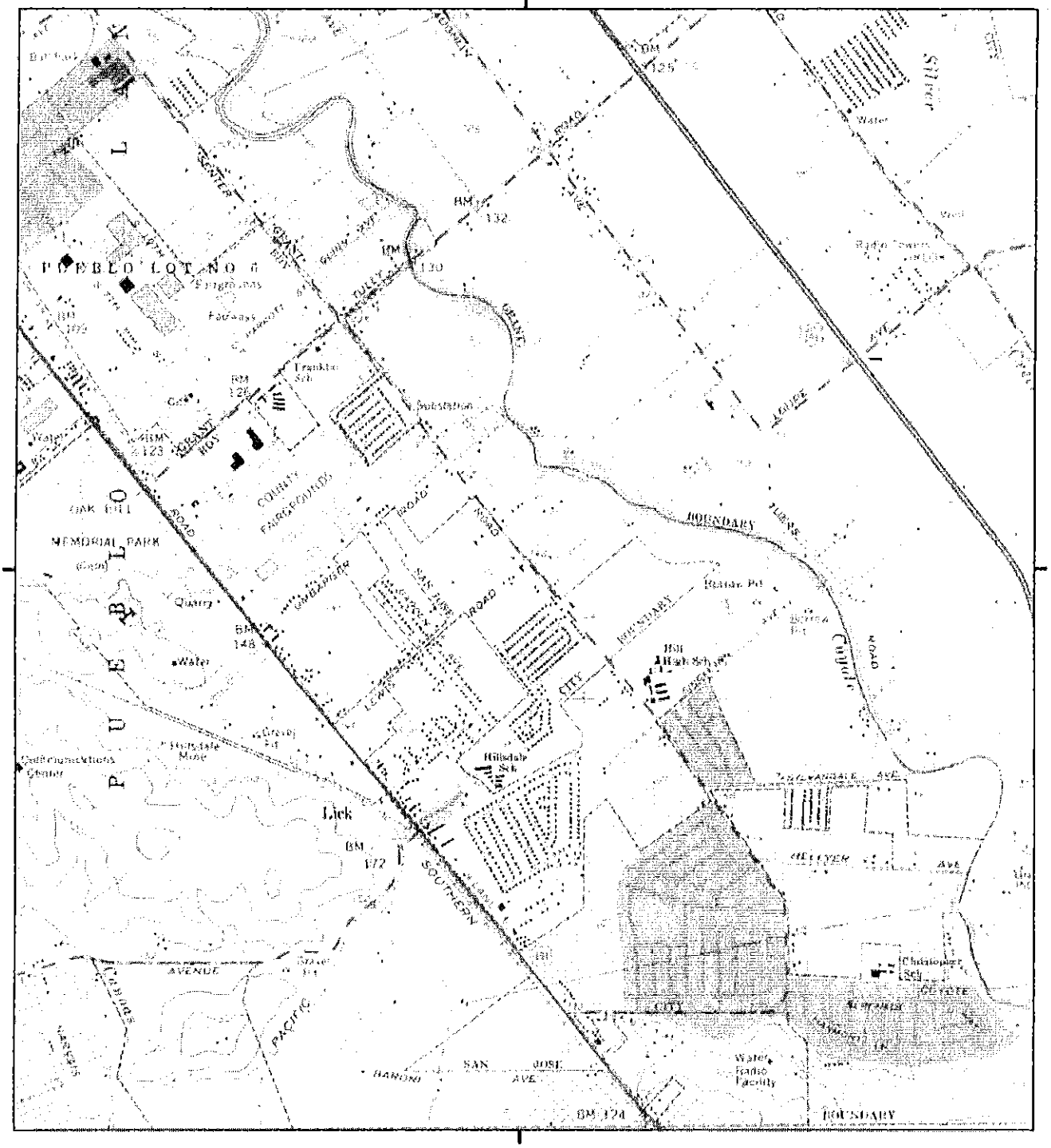
SITE NAME: Kens Glass & Mirror
ADDRESS: 2905 Senter Road
San Jose, CA 95111
CLIENT: Farshad Vakili, P.E., Phase 1 Assessmer

N

EDR

Historical Topo Map

1961



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, San Jose East, 1961, 7.5-minute

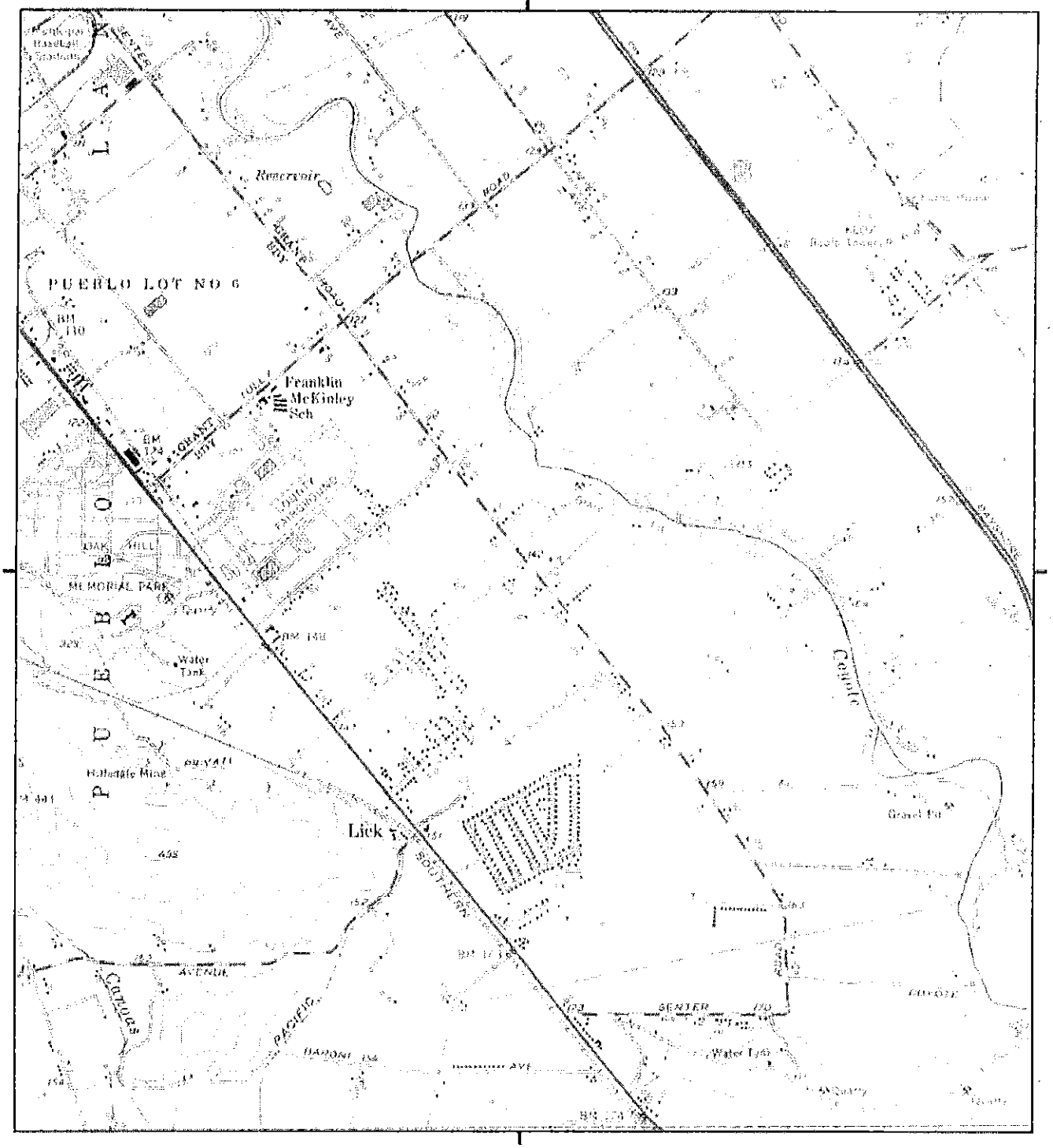
SITE NAME: Kens Glass & Mirror
ADDRESS: 2905 Senter Road
San Jose, CA 95111
CLIENT: Farshad Vakili, P.E., Phase 1 Assessmnr

N

EDR

Historical Topo Map

1953



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, San Jose East, 1953, 7.5-minute

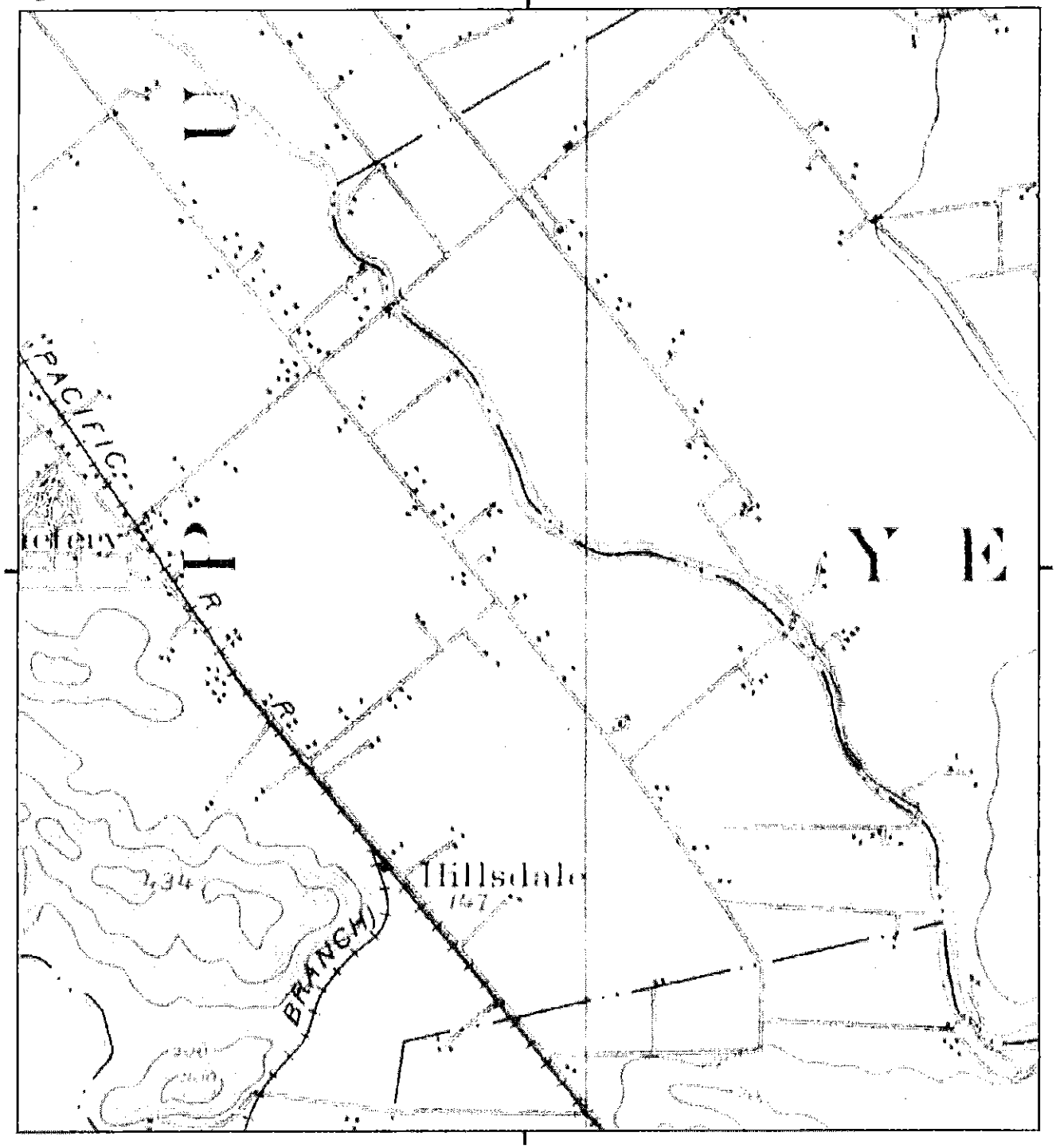
SITE NAME: Kens Glass & Mirror
ADDRESS: 2905 Senter Road
San Jose, CA 95111
CLIENT: Farshad Vakili, P.E., Phase 1 Assessmer

N

EDR

Historical Topo Map

1899



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, San Jose, 1899, 15-minute

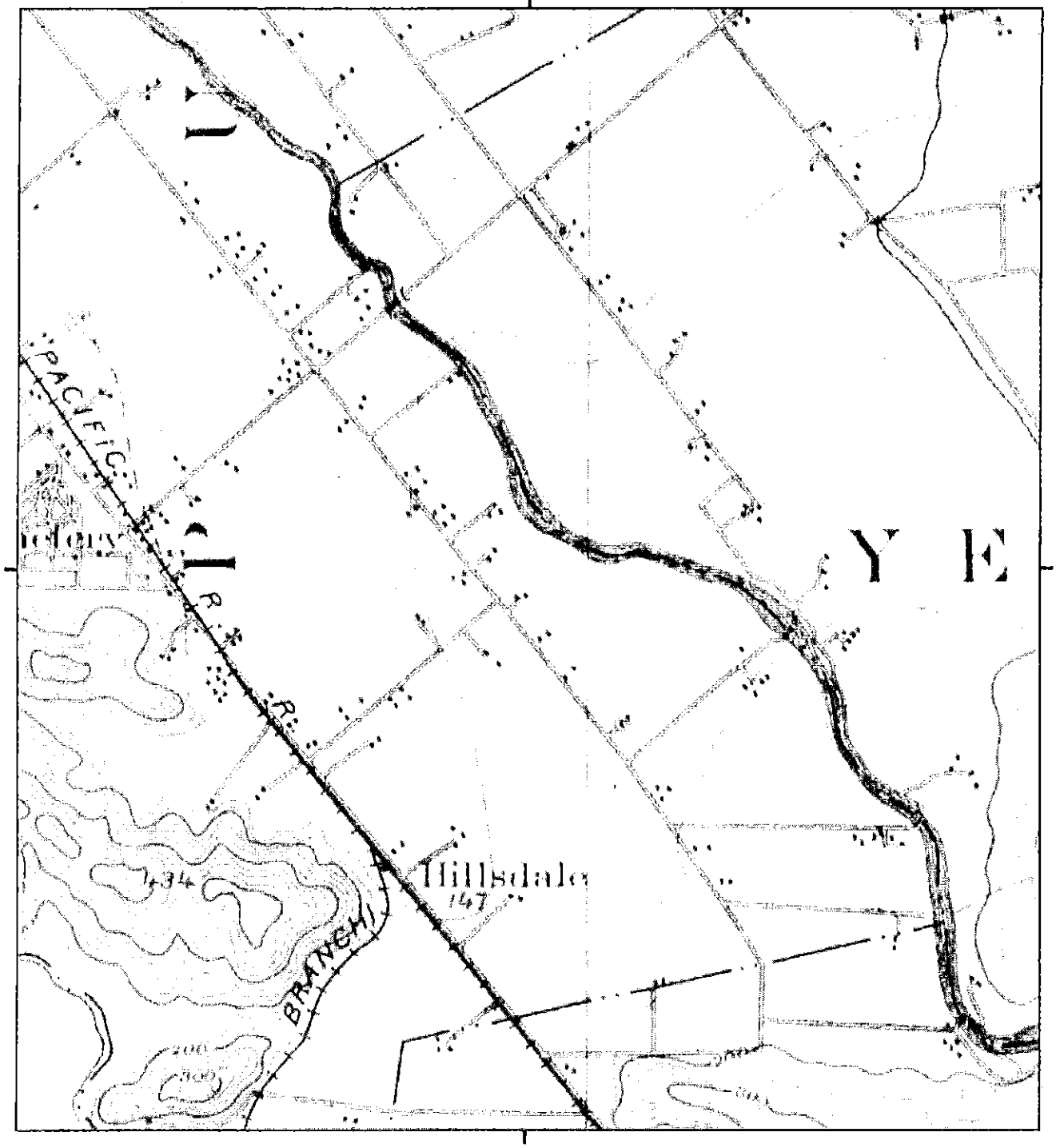
SITE NAME: Kens Glass & Mirror
ADDRESS: 2905 Senter Road
San Jose, CA 95111
CLIENT: Farshad Vakili, P.E., Phase 1 Assessmer

N

EDR

Historical Topo Map

1897



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, San Jose, 1897, 15-minute

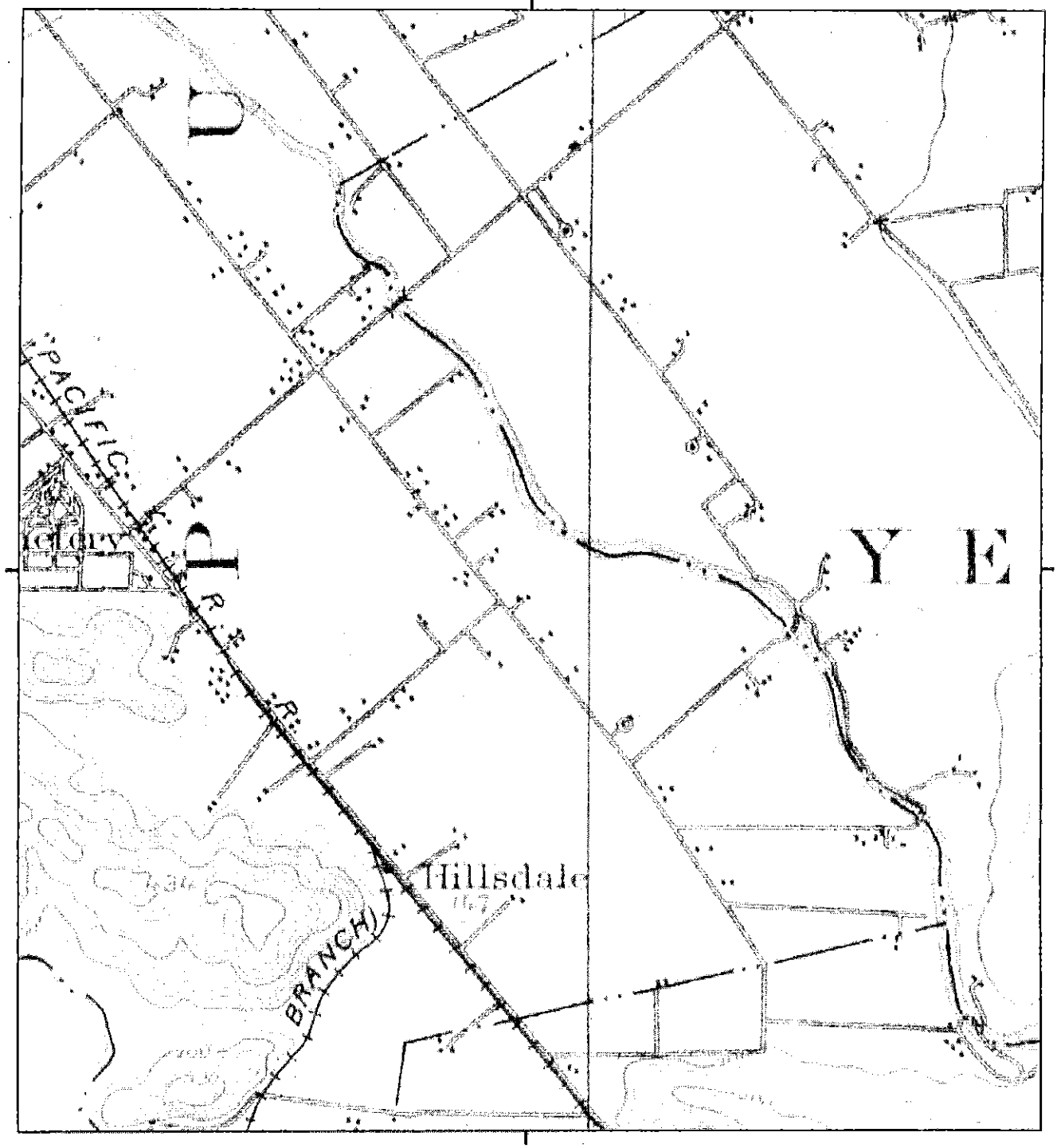
SITE NAME: Kens Glass & Mirror
ADDRESS: 2905 Senter Road
San Jose, CA 95111
CLIENT: Farshad Vakili, P.E., Phase 1 Assessmer

N

EDR

Historical Topo Map

1889



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, San Jose, 1889, 15-minute

SITE NAME: Kens Glass & Mirror
ADDRESS: 2905 Senter Road
San Jose, CA 95111
CLIENT: Farshad Vakili, P.E., Phase 1 Assessmer

N

FIGURE 4
HISTORICAL AERIAL PHOTOGRAPHS

Kens Glass & Mirror
2905 Senter Road
San Jose, CA 95111

Inquiry Number: 4699822.9
August 15, 2016

The EDR Aerial Photo Decade Package

EDR®

6 Armstrong Road, 4th Floor
Shelton, CT 06484
Toll Free: 800 352 0050
www.edrnet.com

EDR Aerial Photo Decade Package

08/15/16

Site Name:	Client Name:
Kens Glass & Mirror	Farshad Vakili, P.E., Phase 1 Assessme
2905 Senter Road	273 Canyon Falls Drive
San Jose, CA 95111	Folsom, CA 95630
EDR Inquiry # 4699822.9	Contact: Farshad Vakili, P.E.

Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

Search Results:

Year	Scale	Details	Source
2012	1"=500'	Flight Year: 2012	USDA/NAIP
2010	1"=500'	Flight Year: 2010	USDA/NAIP
2009	1"=500'	Flight Year: 2009	USDA/NAIP
2006	1"=500'	Flight Year: 2006	USDA/NAIP
2005	1"=500'	Flight Year: 2005	USDA/NAIP
1998	1"=500'	Acquisition Date: August 27, 1998	USGS/DOQQ
1982	1"=500'	Flight Date: July 05, 1982	USDA
1974	1"=500'	Flight Date: June 06, 1974	USGS
1968	1"=500'	Flight Date: June 14, 1968	USGS
1956	1"=500'	Flight Date: June 12, 1956	USDA
1950	1"=500'	Flight Date: April 01, 1950	USDA
1948	1"=500'	Flight Date: September 26, 1948	USDA
1939	1"=500'	Flight Date: August 05, 1939	USDA

When delivered electronically by EDR, the aerial photo images included with this report are for ONE TIME USE ONLY. Further reproduction of these aerial photo images is prohibited without permission from EDR. For more information contact your EDR Account Executive.


INQUIRY #: 4699822.9
YEAR: 2012
= 500'
N
EDR

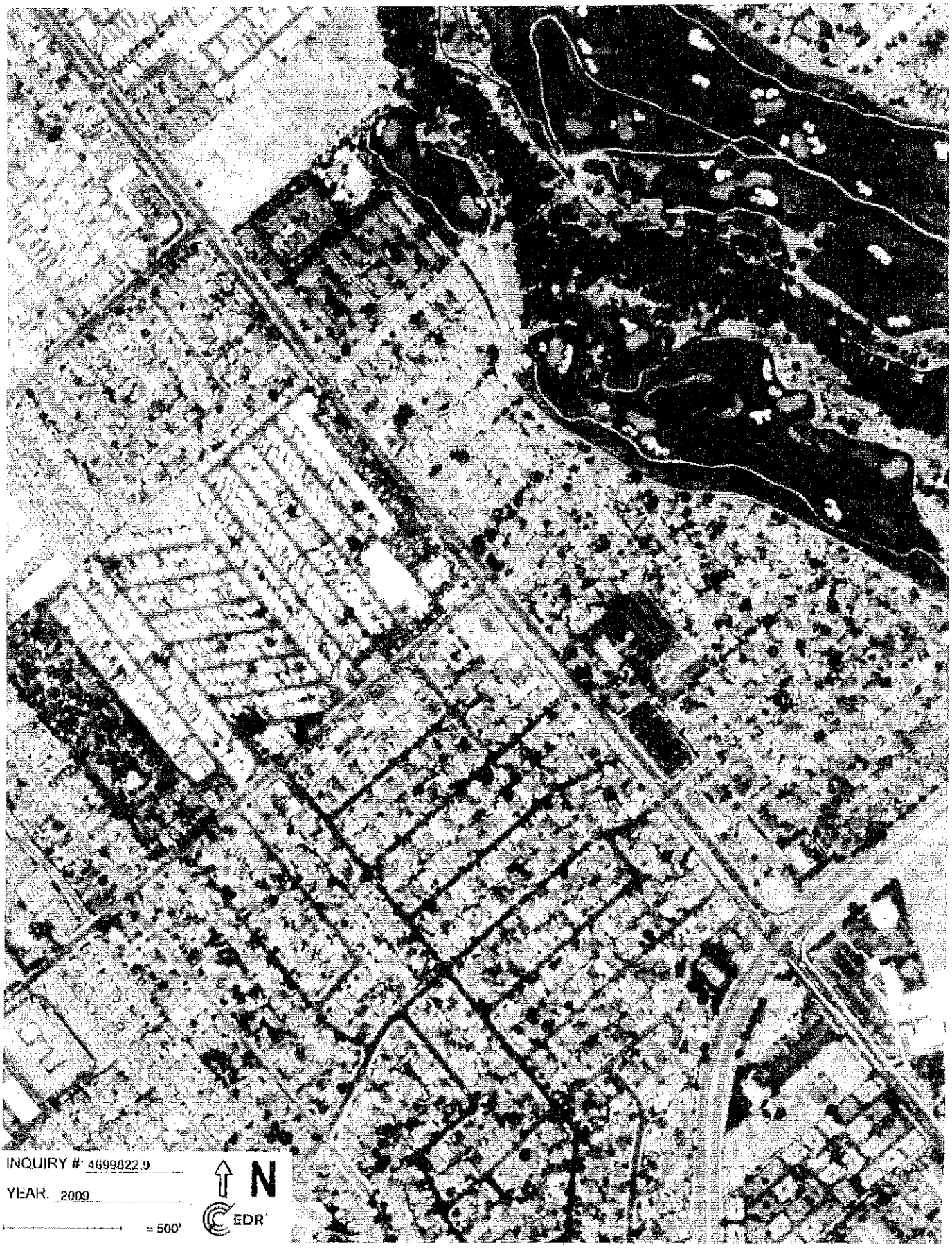
INQUIRY #: 4699822.9

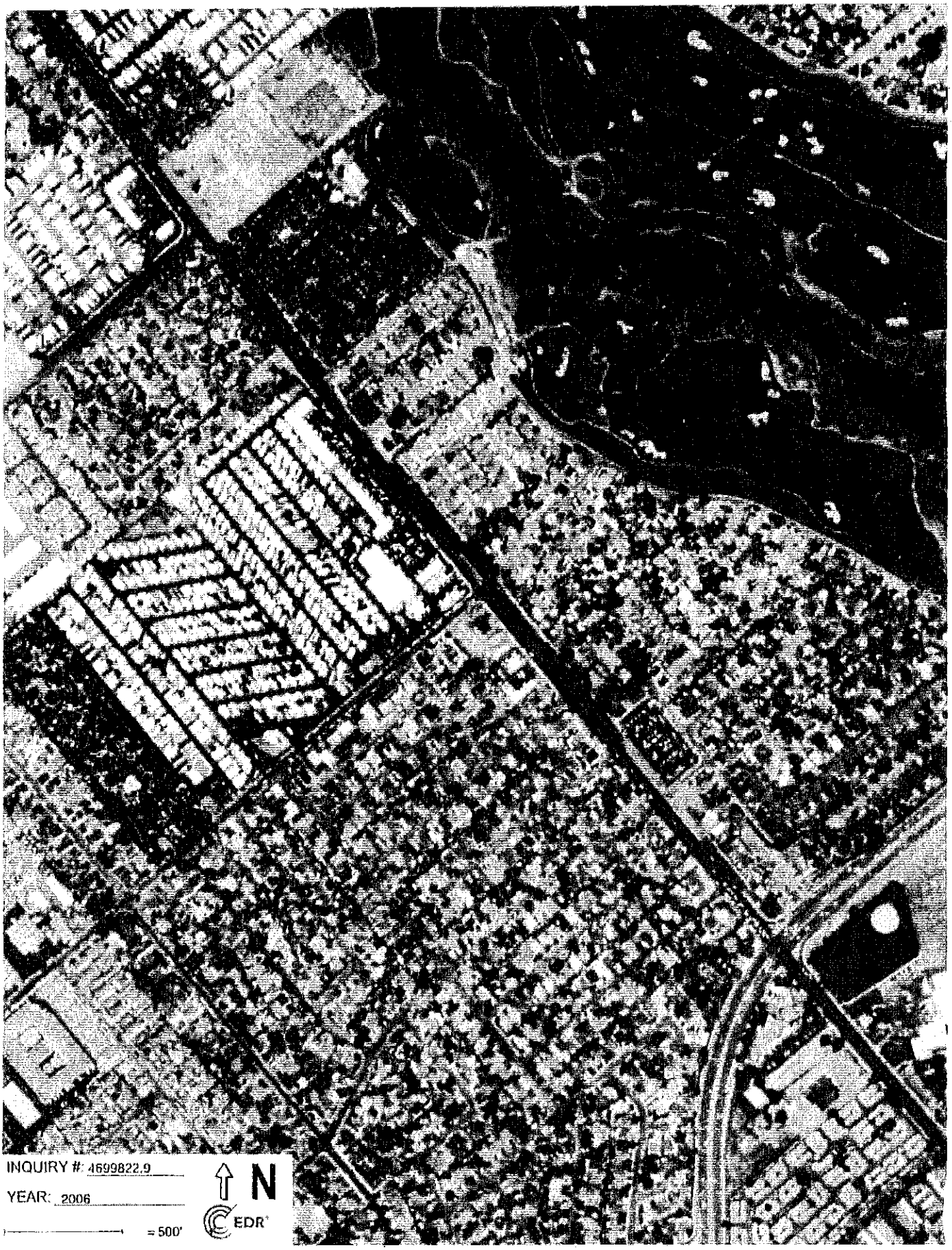
YEAR: 2010

= 500'

N

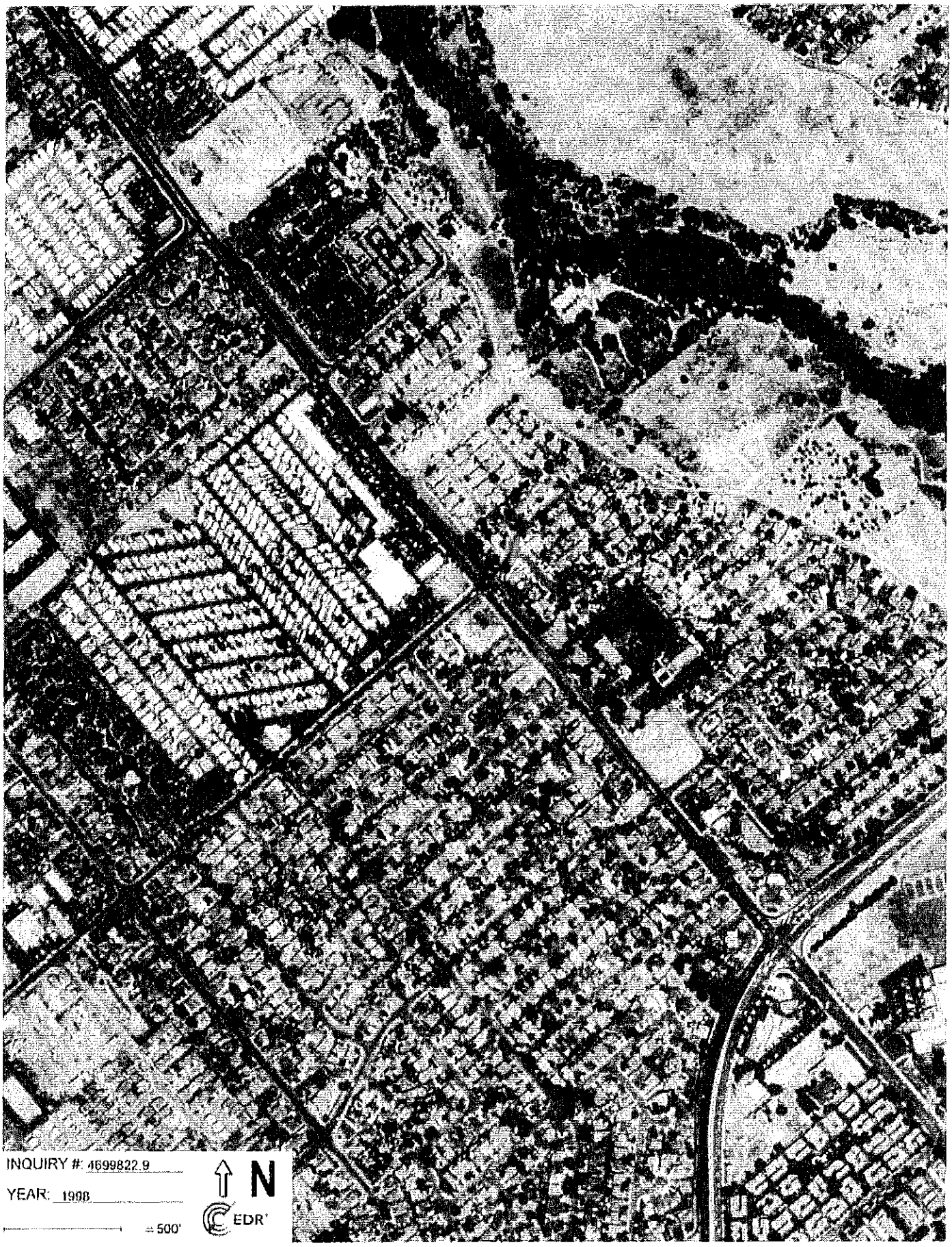
EDR


INQUIRY #: 4899822.9
YEAR: 2009
= 500'
N
EDR


INQUIRY #: 4699822.9
YEAR: 2006
= 500'
N
EDR


INQUIRY #: 4699822.9
YEAR: 2005
= 500'
N
EDR


AERIAL PHOTOS
SHOW LIST



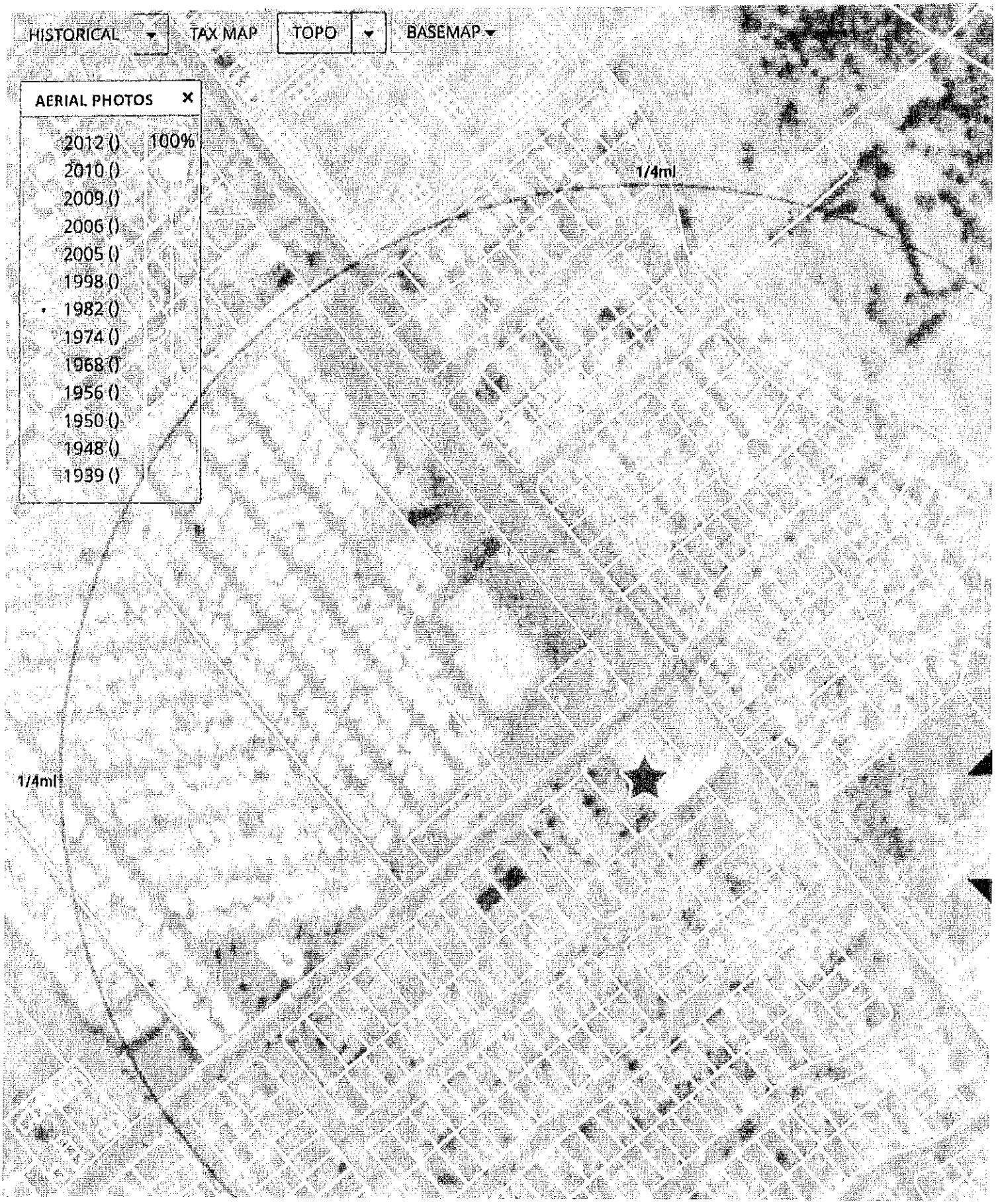
INQUIRY #: 4699822.9

YEAR: 1998

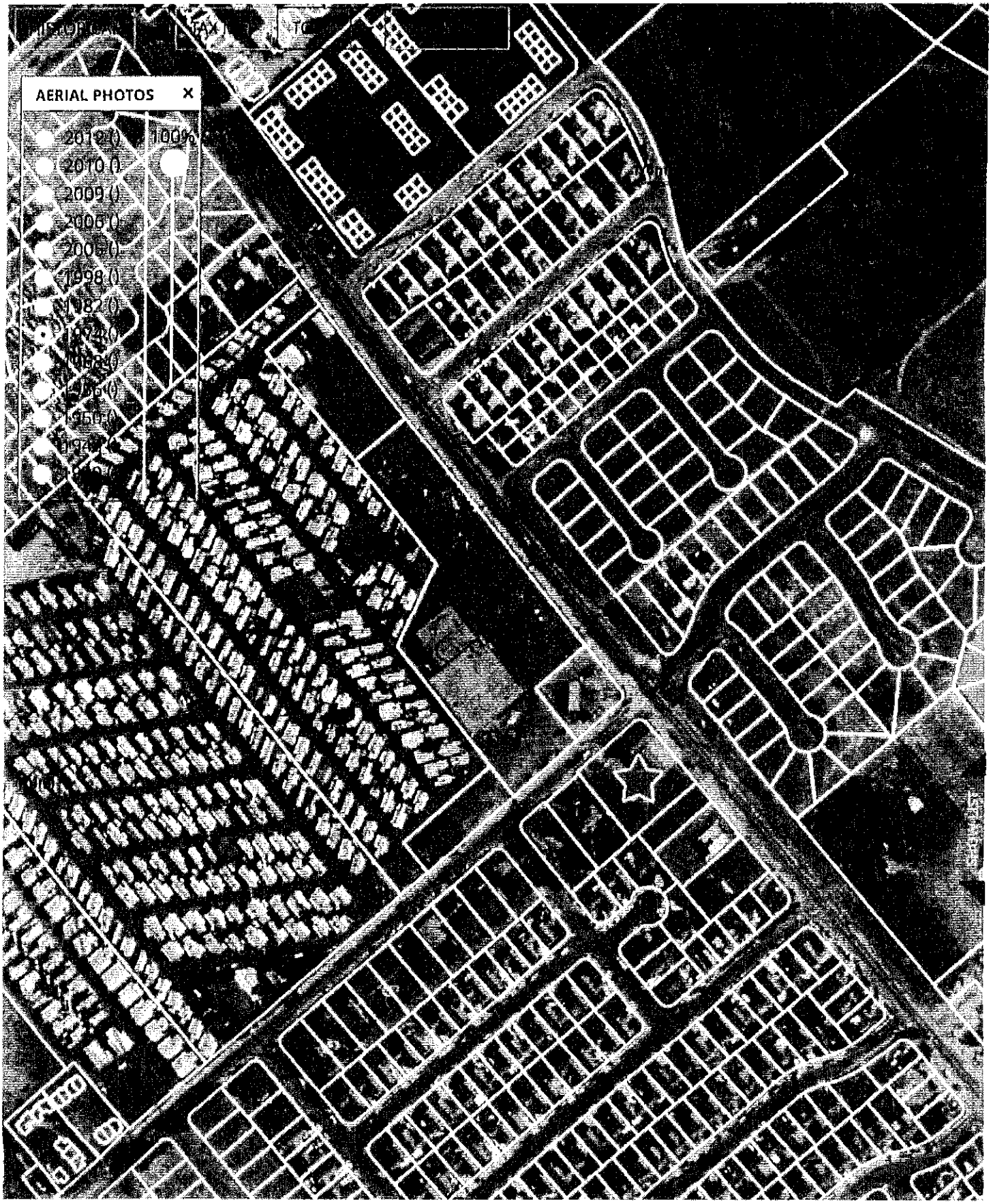
= 500'

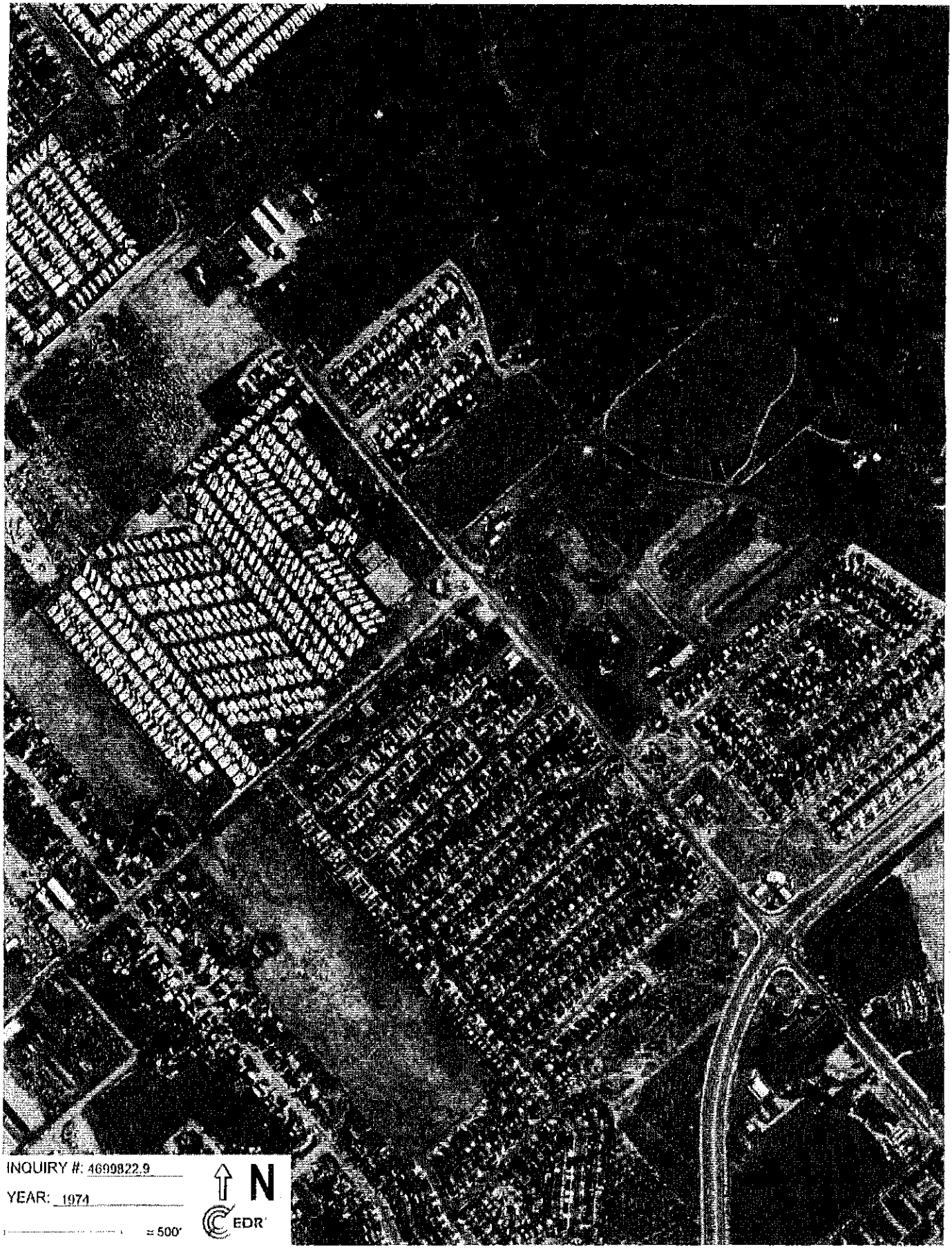
N

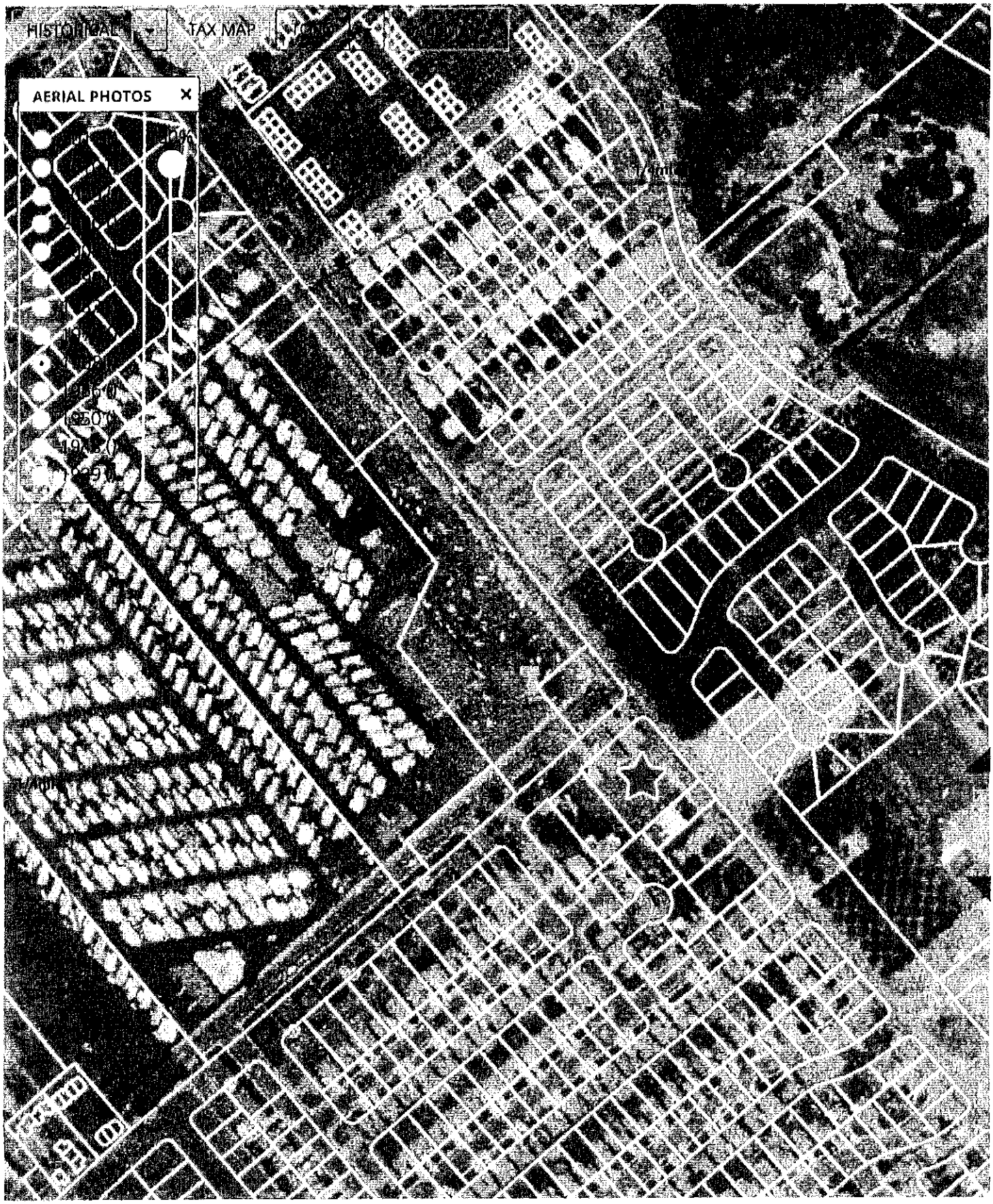
EDR

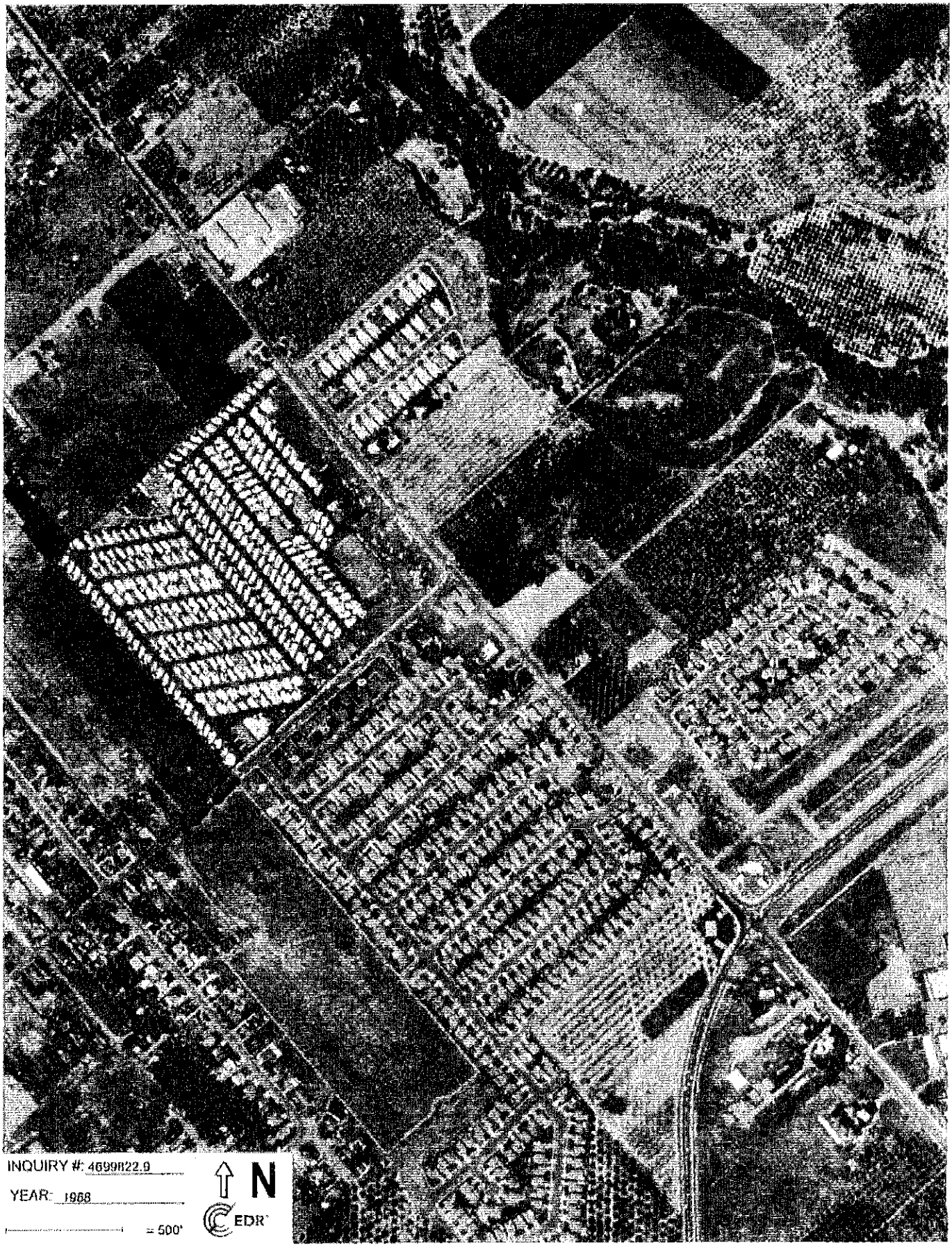

HISTORICAL
TAX MAP
TOPO
BASEMAP
AERIAL PHOTOS
2012 () 100%
2010 ()
2009 ()
2006 ()
2005 ()
1998 ()
1982 ()
1974 ()
1968 ()
1956 ()
1950 ()
1948 ()
1939 ()
1/4mi
1/4mi


INQUIRY #: 4699822.9
YEAR: 1962
= 500'
N
EDR


AERIAL PHOTOS
2012 ()
2010 ()
2009 ()
2005 ()
2003 ()
1998 ()
1982 ()
100%


INQUIRY #: 4699822.9
YEAR: 1974
= 500'
N
EDR


HISTORICAL
TAX MAP
AERIAL PHOTOS



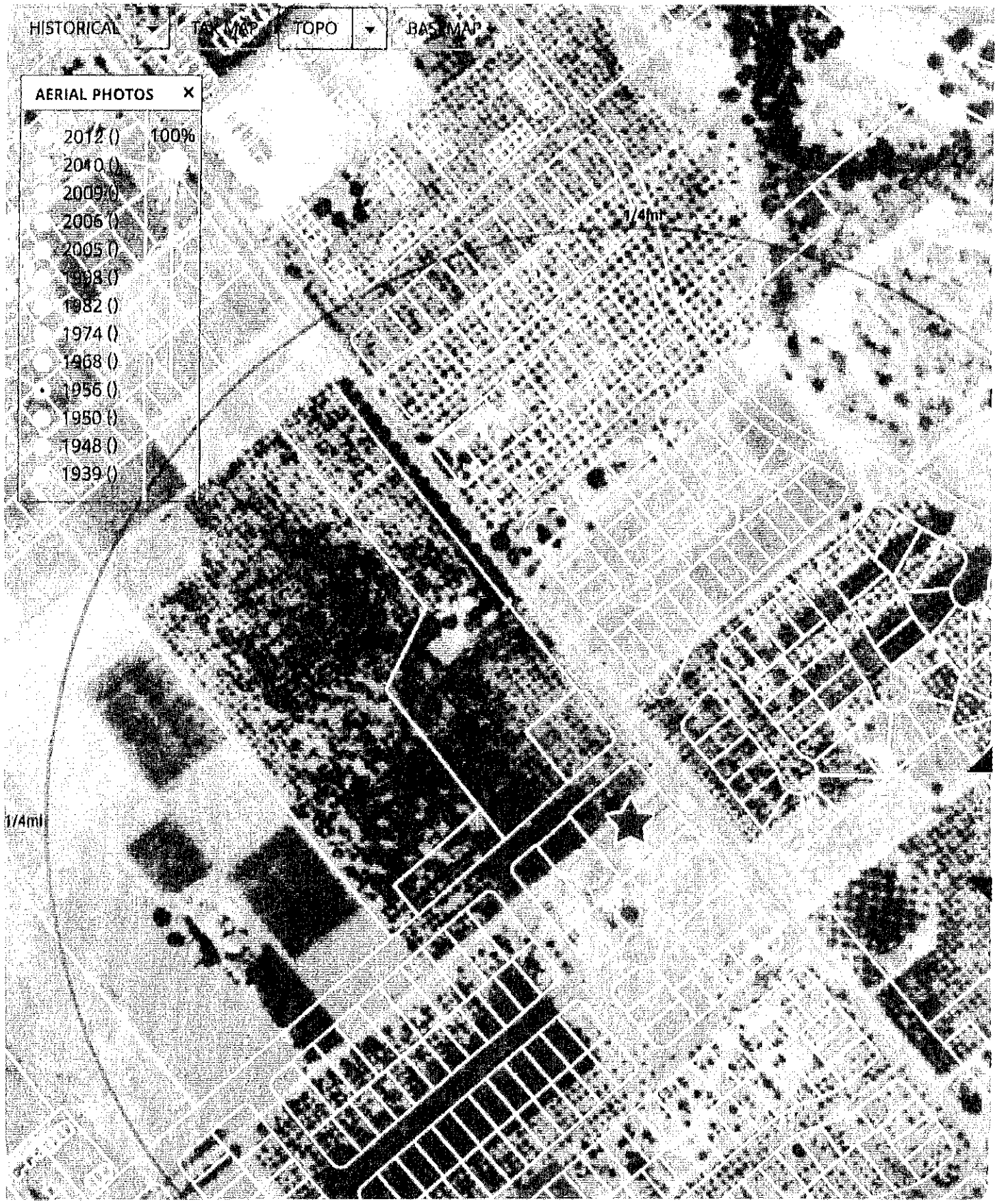
INQUIRY #: 4699822.9

YEAR: 1988

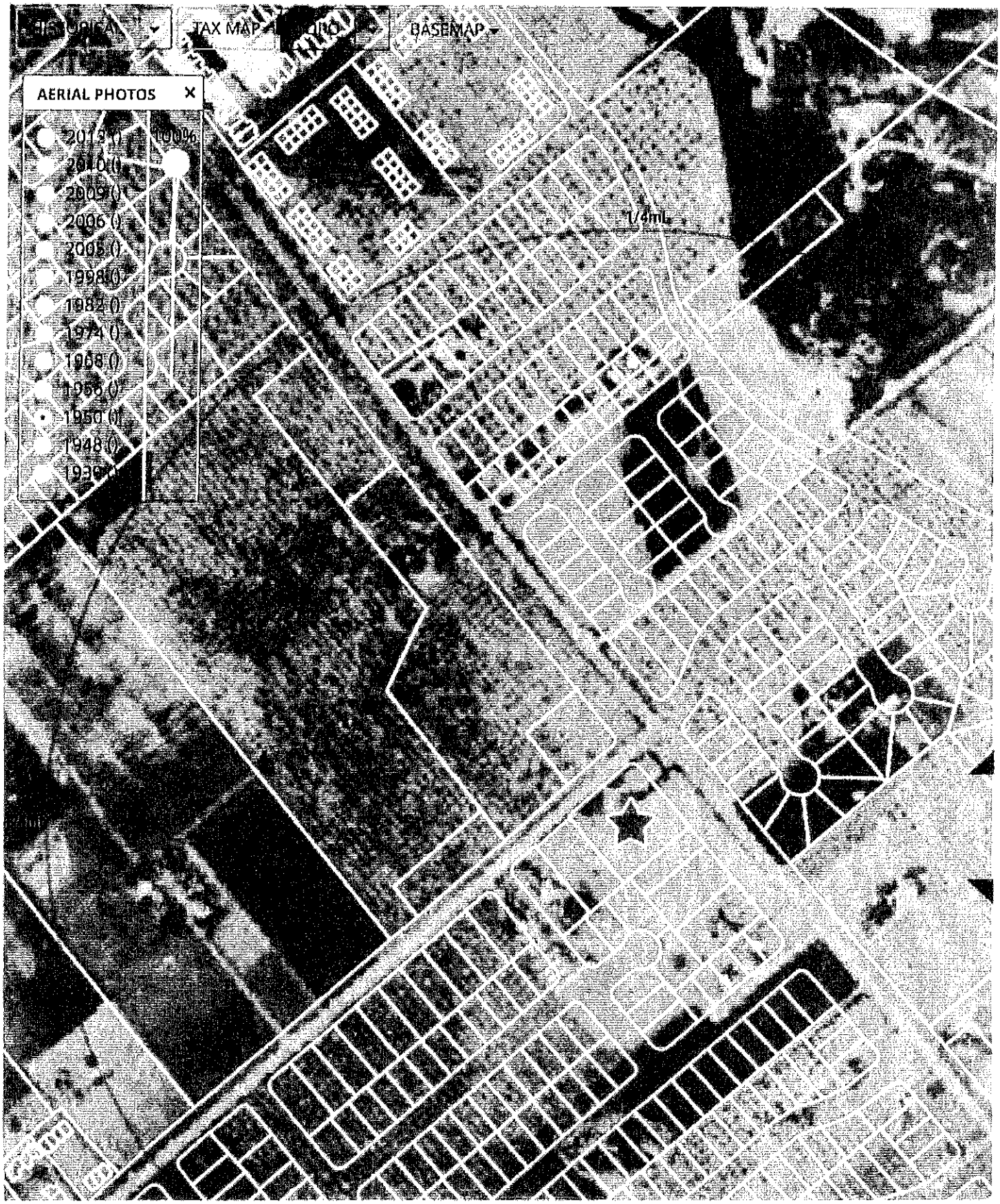
= 500'

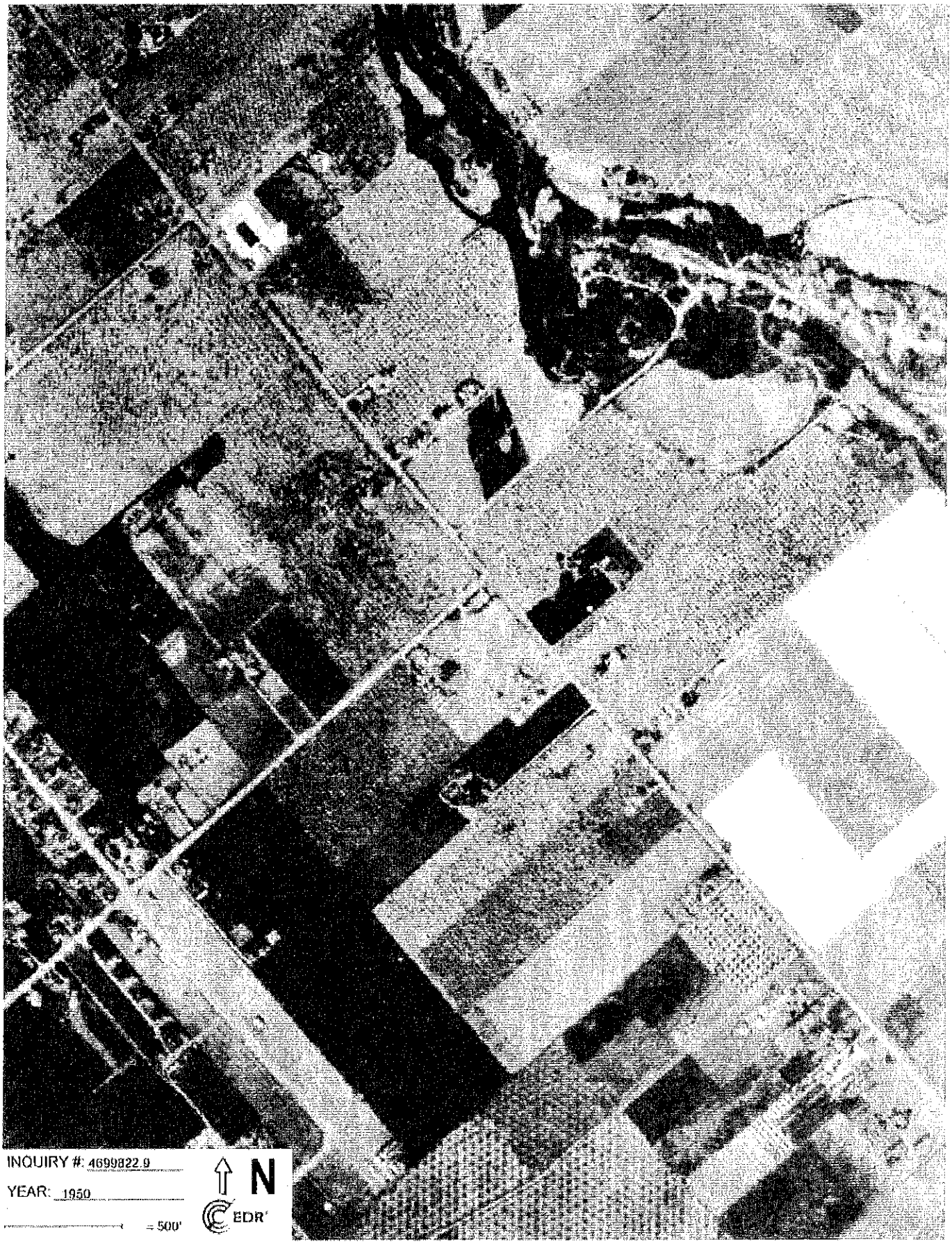
N

EDR


HISTORICAL
TOPO
BASEMAP
AERIAL PHOTOS
2012 () 100%
2010 ()
2009 ()
2006 ()
2005 ()
1998 ()
1982 ()
1974 ()
1968 ()
1956 ()
1950 ()
1948 ()
1939 ()
1/4mi
1/4mi


INQUIRY #: 4699822.9
YEAR: 1956
= 500'
N
EDR


TAX MAP
BASEMAP
AERIAL PHOTOS
2014 ()
2010 ()
2009 ()
2006 ()
2005 ()
1998 ()
1982 ()
1974 ()
1968 ()
1956 ()
1950 ()
1948 ()
1939 ()
100%
1/4mi



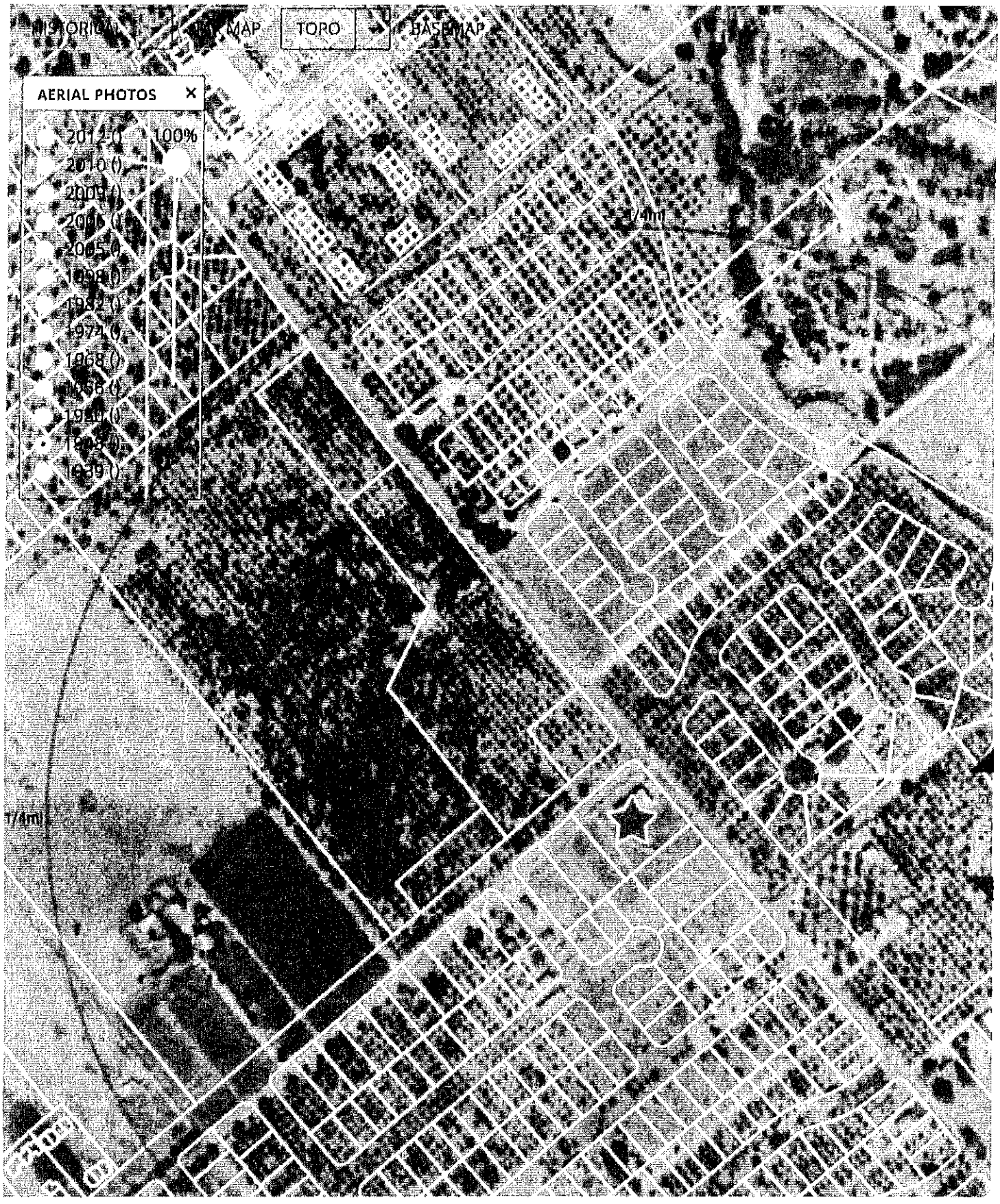
INQUIRY #: 4699822.9

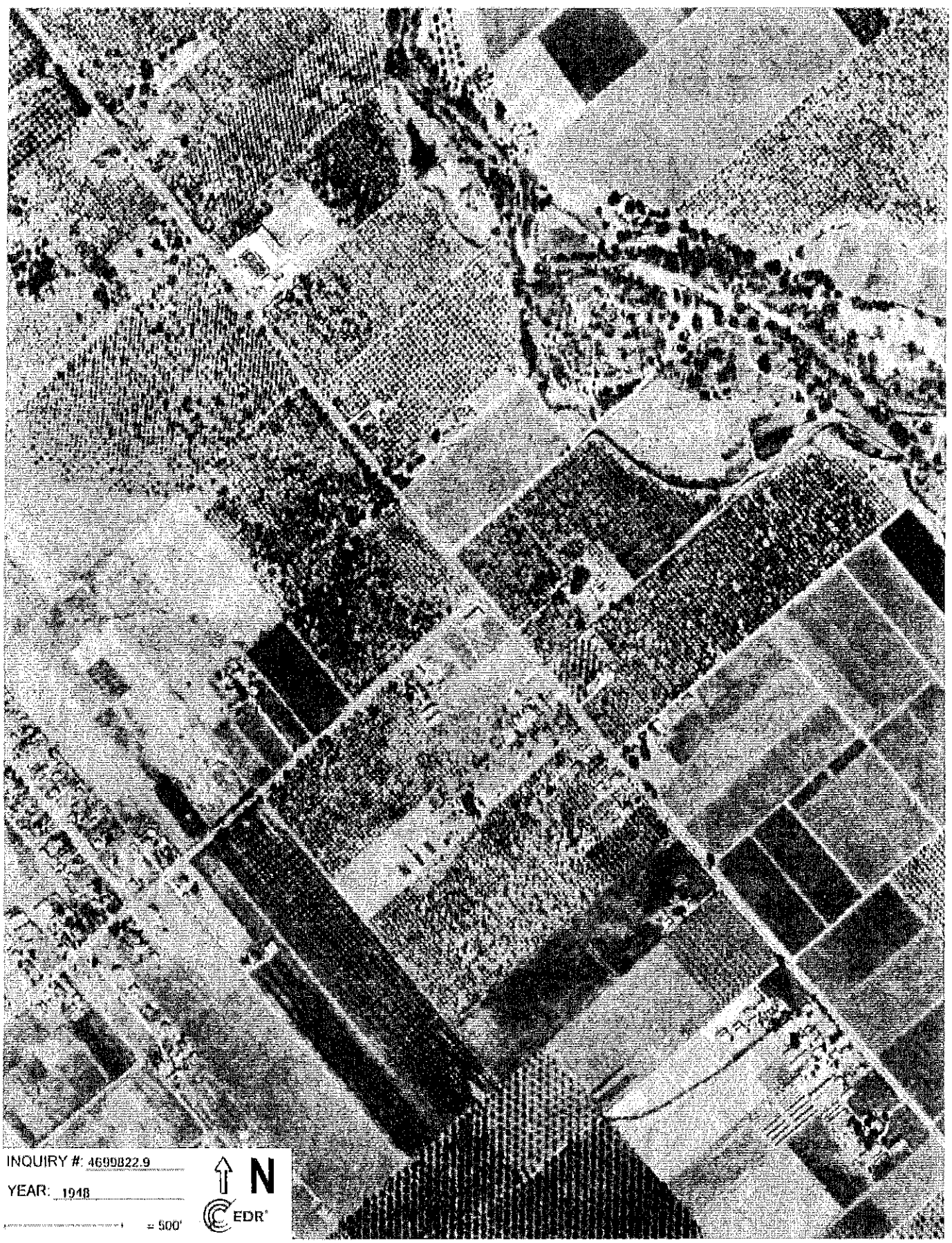
YEAR: 1950

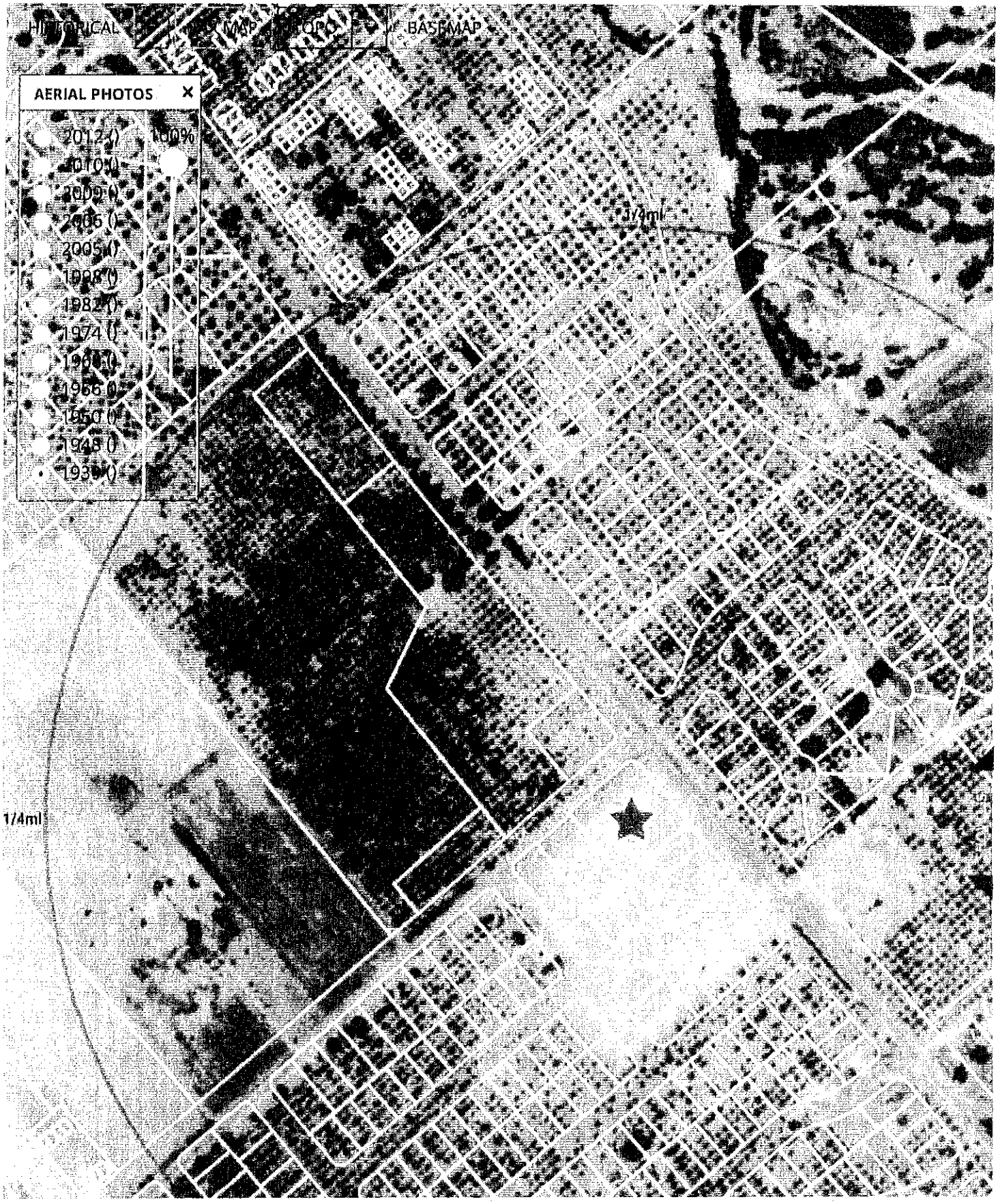
= 500'

N

EDR


HISTORICAL
MAP
TOPO
BASEMAP
AERIAL PHOTOS
2012 ()
2010 ()
2009 ()
2006 ()
2005 ()
1998 ()
1982 ()
1971 ()
1968 ()
1956 ()
1940 ()
1939 ()
100%
1/4mi
1/4mi


INQUIRY #: 4699822.9
YEAR: 1948
= 500'
N
EDR


HISTORICAL
BASEMAP
AERIAL PHOTOS
2012 ()
2010 ()
2009 ()
2006 ()
2005 ()
1998 ()
1982 ()
1974 ()
1966 ()
1950 ()
1948 ()
1938 ()
100%
1/4mi
1/4mi


INQUIRY #: 4699822.9
YEAR: 1939
= 500'
N
EDR

FIGURE 5
CITY DIRECTORY

Kens Glass & Mirror
2905 Senter Road
San Jose, CA 95111

Inquiry Number: 4699822.5
August 16, 2016

EDR® Environmental Data Resources Inc

6 Armstrong Road
Shelton, CT 06484
800 352 0050
www.edrnet.com

TABLE OF CONTENTS

SECTION

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Abstract is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Abstract includes a search and abstract of available city directory data. For each address, the directory lists the name of the corresponding occupant at five year intervals.

Business directories including city, cross reference and telephone directories were reviewed, if available, at approximately five year intervals for the years spanning 1922 through 2013. This report compiles information gathered in this review by geocoding the latitude and longitude of properties identified and gathering information about properties within 660 feet of the target property.

A summary of the information obtained is provided in the text of this report.

RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. An "X" indicates where information was identified in the source and provided in this report.

Year	Source	TP	Adjoining	Text Abstract	Source Image
2013	Cole Information Services	-	X	X	-
	Cole Information Services	X	X	X	-
2008	Cole Information Services	-	X	X	-
	Cole Information Services	X	X	X	-
2006	Haines Company, Inc.	X	X	X	-
2001	Haines Company, Inc.	-	-	-	-
2000	Haines & Company	X	X	X	-
1996	Pacific Bell	X	X	X	-
1991	PACIFIC BELL WHITE PAGES	X	X	X	-
1986	Pacific Bell	X	X	X	-
1985	Pacific Bell	X	X	X	-
1982	Pacific Telephone	-	-	-	-
1980	Pacific Telephone	X	X	X	-
1976	R. L. Polk & Co.	-	-	-	-
1975	Pacific Telephone	X	X	X	-
1974	R. L. Polk Co.	-	-	-	-
1970	R. L. Polk & Co.	X	X	X	-
1968	R. L. Polk Co.	-	-	-	-
1966	R. L. Polk & Co.	X	X	X	-
1965	R. L. Polk Co.	-	-	-	-
1964	R. L. Polk & Co.	-	-	-	-
1963	Pacific Telephone	X	X	X	-
1962	R. L. Polk & Co.	-	-	-	-
1960	R. L. Polk Co.	-	-	-	-
1957	Pacific Telephone	-	X	X	-

EXECUTIVE SUMMARY

Year	Source	TP	Adjoining	Text Abstract	Source Image
1957	R. L. Polk Co.	-	X	X	-
1955	R. L. Polk Co.	-	-	-	-
1950	R. L. Polk Co.	-	-	-	-
1946	R. L. Polk Co.	-	-	-	-
1945	R. L. Polk & Co.	-	-	-	-
1942	R.L. Polk	-	-	-	-
1940	R. L. Polk Co.	-	-	-	-
1938	R. L. Polk Co.	-	-	-	-
1935	R. L. Polk Co.	-	-	-	-
1931	R. L. Polk Co.	-	-	-	-
1930	R. L. Polk Co.	-	-	-	-
1928	R. L. Polk Co.	-	-	-	-
1925	R. L. Polk Co. of California	-	-	-	-
1922	R. L. Polk Co.	-	-	-	-

FINDINGS

TARGET PROPERTY INFORMATION

ADDRESS

2905 Senter Road
San Jose, CA 95111

FINDINGS DETAIL

Target Property research detail.

SENTER RD

2905 SENTER RD

Year	Uses	Source
2013	KENS GLASS & MIRROR CO	Cole Information Services
2008	KENS GLASS & MIRROR	Cole Information Services
2006	KENS GLASS	Haines Company, Inc.
	MIRROR CO	Haines Company, Inc.
2000	KENSGLASS&MIRROR	Haines & Company
	LEWIS Kenneth	Haines & Company
1996	KENS GLASS & MIRROR CO	Pacific Bell
1991	KE N S GLAS S CO	PACIFIC BELL WHITE PAGES
	KENS GLASS CO	PACIFIC BELL WHITE PAGES
1986	Kens Glass Co	Pacific Bell
1985	KEN S GLASS CO	Pacific Bell
1980	Sandman Inc	Pacific Telephone
1975	Winchester Casket Co	Pacific Telephone
1970	Santa Clara Casket Co mfrs	R. L. Polk & Co.
1966	SANTA CLARA CASKET CO MFRS	R. L. Polk & Co.
1963	Santa Clara Casket Co	Pacific Telephone

FINDINGS

ADJOINING PROPERTY DETAIL

The following Adjoining Property addresses were researched for this report. Detailed findings are provided for each address.

DADIS WAY

601 DADIS WAY

Year	Uses	Source
2006	PHAMILa	Haines Company, Inc.

605 DADIS WAY

Year	Uses	Source
2006	a PHAM Kim	Haines Company, Inc.

609 DADIS WAY

Year	Uses	Source
2006	FANG Mary	Haines Company, Inc.

613 DADIS WAY

Year	Uses	Source
2008	BUU TRAN NGOC	Cole Information Services
2006	NGUYENThuy	Haines Company, Inc.
	TRAN Buu Ngoc	Haines Company, Inc.

617 DADIS WAY

Year	Uses	Source
2006	CARMONA Made	Haines Company, Inc.

621 DADIS WAY

Year	Uses	Source
2006	a CORENA David	Haines Company, Inc.
	VARGAS Rite	Haines Company, Inc.

625 DADIS WAY

Year	Uses	Source
2006	EBLING Jerry	Haines Company, Inc.

629 DADIS WAY

Year	Uses	Source
2006	o RUHE Eric	Haines Company, Inc.

FINDINGS

633 DADIS WAY

Year	Uses	Source
2006	BASTO Jimmy	Haines Company, Inc.
	CAYME Cheryl	Haines Company, Inc.

GIGI CT

2801 GIGI CT

Year	Uses	Source
2006	e SALAH David	Haines Company, Inc.
	MADRIGAL Raquel	Haines Company, Inc.

2856 GIGI CT

Year	Uses	Source
2000	NO CURRENT LISTING	Haines & Company

2860 GIGI CT

Year	Uses	Source
2006	NGUYEN Tan	Haines Company, Inc.
2000	NGUYEN Tan	Haines & Company
1991	VO TUNG	PACIFIC BELL WHITE PAGES
	Vo Tung	PACIFIC BELL WHITE PAGES
1986	Giuong Hai	Pacific Bell
1985	PHAM HOA	Pacific Bell
	PHAM SING	Pacific Bell

2881 GIGI CT

Year	Uses	Source
2000	SALAH David	Haines & Company

2882 GIGI CT

Year	Uses	Source
2006	No Current Listing	Haines Company, Inc.
2000	NO CURRENT LISTING	Haines & Company
1996	Le Tien H	Pacific Bell
1986	Duong Tinh	Pacific Bell
1985	NGUYEN KHA	Pacific Bell

2883 GIGI CT

Year	Uses	Source
2006	No Current Listing	Haines Company, Inc.

FINDINGS

Year	Uses	Source
2000	NO CURRENT LISTING	Haines & Company
1996	Prenger Eloisa	Pacific Bell

2884 GIGI CT

Year	Uses	Source
2006	a YOSHIDA Richard	Haines Company, Inc.
2000	YOSHIDA Richard	Haines & Company

2885 GIGI CT

Year	Uses	Source
2006	AJLOUNI Yaccub	Haines Company, Inc.
2000	AJLOUNI Yaccub	Haines & Company
1991	Estrada Richard	PACIFIC BELL WHITE PAGES
	ESTRADA RICHARD	PACIFIC BELL WHITE PAGES
1986	Estfreda Richard	Pacific Bell
1985	ESTRADA RICHARD	Pacific Bell

2886 GIGI CT

Year	Uses	Source
2006	HOANG Nghi	Haines Company, Inc.
2000	HOANG Khoi	Haines & Company
1996	Nguyen Lam Van	Pacific Bell
1991	Nguyen Lam Van	PACIFIC BELL WHITE PAGES
	NGUYEN LAM VAN	PACIFIC BELL WHITE PAGES
1986	Nguyen Lam Van	Pacific Bell
1985	ROTT LOIS ANN	Pacific Bell
	ROTT NORMAN L	Pacific Bell

2887 GIGI CT

Year	Uses	Source
2006	LOMEUN Alice	Haines Company, Inc.
2000	PHAM Lan Quoc	Haines & Company
1996	Pham Long	Pacific Bell
1991	Bui Bi Van	PACIFIC BELL WHITE PAGES
	BUI BI VAN	PACIFIC BELL WHITE PAGES
1986	Lam Chieu N	Pacific Bell
1985	LAM CHIEU N	Pacific Bell

FINDINGS

2888 GIGI CT

Year	Uses	Source
2006	YOSHIDAPred	Haines Company, Inc.
	KIEU Chau	Haines Company, Inc.
2000	YOSHIDA Fred	Haines & Company
1986	Valdez Rosalina	Pacific Bell
1985	VALDEZ ROSALINA	Pacific Bell

2889 GIGI CT

Year	Uses	Source
2006	YOSHIDARichard	Haines Company, Inc.
2000	YOSHIDA Fred	Haines & Company
1991	TRUONG PHUONG	PACIFIC BELL WHITE PAGES
	Truong Phuong	PACIFIC BELL WHITE PAGES
1986	Pham Can Duc	Pacific Bell
1985	PHAM CAN DUC	Pacific Bell

2890 GIGI CT

Year	Uses	Source
2006	NGUYEN Cynthia	Haines Company, Inc.
2000	NO CURRENT LISTING	Haines & Company
1986	Macedo Rita	Pacific Bell

2891 GIGI CT

Year	Uses	Source
2006	NGUYEN Binh	Haines Company, Inc.
2000	NO CURRENT LISTING	Haines & Company
1986	Ngo Diep	Pacific Bell
1985	NGO DIEP	Pacific Bell

2892 GIGI CT

Year	Uses	Source
2006	NGUYEN Chi	Haines Company, Inc.
2000	DUONG Huyen X	Haines & Company
	FATTALEH Nahida	Haines & Company
1996	Duong Huyen X	Pacific Bell
1986	Tran Thanh M	Pacific Bell
1985	TRAN THANH M	Pacific Bell

FINDINGS

2893 GIGI CT

Year	Uses	Source
2006	GAMBAN Daniel	Haines Company, Inc.
2000	GAMBAN Daniel	Haines & Company
1991	Dang Xuan	PACIFIC BELL WHITE PAGES
	DANG XUAN	PACIFIC BELL WHITE PAGES

2894 GIGI CT

Year	Uses	Source
2006	TRUONG Duong	Haines Company, Inc.
2000	CAO Tong X	Haines & Company
1996	Cao Tong X	Pacific Bell
1991	Aquino Hortencia	PACIFIC BELL WHITE PAGES
	AQUINO HORTENCIA	PACIFIC BELL WHITE PAGES

2895 GIGI CT

Year	Uses	Source
2006	No Current Listing	Haines Company, Inc.
2000	NGUYEN Thinh P	Haines & Company
1996	Nguyen Houng Van	Pacific Bell
1985	NGUYEN HOUNG VAN	Pacific Bell

2896 GIGI CT

Year	Uses	Source
2006	PHAM Que Thi	Haines Company, Inc.
2000	HOANG Tan	Haines & Company
	LAY Tommy Lee	Haines & Company
1996	Vuong Dam Q	Pacific Bell
1991	Vuong Dam Q	PACIFIC BELL WHITE PAGES
	VUONG DAM Q	PACIFIC BELL WHITE PAGES
1986	Vuong Dam Q	Pacific Bell
1985	VUONG DAM Q	Pacific Bell

2897 GIGI CT

Year	Uses	Source
2006	SABAAmin	Haines Company, Inc.
2000	SABA Amin	Haines & Company
1991	Tran Hue Th li	PACIFIC BELL WHITE PAGES
	TRAN HUE TH II	PACIFIC BELL WHITE PAGES
1986	Tran Hue Thi	Pacific Bell

FINDINGS

2898 GIGI CT

Year	Uses	Source
2006	DUONG Huyen Xuan	Haines Company, Inc.
	DO Hien	Haines Company, Inc.
2000	HUYNH Tracey	Haines & Company
	DO Hien	Haines & Company
1996	Nguyen Cam B	Pacific Bell

2899 GIGI CT

Year	Uses	Source
2006	No Current Listing	Haines Company, Inc.
2000	NO CURRENT LISTING	Haines & Company

HANI CT

2835 HANI CT

Year	Uses	Source
2000	NO CURRENT LISTING	Haines & Company

2877 HANI CT

Year	Uses	Source
2006	e AJLOUNI Yacoub	Haines Company, Inc.
	TRANChwoc	Haines Company, Inc.
2000	AJLOUNIYacoub	Haines & Company
1985	TRAN KIMBE	Pacific Bell

2879 HANI CT

Year	Uses	Source
2006	VU Tuong	Haines Company, Inc.
2000	NO CURRENT LISTING	Haines & Company

2880 HANI CT

Year	Uses	Source
2006	a NGUYEN Cuong	Haines Company, Inc.
2000	NGUYENThach	Haines & Company

2881 HANI CT

Year	Uses	Source
2006	PHAMJoe	Haines Company, Inc.
	TRANNhut	Haines Company, Inc.
2000	PHAM JOE	Haines & Company

FINDINGS

Year	Uses	Source
2000	DANGLinh	Haines & Company
1996	Nguyen Danh	Pacific Bell

2682 HANI CT

Year	Uses	Source
2006	NGUYENCuc	Haines Company, Inc.
2000	NO CURRENT LISTING	Haines & Company
1991	PHAN DUNG T	PACIFIC BELL WHITE PAGES
	Phan Dung T	PACIFIC BELL WHITE PAGES
1986	Nguyuen Chinh D	Pacific Bell
1985	NGUYUEN CHINH D	Pacific Bell

2683 HANI CT

Year	Uses	Source
2006	TRAN Muoi	Haines Company, Inc.
	NGUYEN Julie	Haines Company, Inc.
2000	PHAM Joe	Haines & Company
	NGUYENJulae	Haines & Company
1996	Pham Joe::	Pacific Bell
1986	Nguyen Huong	Pacific Bell

2684 HANI CT

Year	Uses	Source
2006	HO Hoa	Haines Company, Inc.
2000	NO CURRENT LISTING	Haines & Company
1996	Thach Tuyet	Pacific Bell

2685 HANI CT

Year	Uses	Source
2006	TRUONG Duc	Haines Company, Inc.
1986	Vu Tuyen D	Pacific Bell
1985	VU TUYEN D	Pacific Bell

2686 HANI CT

Year	Uses	Source
2006	SAETERNChoy	Haines Company, Inc.
2000	NO CURRENT LISTING	Haines & Company
1986	Than Vinh	Pacific Bell

FINDINGS

2887 HANI CT

Year	Uses	Source
2006	X 1 X 0 X	Haines Company, Inc.
2000	NO CURRENT LISTING	Haines & Company
1991	Huynh Luc Luan	PACIFIC BELL WHITE PAGES
	HUYNH LUC LUAN	PACIFIC BELL WHITE PAGES

2888 HANI CT

Year	Uses	Source
2006	TRAN Son T	Haines Company, Inc.
2000	NGUYENTuyan Thi	Haines & Company
1996	Nguyen Tuyeh Thi	Pacific Bell
1991	NGUYEN HOI	PACIFIC BELL WHITE PAGES
	Nguyen Hoi	PACIFIC BELL WHITE PAGES
1985	DIEU LAM	Pacific Bell

2889 HANI CT

Year	Uses	Source
2006	DANG Thai	Haines Company, Inc.
2000	NO CURRENT LISTING	Haines & Company
1996	Pham Khang thi	Pacific Bell
1991	PHAM KHANG THI	PACIFIC BELL WHITE PAGES
	Pham Khang Thi	PACIFIC BELL WHITE PAGES
1985	Pham Khang Thi	Pacific Bell

2890 HANI CT

Year	Uses	Source
2006	a NGUYEN Jessie	Haines Company, Inc.
2000	HAThuong	Haines & Company
	LENguyen	Haines & Company
1991	Luu Canh V	PACIFIC BELL WHITE PAGES
	LUU CANH V	PACIFIC BELL WHITE PAGES
1986	Luu Canh V	Pacific Bell
1985	LUU CANH V	Pacific Bell

2891 HANI CT

Year	Uses	Source
2006	No Current Listing	Haines Company, Inc.
2000	NO CURRENT LISTING	Haines & Company
1986	Luong Tu	Pacific Bell
1985	LUONG TU	Pacific Bell

FINDINGS

2892 HANI CT

Year	Uses	Source
2006	No Current Listing	Haines Company, Inc.
2000	NO CURRENT LISTING	Haines & Company
1986	Le Hung D	Pacific Bell
1985	LE HUNG D	Pacific Bell

2893 HANI CT

Year	Uses	Source
2006	o MAt Thanh	Haines Company, Inc.
2000	MAIThanh	Haines & Company
1996	Mali Thanrih	Pacific Bell
1991	MEI THANH	PACIFIC BELL WHITE PAGES
	Mai Thang ODS	PACIFIC BELL WHITE PAGES
	Mei Thanh	PACIFIC BELL WHITE PAGES
1986	Pham Dien Huu	Pacific Bell
1985	PHAM DIEN HUU	Pacific Bell

2894 HANI CT

Year	Uses	Source
2006	No Current Listing	Haines Company, Inc.
2000	NO CURRENT LISTING	Haines & Company
1986	Truong Toan Y	Pacific Bell
1985	NGUYEN ANH VAN	Pacific Bell

2895 HANI CT

Year	Uses	Source
2006	No Current Listing	Haines Company, Inc.
2000	NO CURRENT LISTING	Haines & Company
1991	HU B VAN	PACIFIC BELL WHITE PAGES
	Hu B Van	PACIFIC BELL WHITE PAGES
1986	Troung Dung Tan	Pacific Bell
1985	TROUNG DUNG TAN	Pacific Bell

HUNKEN DR

2948 HUNKEN DR

Year	Uses	Source
2006	DELATORREBlanca	Haines Company, Inc.
	SORi AJaime	Haines Company, Inc.
2000	DANIELS E	Haines & Company

FINDINGS

Year	Uses	Source
1998	Daniels E	Pacific Bell
1991	Daniels E	PACIFIC BELL WHITE PAGES
	DANIELS E	PACIFIC BELL WHITE PAGES
1986	Daniels E	Pacific Bell
1985	DANIELS E	Pacific Bell
1975	LEWIS ART	Pacific Telephone
	Lewis Arth E	Pacific Telephone
1970	Altamirano Joseph	R. L. Polk & Co.
1966	GARGUILL JAMES	R. L. Polk & Co.

2985 HUNKEN DR

Year	Uses	Source
2006	CARBAJAL Antonio	Haines Company, Inc.
2000	LUIZElena	Haines & Company
1980	Hawkins Clint F III	Pacific Telephone
1975	Jones Robt D	Pacific Telephone
	JONES ROBT D	Pacific Telephone

2970 HUNKEN DR

Year	Uses	Source
2006	a GONZALEZ Enrique	Haines Company, Inc.
2000	GO 4 ZALEZJuan Carles	Haines & Company
1996	Gonzalez Juan Carlos	Pacific Bell
1975	Pearson Billy	Pacific Telephone
1970	Sanchez Ben P	R. L. Polk & Co.
1966	SANCHEZ BEN P	R. L. Polk & Co.

2980 HUNKEN DR

Year	Uses	Source
2008	AUTOMOTIVE EQUIPMENT	Cole Information Services
2006	a BERROSPE Jose	Haines Company, Inc.
2000	OBERROSPEJose	Haines & Company
1980	Rocha L	Pacific Telephone
1975	ROCHA L	Pacific Telephone
	Galando Ramona Mrs	Pacific Telephone
1970	Galando Peter	R. L. Polk & Co.
1966	RENAUD ALCIDE	R. L. Polk & Co.

ATTACHMENT 2
SOIL, GROUNDWATER AND RADON GAS REPORT

GEOCHECK®- PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

KENS GLASS & MIRROR
2905 SENTER ROAD
SAN JOSE, CA 95111

TARGET PROPERTY COORDINATES

Latitude (North):	37.297156 - 37° 17' 49.76"
Longitude (West):	121.837765 - 121° 50' 15.95"
Universal Tranverse Mercator:	Zone 10
UTM X (Meters):	603011.7
UTM Y (Meters):	4128266.8
Elevation:	146 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	5640414 SAN JOSE EAST, CA
Version Date:	2012

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principal investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

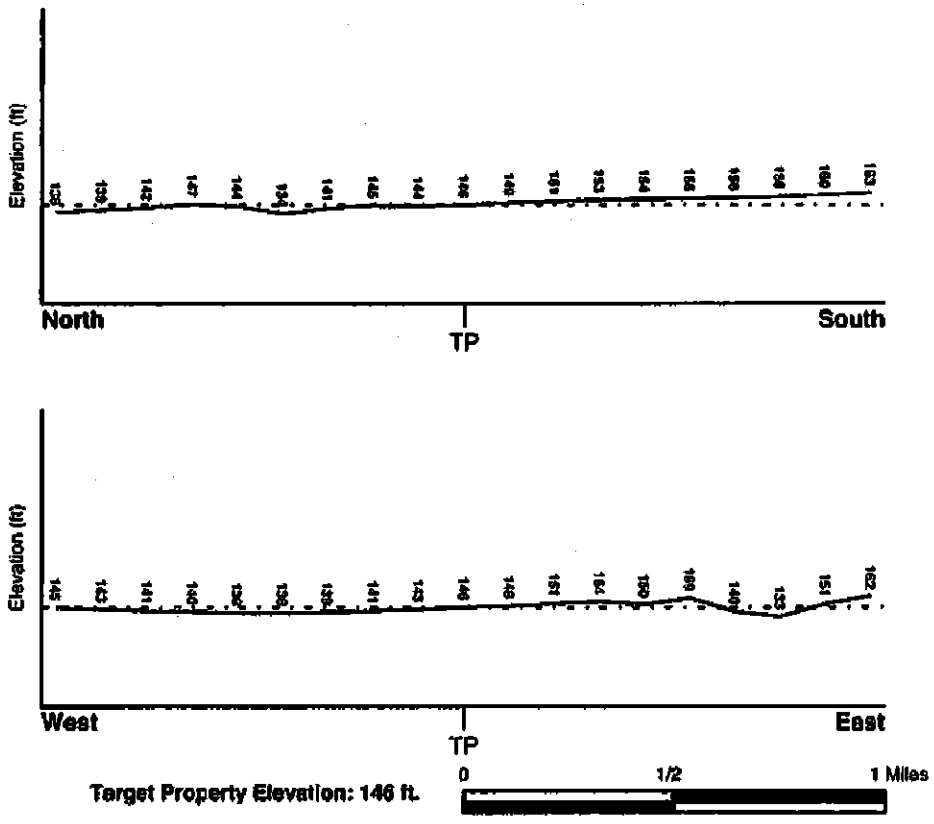
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General WNW

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Target Property County	FEMA Flood Electronic Data
SANTA CLARA, CA	YES - refer to the Overview Map and Detail Map
Flood Plain Panel at Target Property:	06085C - FEMA DFIRM Flood data
Additional Panels in search area:	Not Reported

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property	NWI Electronic Data Coverage
SAN JOSE EAST	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

***Site-Specific Hydrogeological Data*:**

Search Radius:	1.25 miles
Status:	Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

MAP ID	LOCATION FROM TP	GENERAL DIRECTION GROUNDWATER FLOW
Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

Era:	Paleozoic
System:	Permian
Series:	Ultramafic rocks
Code:	uM *(decoded above as Era, System & Series)*

GEOLOGIC AGE IDENTIFICATION

Category: Plutonic and Intrusive Rocks

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps. The following information is based on Soil Conservation Service STATSGO data.

Soil Component Name:	BOTELLA
Soil Surface Texture:	clay loam
Hydrologic Group:	Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.
Soil Drainage Class:	Not reported

Hydric Status: Soil does not meet the requirements for a hydric soil.

Corrosion Potential - Uncoated Steel:	MODERATE
Depth to Bedrock Min:	> 60 inches
Depth to Bedrock Max:	> 60 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification			
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil	Permeability Rate (in/hr)	Soil Reaction (pH)
1	0 inches	9 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 0.60 Min: 0.20	Max: 7.30 Min: 5.60
2	9 inches	41 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 0.60 Min: 0.20	Max: 7.80 Min: 5.60
3	41 inches	76 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 0.60 Min: 0.20	Max: 7.80 Min: 5.60

OTHER SOIL TYPES IN AREA

Based on Soil Conservation Service STATSGO data, the following additional subordinant soil types may appear within the general area of target property.

Soil Surface Textures: No Other Soil Types

Surficial Soil Types: No Other Soil Types

Shallow Soil Types: No Other Soil Types

Deeper Soil Types: No Other Soil Types

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

DATABASE	SEARCH DISTANCE (miles)
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 0.001 miles
State Database	1.000

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
2	USGS40000181998	1/8 - 1/4 Mile North

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

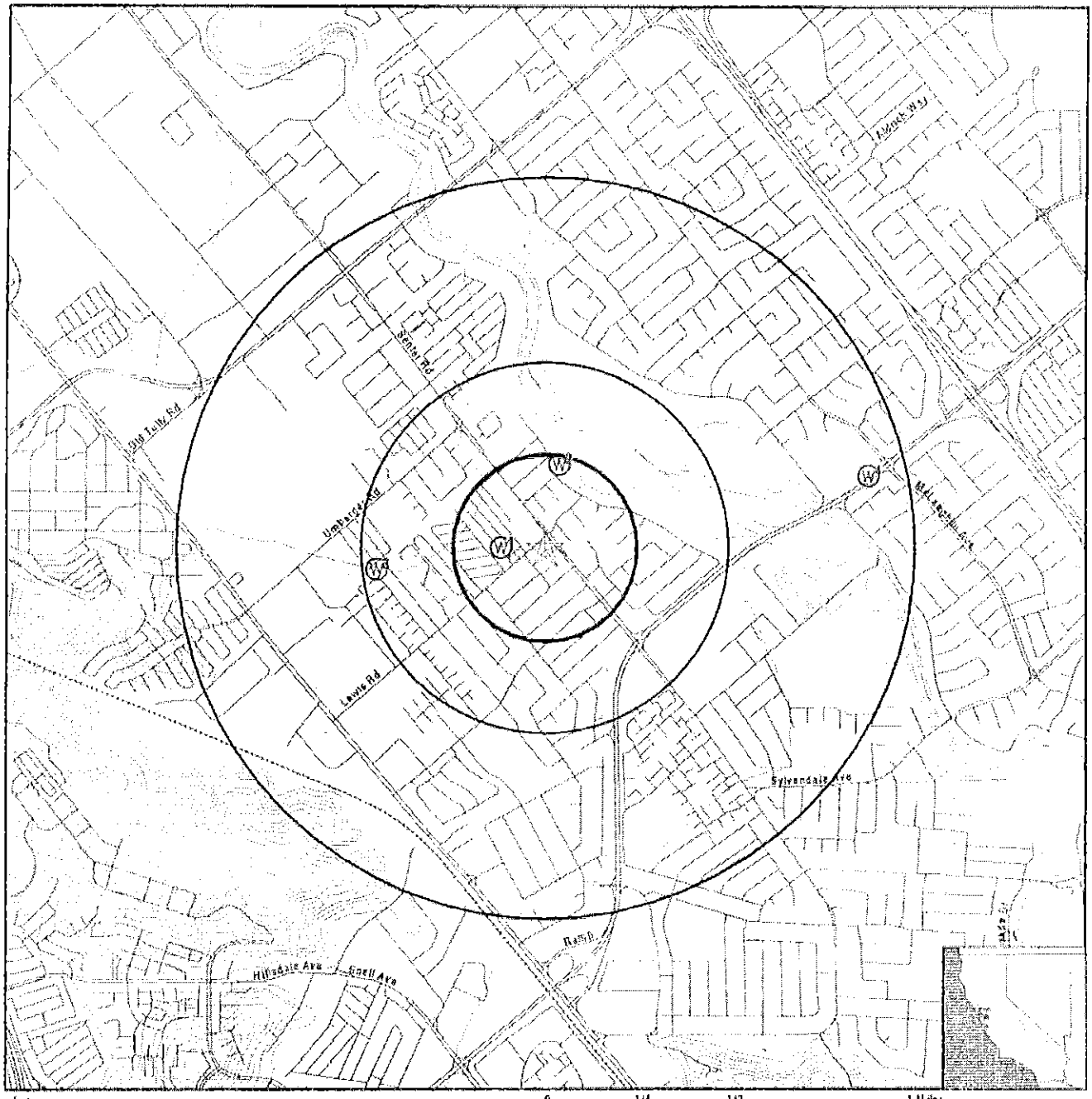
MAP ID	WELL ID	LOCATION FROM TP
No PWS System Found		

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
1	7706	0 - 1/8 Mile West
3	7705	1/4 - 1/2 Mile West
4	7702	1/2 - 1 Mile ENE

PHYSICAL SETTING SOURCE MAP - 4699822.2s



- County Boundary
- Major Roads
- Contour Lines
- Earthquake Fault Lines
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons
- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location
- Closest Hydrogeological Data
- Oil, gas or related wells

SITE NAME: Kens Glass & Mirror	CLIENT: Farshad Vakili, P.E., Phase 1 Assessment
ADDRESS: 2905 Senter Road	CONTACT: Farshad Vakili, P.E.
San Jose CA 95111	INQUIRY #: 4699822.2s
LAT/LONG: 37.297156 / 121.837765	DATE: August 12, 2016 6:06 pm

GEOCHECK®- PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

	Database	EDR ID Number
1 West 0 - 1/8 Mile Lower	CA WELLS	7706

Water System Information:

Prime Station Code:	07S/01E-27H01 M	User ID:	HEN
FRDS Number:	4310017002	County:	Santa Clara
District Number:	05	Station Type:	WELL/AMBNT/MUN/INTAKE
Water Type:	Well/Groundwater	Well Status:	Destroyed
Source Lat/Long:	371750.0 1215020.0	Precision:	1 Mile (One Minute)
Source Name:	WELL 02 - DESTROYED		
System Number:	4310017		
System Name:	Caribee's Mobile Home Park		
Organization That Operates System:	Not Reported		
Pop Served:	Unknown, Small System	Connections:	Unknown, Small System
Area Served:	Not Reported		

	Database	EDR ID Number
2 North 1/8 - 1/4 Mile Lower	FED USGS	USGS40000181998

Org. identifier:	USGS-CA		
Formal name:	USGS California Water Science Center		
Monloc identifier:	USGS-371801121501401		
Monloc name:	007S001E25D002M		
Monloc type:	Well		
Monloc desc:	Not Reported		
Huc code:	Not Reported	Drainagearea value:	Not Reported
Drainagearea Units:	Not Reported	Contrib drainagearea:	Not Reported
Contrib drainagearea units:	Not Reported	Latitude:	37.3004167
Longitude:	-121.8370556	Sourcemap scale:	24000
Horiz Acc measure:	.5	Horiz Acc measure units:	seconds
Horiz Collection method:	Global positioning system (GPS), uncorrected		
Horiz coord refsys:	NAD83	Vert measure val:	120
Vert measure units:	feet	Vertacc measure val:	10
Vert accmeasure units:	feet		
Vertcollection method:	Interpolated from topographic map		
Vert coord refsys:	NGVD29	Countrycode:	US
Aquifername:	California Coastal Basin aquifers		
Formation type:	Not Reported		
Aquifer type:	Not Reported		
Construction date:	19490914	Welldepth:	517
Welldepth units:	ft	Wellholedepth:	528
Wellholedepth units:	ft		

Ground-water levels, Number of Measurements: 0

	Database	EDR ID Number
3 West 1/4 - 1/2 Mile Lower	CA WELLS	7705

GEOCHECK®- PHYSICAL SETTING SOURCE MAP FINDINGS

Water System Information:

Prime Station Code:	07S/01E-27G05 M	User ID:	HEN
FRDS Number:	4300758001	County:	Santa Clara
District Number:	05	Station Type:	WELL/AMBNT/MUN/INTAKE
Water Type:	Well/Groundwater	Well Status:	Destroyed
Source Lat/Long:	371747.0 1215042.0	Precision:	100 Feet (one Second)
Source Name:	WELL 01 - DESTROYED		
System Number:	4300758		
System Name:	County Fair Mobile Home Estates		
Organization That Operates System:	270 UMBARGER ROAD SAN JOSE, CA 95111		
Pop Served:	350	Connections:	135
Area Served:	Not Reported		

4
ENE
1/2 - 1 Mile
Higher

CA WELLS 7702

Water System Information:

Prime Station Code:	07S/01E-28B11 M	User ID:	HEN
FRDS Number:	4310020004	County:	Santa Clara
District Number:	05	Station Type:	WELL/AMBNT/MUN/INTAKE
Water Type:	Well/Groundwater	Well Status:	Active Raw
Source Lat/Long:	371800.0 1214915.0	Precision:	1,000 Feet (10 Seconds)
Source Name:	WELL 05 - LOUPE TUERS		
System Number:	4310020		
System Name:	City of San Jose - Evergreen/Edenvale		
Organization That Operates System:	3025 TUERS RD. SAN JOSE, CA 95121		
Pop Served:	70000	Connections:	15244
Area Served:	SAN JOSE EVERGREEN		
Sample Collected:	27-MAR-14	Findings:	.830. US
Chemical:	SPECIFIC CONDUCTANCE		
Sample Collected:	27-MAR-14	Findings:	.7.78
Chemical:	PH, LABORATORY		
Sample Collected:	27-MAR-14	Findings:	.350. MG/L
Chemical:	ALKALINITY (TOTAL) AS CACO3		
Sample Collected:	27-MAR-14	Findings:	.430. MG/L
Chemical:	BICARBONATE ALKALINITY		
Sample Collected:	27-MAR-14	Findings:	.406. MG/L
Chemical:	HARDNESS (TOTAL) AS CACO3		
Sample Collected:	27-MAR-14	Findings:	.70. MG/L
Chemical:	CALCIUM		
Sample Collected:	27-MAR-14	Findings:	.56. MG/L
Chemical:	MAGNESIUM		
Sample Collected:	27-MAR-14	Findings:	.42. MG/L
Chemical:	SODIUM		

GEOCHECK®- PHYSICAL SETTING SOURCE MAP FINDINGS

Sample Collected:	27-MAR-14	Findings:	. 1.2 MG/L
Chemical:	POTASSIUM		
Sample Collected:	27-MAR-14	Findings:	. 49. MG/L
Chemical:	CHLORIDE		
Sample Collected:	27-MAR-14	Findings:	. 0.13 MG/L
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)		
Sample Collected:	27-MAR-14	Findings:	. 160. UG/L
Chemical:	BARIUM		
Sample Collected:	27-MAR-14	Findings:	. 270. UG/L
Chemical:	IRON		
Sample Collected:	27-MAR-14	Findings:	. 210. UG/L
Chemical:	ALUMINUM		
Sample Collected:	27-MAR-14	Findings:	. 0.78 UG/L
Chemical:	1,1,1-TRICHLOROETHANE		
Sample Collected:	27-MAR-14	Findings:	. 530. MG/L
Chemical:	TOTAL DISSOLVED SOLIDS		
Sample Collected:	27-MAR-14	Findings:	. 13. MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	27-MAR-14	Findings:	. 2.6 NTU
Chemical:	TURBIDITY, LABORATORY		
Sample Collected:	27-MAR-14	Findings:	. 12.57
Chemical:	AGGRSSIVE INDEX (CORROSIVITY)		
Sample Collected:	27-MAR-14	Findings:	. 2800. UG/L
Chemical:	NITRATE + NITRITE (AS N)		
Sample Collected:	27-MAR-14	Findings:	. 2.17 PCI/L
Chemical:	GROSS ALPHA COUNTING ERROR		
Sample Collected:	27-MAR-14	Findings:	. 2.29 PCI/L
Chemical:	GROSS ALPHA MDA95		
Sample Collected:	25-JUN-14	Findings:	. 0.81 UG/L
Chemical:	1,1,1-TRICHLOROETHANE		
Sample Collected:	09-SEP-14	Findings:	. 4. UG/L
Chemical:	CHROMIUM, HEXAVALENT		
Sample Collected:	09-SEP-14	Findings:	. 0.82 UG/L
Chemical:	1,1,1-TRICHLOROETHANE		
Sample Collected:	09-DEC-14	Findings:	. 0.79 UG/L
Chemical:	1,1,1-TRICHLOROETHANE		
Sample Collected:	09-JUN-15	Findings:	. 12. MG/L
Chemical:	NITRATE (AS NO3)		

GEOCHECK®- PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

AREA RADON INFORMATION

State Database: CA Radon

Radon Test Results

Zipcode	Num Tests	> 4 pCi/L
95111	6	0

Federal EPA Radon Zone for SANTA CLARA County: 2

Note: Zone 1 Indoor average level > 4 pCi/L.
: Zone 2 Indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 Indoor average level < 2 pCi/L.

Federal Area Radon Information for Zip Code: 95111

Number of sites tested: 1

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.400 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	Not Reported	Not Reported	Not Reported	Not Reported

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)
Source: United States Geologic Survey
EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 2003 & 2011 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Department of Fish & Game
Telephone: 916-445-0411

HYDROGEOLOGIC INFORMATION

AQUIFLOW^R Information System
Source: EDR proprietary database of groundwater flow information
EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit
Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
Telephone: 800-672-5559
SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)
This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

Water Well Database
Source: Department of Water Resources
Telephone: 916-651-9648

California Drinking Water Quality Database
Source: Department of Public Health
Telephone: 916-324-2319
The database includes all drinking water compliance and special studies monitoring for the state of California since 1984. It consists of over 3,200,000 individual analyses along with well and water system information.

OTHER STATE DATABASE INFORMATION

California Oil and Gas Well Locations
Source: Department of Conservation
Telephone: 916-323-1779
Oil and Gas well locations in the state.

RADON

State Database: CA Radon
Source: Department of Health Services
Telephone: 916-324-2208
Radon Database for California

Area Radon Information
Source: USGS
Telephone: 703-356-4020
The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones
Source: EPA
Telephone: 703-356-4020
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

California Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines, prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

STREET AND ADDRESS INFORMATION

ATTACHMENT 3
PHOTOGRAPHS

Photo 1: Looking west at the main entrance to the property

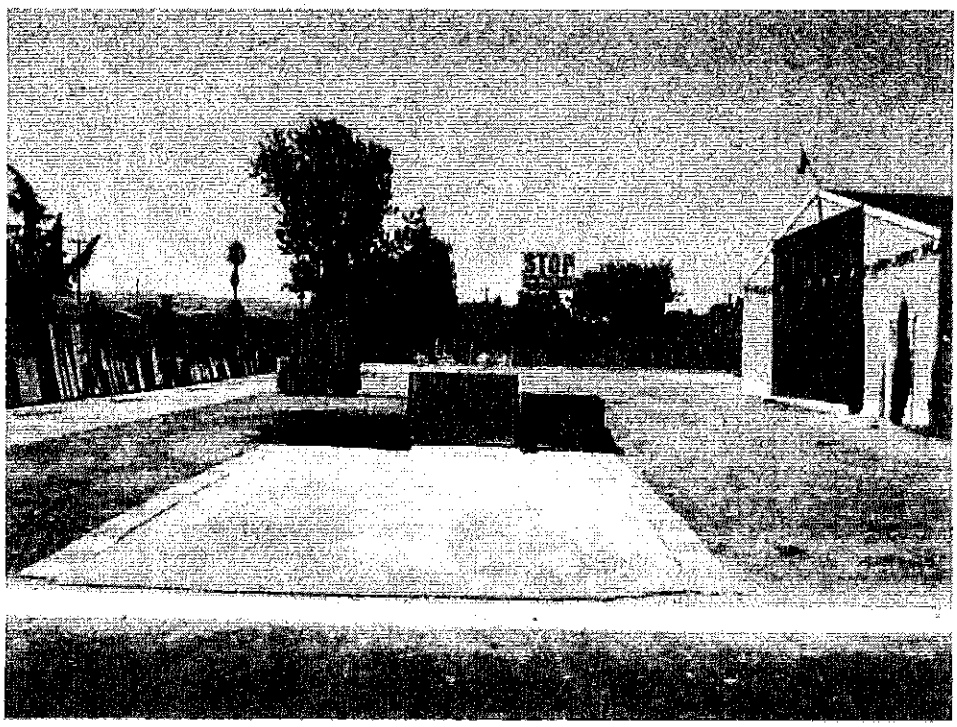


Photo 2: Looking west inside the yard from gate at Senter Road

Photo 3: Looking northwest at the side area of the property

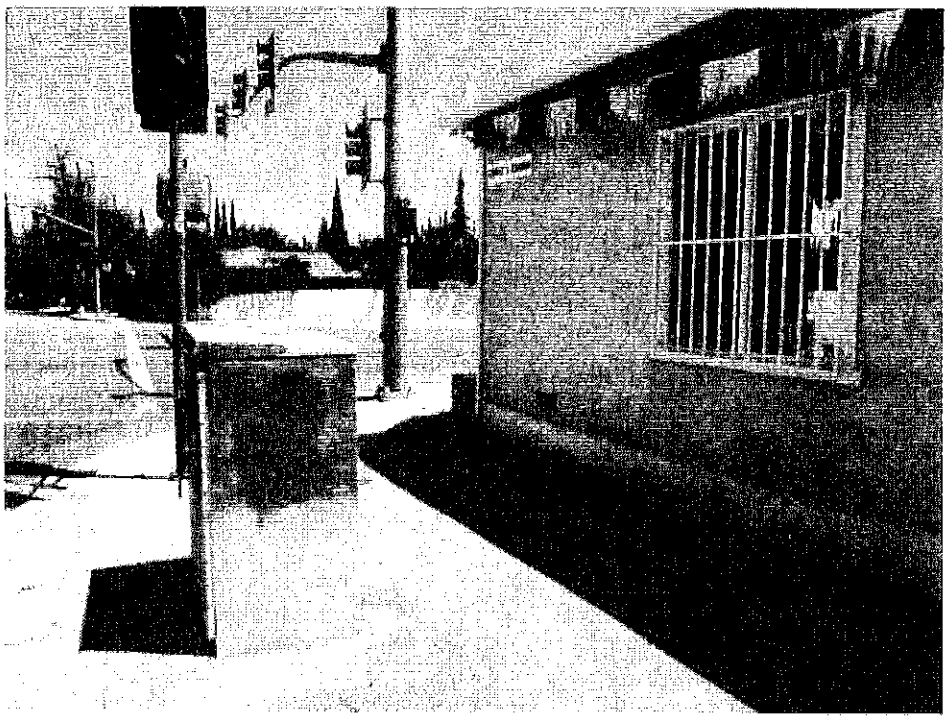


Photo 4: Looking at southwest of Lewis Road and Senter Road

Photo 5: Looking southeast at the gate on Lewis Road

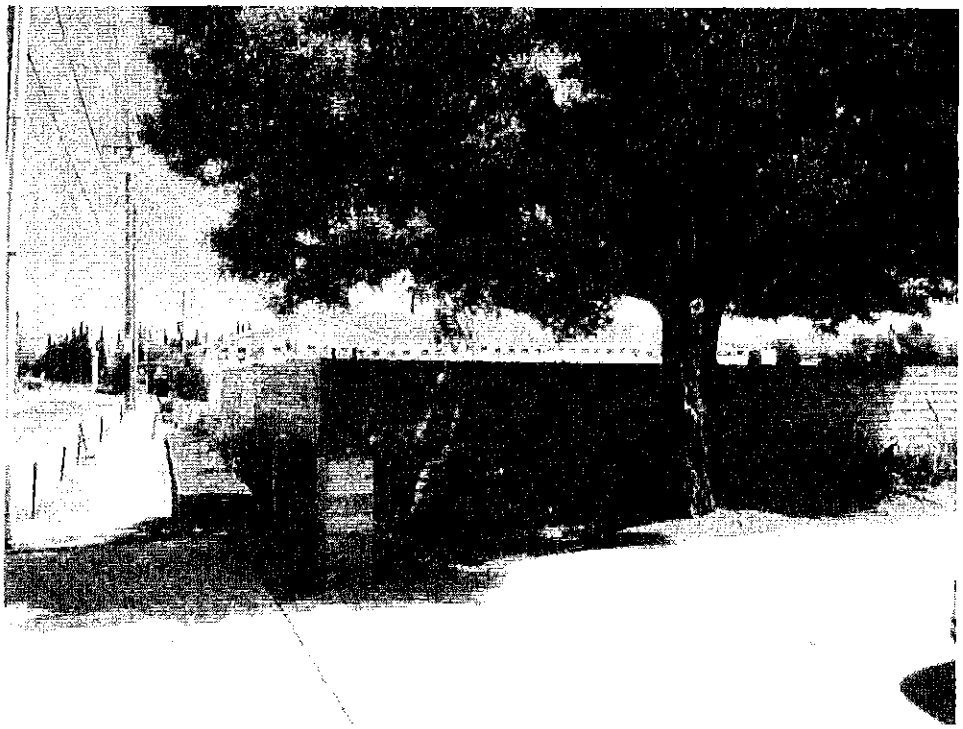


Photo 6: Looking east behind of the Subject Property

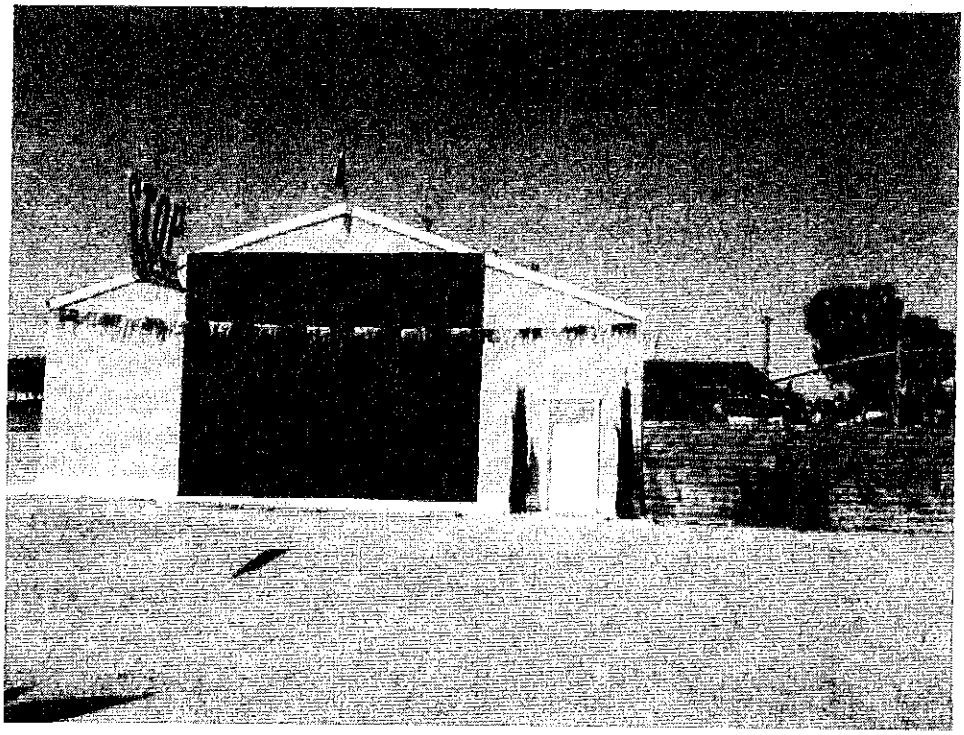


Photo 7: Looking north at the older building

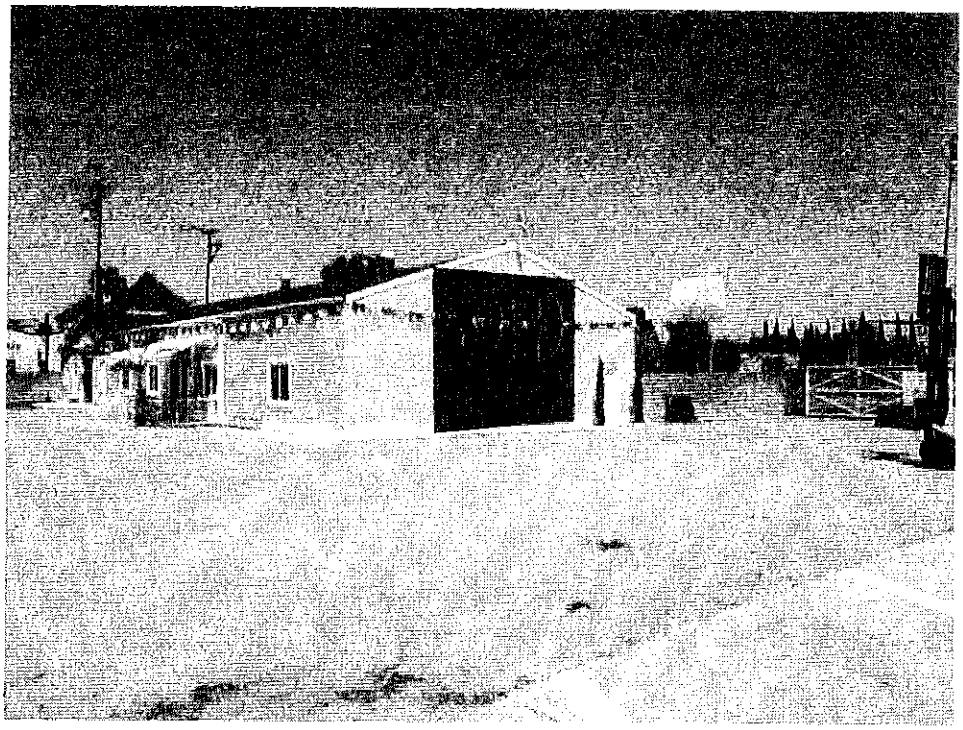


Photo 8: Looking northeast at the building

Photo 9: Looking east at the yard area

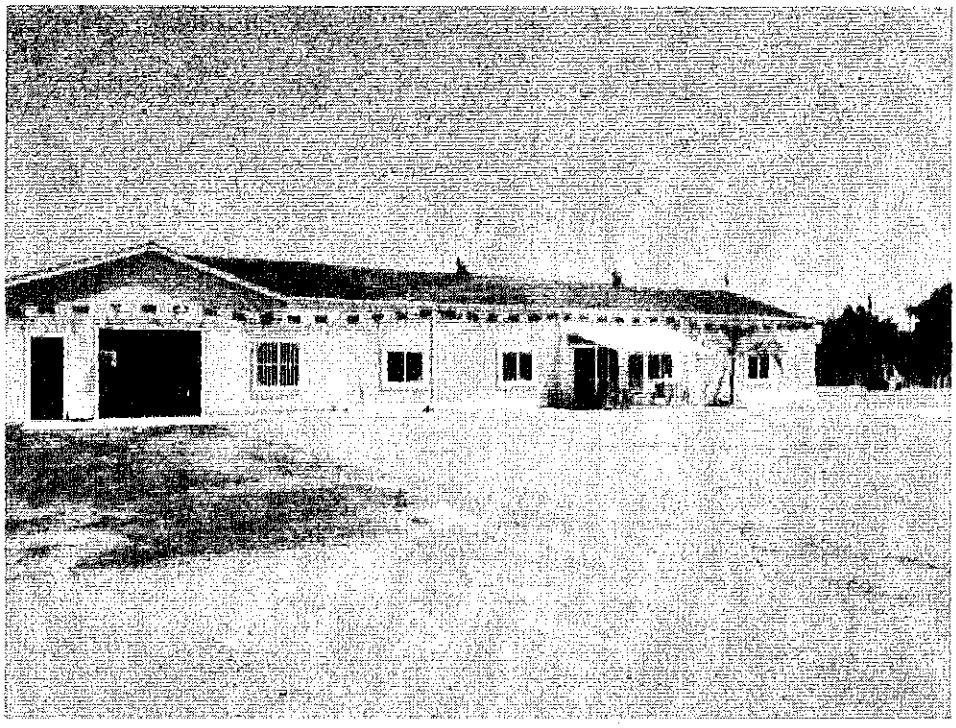


Photo 10: Looking east at the behind of the building

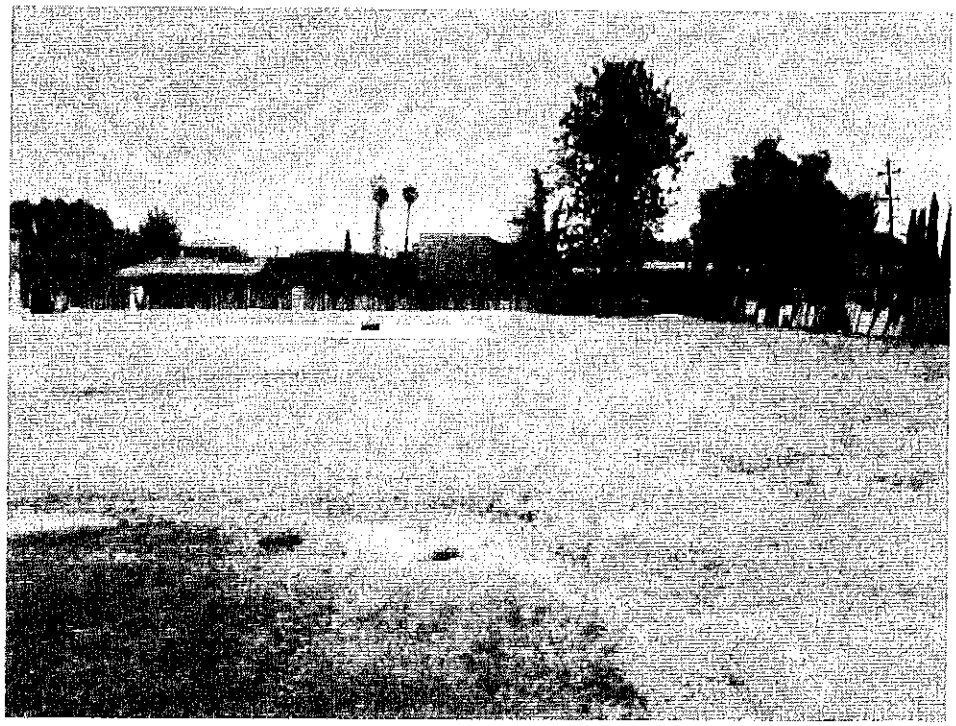


Photo 11: Looking south at the yard

Photo 12: Looking inside the older structure

Photo 13: Looking inside the older structure

Photo 14: Looking inside the newer structure

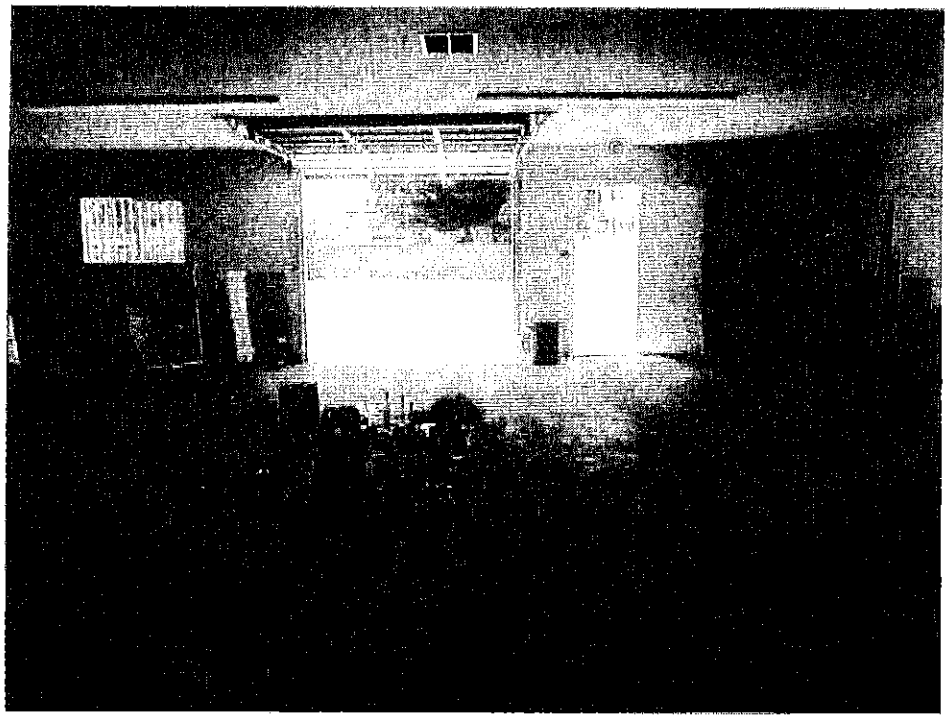


Photo 15: Looking inside the newer structure

Photo 16: Looking at the connection to the older area from the new area

ATTACHMENT 4
EDR RADIUS MAP REPORT

Kens Glass & Mirror
2905 Senter Road
San Jose, CA 95111

Inquiry Number: 4699822.2s
August 12, 2016

The EDR Radius Map™ Report with GeoCheck®

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

TABLE OF CONTENTS

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

2905 SENTER ROAD
SAN JOSE, CA 95111

COORDINATES

Latitude (North):	37.2971560 - 37° 17' 49.76"
Longitude (West):	121.8377650 - 121° 50' 15.95"
Universal Tranverse Mercator:	Zone 10
UTM X (Meters):	603011.7
UTM Y (Meters):	4128266.8
Elevation:	146 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	5640414 SAN JOSE EAST, CA
Version Date:	2012

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20140606
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
2905 SENTER ROAD
SAN JOSE, CA 95111

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	KEN'S GLASS AND MIRR	2905 SENTER RD	LUST, HIST LUST, HIST CORTESE		TP
A2	KEN'S GLASS & MIRROR	2905 SENTER RD	RGA LUST		TP
A3	KEN'S GLASS AND MIRR	2905 SENTER RD	RGA LUST		TP
4		2955 SENTER RD	EDR Hist Cleaner	Higher	280, 0.053, SE
5	CARIBBEE S SPEED WAS	496 LEWIS RD	EDR Hist Cleaner	Lower	375, 0.071, WSW
B6	TEXACO	2895 SENTER ROAD	LUST, HIST LUST, HIST CORTESE	Lower	630, 0.119, NNW
B7	BOB S TEXACO SERVICE	2895 SENTER RD	EDR Hist Auto	Lower	630, 0.119, NNW
8		3005 SENTER RD	EDR Hist Auto	Higher	634, 0.120, SE
C9	CARIBBEES ONE HOUR P	2893 SENTER RD UNIT	RCRA-SQG, FINDS, HAZNET, ECHO	Lower	817, 0.155, NNW
C10	O/B (NEXTEL CA-2052	2885 SENTER RD	SAN JOSE HAZMAT	Lower	873, 0.165, NNW
11	S J WATER CO SENTER	2981 LONE BLUFF WY	CUPA Listings, SAN JOSE HAZMAT	Lower	930, 0.176, NNE
12	UNION OIL SS 4936	3060 SENTER RD	HIST UST	Higher	1147, 0.217, SE
13	WORLD OIL CO	3148 SENTER RD	RCRA-SQG, LUST, HIST LUST, SWEEPS UST, FINDS, HIST...	Higher	1507, 0.285, SE
D14	ARCO #6044	3147 SENTER RD	LUST, HIST LUST	Higher	1671, 0.316, SE
D15	ARCO #6044	3147 SENTER ROAD	LUST, SWEEPS UST, HIST CORTESE, Notify 65	Higher	1671, 0.316, SE
E16	CHEVRON #9-7686	3151 SENTER ROAD	LUST, HIST CORTESE	Higher	2023, 0.383, SE
E17	CHEVRON #9-7686	3151 SENTER RD	LUST, HIST LUST	Higher	2023, 0.383, SE
F18	WORLD TRANSMISSIONS	265 LEWIS RD	LUST, HIST LUST	Higher	2181, 0.413, SW
F19	WORLD TRANSMISSIONS	265 LEWIS RD BLDG E	LUST	Higher	2181, 0.413, SW
F20	TAYLOR DEVELOPMENT	225 LEWIS RD	LUST	Higher	2236, 0.423, SW
F21	OWEN-TAYLOR DEVELOPM	225 LEWIS RD	LUST, HIST LUST, HIST CORTESE	Higher	2236, 0.423, SW
G22	AUTO SALVAGE YARD	420-24 UMBARGER RD	LUST	Lower	2333, 0.442, WNW
23	AUTO SALVAGE YARD	420 24 UMBARGER	HIST CORTESE	Lower	2335, 0.442, WNW
G24	RW FRENCH CONSTRUCTI	421 UMBARGER RD	LUST, HIST LUST, HIST CORTESE	Lower	2366, 0.448, WNW
G25	DASTRUP PAVING	387 UMBARGER RD	LUST, HIST LUST, HIST CORTESE	Lower	2428, 0.460, WNW
26	COYOTE CREEK GOLF CO	TUERS ROAD	ENVIROSTOR, VCP, DEED	Higher	3351, 0.635, ENE
27	MIDS X RAY/LOUIS USE	150 GOBLE LANE	HWP	Higher	4371, 0.828, WSW
28	SAN JOSE CITY SINGLE	885 SINGLETON RD	ENVIROSTOR, NPDES, WDS	Lower	4622, 0.875, East
29	ORVIETO FAMILY APART	60 MONTECITO VISTA D	ENVIROSTOR, VCP, DEED	Higher	4676, 0.886, WSW
30	THE MONTECITO VISTA	2745 MONTEREY ROAD	ENVIROSTOR, VCP	Higher	4868, 0.922, WSW
31	ORVIETO B	88 MONTECITO VISTA D	ENVIROSTOR, VCP, DEED	Higher	5160, 0.977, WSW

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following records. For more information on this property see page 8 of the attached EDR Radius Map report:

Site	Database(s)	EPA ID
KEN'S GLASS AND MIRR 2905 SENTER RD SAN JOSE, CA 95111	LUST Database: LUST, Date of Government Version: 06/13/2016 Database: LUST SANTA CLARA, Date of Government Version: 03/03/2014 Database: LUST REG 2, Date of Government Version: 09/30/2004 Status: Completed - Case Closed Facility Status: Case Closed Date Closed: 09/19/1995 Global Id: T0608500803 SCVWD ID: 07S1E26E02F date9: 9/19/1995 HIST LUST SCVWD ID: 07S1E26E02 HIST CORTESE Reg Id: 43-0782	N/A
KEN'S GLASS & MIRROR 2905 SENTER RD SAN JOSE, CA	RGA LUST	N/A
KEN'S GLASS AND MIRR 2905 SENTER RD SAN JOSE, CA	RGA LUST	N/A

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL..... National Priority List
Proposed NPL..... Proposed National Priority List Sites
NPL LIENS..... Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL..... National Priority List Deletions

EXECUTIVE SUMMARY

Federal CERCLIS list

FEDERAL FACILITY..... Federal Facility Site Information listing
SEMS..... Superfund Enterprise Management System

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE..... Superfund Enterprise Management System Archive

Federal RCRA CORRACTS facilities list

CORRACTS..... Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF..... RCRA - Treatment, Storage and Disposal

Federal RCRA generators list

RCRA-LQG..... RCRA - Large Quantity Generators
RCRA-CESQG..... RCRA - Conditionally Exempt Small Quantity Generator

Federal institutional controls / engineering controls registries

LUCIS..... Land Use Control Information System
US ENG CONTROLS..... Engineering Controls Sites List
US INST CONTROL..... Sites with Institutional Controls

Federal ERNS list

ERNS..... Emergency Response Notification System

State- and tribal - equivalent NPL

RESPONSE..... State Response Sites

State and tribal landfill and/or solid waste disposal site lists

SWF/LF..... Solid Waste Information System

State and tribal leaking storage tank lists

INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land
SLIC..... Statewide SLIC Cases

State and tribal registered storage tank lists

FEMA UST..... Underground Storage Tank Listing
UST..... Active UST Facilities
AST..... Aboveground Petroleum Storage Tank Facilities
INDIAN UST..... Underground Storage Tanks on Indian Land

State and tribal voluntary cleanup sites

INDIAN VCP..... Voluntary Cleanup Priority Listing

VCP..... Voluntary Cleanup Program Properties

State and tribal Brownfields sites

BROWNFIELDS..... Considered Brownfields Sites Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS..... A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT..... Waste Management Unit Database
SWRCY..... Recycler Database
HAULERS..... Registered Waste Tire Haulers Listing
INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands
DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations
ODI..... Open Dump Inventory

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL..... Delisted National Clandestine Laboratory Register
HIST Cal-Sites..... Historical Calsites Database
SCH..... School Property Evaluation Program
CDL..... Clandestine Drug Labs
Toxic Pits..... Toxic Pits Cleanup Act Sites
US CDL..... National Clandestine Laboratory Register

Local Lists of Registered Storage Tanks

SWEEPS UST..... SWEEPS UST Listing
CA FID UST..... Facility Inventory Database

Local Land Records

LIENS..... Environmental Liens Listing
LIENS 2..... CERCLA Lien Information
DEED..... Deed Restriction Listing

Records of Emergency Release Reports

HMIRS..... Hazardous Materials Information Reporting System
CHMIRS..... California Hazardous Material Incident Report System
LDS..... Land Disposal Sites Listing
MCS..... Military Cleanup Sites Listing
SPILLS 90..... SPILLS 90 data from FirstSearch

Other Ascertainable Records

RCRA NonGen / NLR..... RCRA - Non Generators / No Longer Regulated
FUDS..... Formerly Used Defense Sites
DOD..... Department of Defense Sites

SCRD DRYCLEANERS..... State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR..... Financial Assurance Information
EPA WATCH LIST..... EPA WATCH LIST
2020 COR ACTION..... 2020 Corrective Action Program List
TSCA..... Toxic Substances Control Act
TRIS..... Toxic Chemical Release Inventory System
SSTS..... Section 7 Tracking Systems
ROD..... Records Of Decision
RMP..... Risk Management Plans
RAATS..... RCRA Administrative Action Tracking System
PRP..... Potentially Responsible Parties
PADS..... PCB Activity Database System
ICIS..... Integrated Compliance Information System
FTTS..... FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS..... Material Licensing Tracking System
COAL ASH DOE..... Steam-Electric Plant Operation Data
COAL ASH EPA..... Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER..... PCB Transformer Registration Database
RADINFO..... Radiation Information Database
HIST FTTS..... FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS..... Incident and Accident Data
CONSENT..... Superfund (CERCLA) Consent Decrees
INDIAN RESERV..... Indian Reservations
FUSRAP..... Formerly Utilized Sites Remedial Action Program
UMTRA..... Uranium Mill Tailings Sites
LEAD SMELTERS..... Lead Smelter Sites
US AIRS..... Aerometric Information Retrieval System Facility Subsystem
US MINES..... Mines Master Index File
FINDS..... Facility Index System/Facility Registry System
UXO..... Unexploded Ordnance Sites
DOCKET HWC..... Hazardous Waste Compliance Docket Listing
CA BOND EXP. PLAN..... Bond Expenditure Plan
Cortese..... "Cortese" Hazardous Waste & Substances Sites List
DRYCLEANERS..... Cleaner Facilities
EMI..... Emissions Inventory Data
ENF..... Enforcement Action Listing
Financial Assurance..... Financial Assurance Information Listing
HAZNET..... Facility and Manifest Data
HWT..... Registered Hazardous Waste Transporter Database
MINES..... Mines Site Location Listing
MWMP..... Medical Waste Management Program Listing
NPDES..... NPDES Permits Listing
PEST LIC..... Pesticide Regulation Licenses Listing
PROC..... Certified Processors Database
UIC..... UIC Listing
WASTEWATER PITS..... Oil Wastewater Pits Listing
WDS..... Waste Discharge System
WIP..... Well Investigation Program Case List
ECHO..... Enforcement & Compliance History Information
FUELS PROGRAM..... EPA Fuels Program Registered Listing

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP..... EDR Proprietary Manufactured Gas Plants

EXECUTIVE SUMMARY

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF..... Recovered Government Archive Solid Waste Facilities List

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.
Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Federal RCRA generators list

RCRA-SQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

A review of the RCRA-SQG list, as provided by EDR, and dated 12/09/2015 has revealed that there is 1 RCRA-SQG site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
CARIBBEES ONE HOUR P	***2893 SENTER RD UNIT***	***NNW 1/8 - 1/4 (0.155 mi.)***	***C9***	***28***

State- and tribal - equivalent CERCLIS

ENVIROSTOR: The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifies sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

A review of the ENVIROSTOR list, as provided by EDR, and dated 05/02/2016 has revealed that there are

EXECUTIVE SUMMARY

5 ENVIROSTOR sites within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
COYOTE CREEK GOLF CO	*TUERS ROAD*	*ENE 1/2 - 1 (0.635 mi.)*	*26*	*88*
Facility Id: 43010025				
Status: Certified O&M - Land Use Restrictions Only				
ORVIETO FAMILY APART	*80 MONTECITO VISTA D*	*WSW 1/2 - 1 (0.886 mi.)*	*29*	*103*
Facility Id: 60001312				
Status: Certified / Operation & Maintenance				
THE MONTECITO VISTA	*2745 MONTEREY ROAD*	*WSW 1/2 - 1 (0.922 mi.)*	*30*	*112*
Facility Id: 60001615				
Status: Active				
ORVIETO B	*88 MONTECITO VISTA D*	*WSW 1/2 - 1 (0.977 mi.)*	*31*	*122*
Facility Id: 60001891				
Status: Certified O&M - Land Use Restrictions Only				

Lower Elevation	Address	Direction / Distance	Map ID	Page
SAN JOSE CITY SINGLE	*885 SINGLETON RD*	*E 1/2 - 1 (0.875 mi.)*	*28*	*99*
Facility Id: 43490008				
Status: Refer: RWQCB				

State and tribal leaking storage tank lists

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the State Water Resources Control Board Leaking Underground Storage Tank Information System.

A review of the LUST list, as provided by EDR, has revealed that there are 13 LUST sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
WORLD OIL CO	*3148 SENTER RD*	*SE 1/4 - 1/2 (0.285 mi.)*	*13*	*33*
Database: LUST, Date of Government Version: 06/13/2016				
Database: LUST SANTA CLARA, Date of Government Version: 03/03/2014				
Database: LUST REG 2, Date of Government Version: 09/30/2004				
Status: Completed - Case Closed				
Facility Status: Pollution Characterization				
Global Id: T0608500497				
SCVWD ID: 07S1E26L02F				
ARCO #6044	*3147 SENTER RD*	*SE 1/4 - 1/2 (0.316 mi.)*	*D14*	*50*
Database: LUST REG 2, Date of Government Version: 09/30/2004				
Facility Status: Remedial action (cleanup) Underway				
ARCO #6044	*3147 SENTER ROAD*	*SE 1/4 - 1/2 (0.316 mi.)*	*D15*	*50*
Database: LUST, Date of Government Version: 06/13/2016				
Database: LUST SANTA CLARA, Date of Government Version: 03/03/2014				
Status: Open - Remediation				
Global Id: T0608501914				
SCVWD ID: 07S1E26L01F				
CHEVRON #9-7686	*3151 SENTER ROAD*	*SE 1/4 - 1/2 (0.363 mi.)*	*E16*	*62*
Database: LUST, Date of Government Version: 06/13/2016				
Database: LUST SANTA CLARA, Date of Government Version: 03/03/2014				

Status: Completed - Case Closed
Global Id: T0608502333
SCVWD ID: 07S1E26L03F

CHEVRON #9-7688 ***3151 SENTER RD*** ***SE 1/4 - 1/2 (0.363 mi.)*** ***E17*** ***74***
Database: LUST REG 2, Date of Government Version: 09/30/2004
Facility Status: Preliminary site assessment underway

WORLD TRANSMISSIONS ***265 LEWIS RD*** ***SW 1/4 - 1/2 (0.413 mi.)*** ***F18*** ***75***
Database: LUST, Date of Government Version: 06/13/2016
Database: LUST REG 2, Date of Government Version: 09/30/2004
Status: Completed - Case Closed
Facility Status: Case Closed
Global Id: T0608580004
date9: 1/30/2004

WORLD TRANSMISSIONS 265 LEWIS RD BLDG E SW 1/4 - 1/2 (0.413 mi.) F19 77
Database: LUST SANTA CLARA, Date of Government Version: 03/03/2014
Date Closed: 01/30/2004
SCVWD ID: 07S1E27J04F

TAYLOR DEVELOPMENT 225 LEWIS RD SW 1/4 - 1/2 (0.423 mi.) F20 77
Database: LUST REG 2, Date of Government Version: 09/30/2004
Facility Id: 43-1437
Facility Status: Case Closed
date9: 10/6/1994

OWEN-TAYLOR DEVELOPM ***225 LEWIS RD*** ***SW 1/4 - 1/2 (0.423 mi.)*** ***F21*** ***77***
Database: LUST, Date of Government Version: 06/13/2016
Database: LUST SANTA CLARA, Date of Government Version: 03/03/2014
Database: LUST REG 2, Date of Government Version: 09/30/2004
Status: Completed - Case Closed
Facility Status: Case Closed
Date Closed: 04/25/2002
Global Id: T0608501409
Global Id: T0608501004
SCVWD ID: 07S1E27J01F
date9: 4/25/2002

Lower Elevation	Address	Direction / Distance	Map ID	Page

TEXACO ***2995 SENTER ROAD*** ***NNW 0 - 1/8 (0.119 mi.)*** ***B6*** ***11***
Database: LUST, Date of Government Version: 06/13/2016
Database: LUST SANTA CLARA, Date of Government Version: 03/03/2014
Database: LUST REG 2, Date of Government Version: 09/30/2004
Status: Open - Assessment & Interim Remedial Action
Facility Status: Remedial action (cleanup) Underway
Global Id: T0608501418
SCVWD ID: 07S1E26E01F

AUTO SALVAGE YARD 420-24 UMBARGER RD WNW 1/4 - 1/2 (0.442 mi.) G22 81
Database: LUST, Date of Government Version: 06/13/2016
Database: LUST SANTA CLARA, Date of Government Version: 03/03/2014
Database: LUST REG 2, Date of Government Version: 09/30/2004
Status: Completed - Case Closed
Facility Status: Case Closed
Date Closed: 10/23/1998
Global Id: T0608500987
SCVWD ID: 07S1E27A01F

date9: 10/23/1998

RW FRENCH CONSTRUCTI ***421 UMBARGER RD*** ***WNW 1/4 - 1/2 (0.448 mi.)*** ***G24*** ***84***
Database: LUST, Date of Government Version: 06/13/2016
Database: LUST SANTA CLARA, Date of Government Version: 03/03/2014
Database: LUST REG 2, Date of Government Version: 09/30/2004
Status: Completed - Case Closed
Facility Status: Case Closed
Date Closed: 08/30/1995
Global Id: T0608501890
SCVWD ID: 07S1E27B03F
date9: 8/30/1995

DASTRUP PAVING ***387 UMBARGER RD*** ***WNW 1/4 - 1/2 (0.460 mi.)*** ***G25*** ***86***
Database: LUST, Date of Government Version: 06/13/2016
Database: LUST SANTA CLARA, Date of Government Version: 03/03/2014
Database: LUST REG 2, Date of Government Version: 09/30/2004
Status: Completed - Case Closed
Facility Status: Case Closed
Date Closed: 06/11/1990
Global Id: T0608500486
SCVWD ID: 07S1E27B02F
date9: 6/11/1990

HIST LUST: A listing of open and closed leaking underground storage tanks. This listing is no longer updated by the county. Leaking underground storage tanks are now handled by the Department of Environmental Health.

A review of the HIST LUST list, as provided by EDR, and dated 03/29/2005 has revealed that there are 8 HIST LUST sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
WORLD OIL CO SCVWD ID: 07S1E26L02	***3148 SENTER RD***	***SE 1/4 - 1/2 (0.285 mi.)***	***13***	***33***
ARCO #6044 SCVWD ID: 07S1E26L01	***3147 SENTER RD***	***SE 1/4 - 1/2 (0.316 mi.)***	***D14***	***60***
CHEVRON #9-7686 SCVWD ID: 07S1E26L03	***3151 SENTER RD***	***SE 1/4 - 1/2 (0.363 mi.)***	***E17***	***74***
WORLD TRANSMISSIONS SCVWD ID: 07S1E27J04	***265 LEWIS RD***	***SW 1/4 - 1/2 (0.413 mi.)***	***F18***	***75***
OWEN-TAYLOR DEVELOPM SCVWD ID: 07S1E27J01	***225 LEWIS RD***	***SW 1/4 - 1/2 (0.423 mi.)***	***F21***	***77***

Lower Elevation	Address	Direction / Distance	Map ID	Page
TEXACO SCVWD ID: 07S1E26E01	***2695 SENTER ROAD***	***NNW 0 - 1/8 (0.119 mi.)***	***B6***	***11***
RW FRENCH CONSTRUCTI SCVWD ID: 07S1E27B03	***421 UMBARGER RD***	***WNW 1/4 - 1/2 (0.448 mi.)***	***G24***	***84***
DASTRUP PAVING SCVWD ID: 07S1E27B02	***387 UMBARGER RD***	***WNW 1/4 - 1/2 (0.460 mi.)***	***G25***	***86***

EXECUTIVE SUMMARY

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Registered Storage Tanks

HIST UST: Historical UST Registered Database.

A review of the HIST UST list, as provided by EDR, and dated 10/15/1990 has revealed that there is 1 HIST UST site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
UNION OIL SS 4936 Facility Id: 00000030731	3060 SENTER RD	SE 1/8 - 1/4 (0.217 mi.)	12	31

Other Ascertainable Records

CUPA Listings: A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

A review of the CUPA Listings list, as provided by EDR, has revealed that there is 1 CUPA Listings site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
S J WATER CO SENTER Database: CUPA SANTA CLARA, Date of Government Version: 05/25/2016	*2981 LONE BLUFF WY*	*NNE 1/8 - 1/4 (0.176 mi.)*	*11*	*31*

HIST CORTESE: The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]. This listing is no longer updated by the state agency.

A review of the HIST CORTESE list, as provided by EDR, and dated 04/01/2001 has revealed that there are 8 HIST CORTESE sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
WORLD OIL CO Reg Id: 43-0448	*3148 SENTER RD*	*SE 1/4 - 1/2 (0.285 mi.)*	*13*	*33*
ARCO #6044 Reg Id: 43-0108	*3147 SENTER ROAD*	*SE 1/4 - 1/2 (0.316 mi.)*	*D15*	*50*
CHEVRON #9-7688 Reg Id: 43-2083	*3151 SENTER ROAD*	*SE 1/4 - 1/2 (0.383 mi.)*	*E16*	*62*
OWEN-TAYLOR DEVELOPM Reg Id: 43-1008	*225 LEWIS RD*	*SW 1/4 - 1/2 (0.423 mi.)*	*F21*	*77*

Lower Elevation	Address	Direction / Distance	Map ID	Page
TEXACO	*2895 SENTER ROAD*	*NNW 0 - 1/8 (0.119 mi.)*	*B8*	*11*

Reg Id: 43-1447				
AUTO SALVAGE YARD Reg Id: 43-0988	420 24 UMBARGER	WNW 1/4 - 1/2 (0.442 mi.)	23	83
RW FRENCH CONSTRUCTI Reg Id: 43-2054	***421 UMBARGER RD***	***WNW 1/4 - 1/2 (0.448 mi.)***	***G24***	***84***
DASTRUP PAVING Reg Id: 43-0449	***387 UMBARGER RD***	***WNW 1/4 - 1/2 (0.460 mi.)***	***G25***	***86***

HWP: Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor.

A review of the HWP list, as provided by EDR, and dated 05/23/2016 has revealed that there is 1 HWP site within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
MIDS X RAY/LOUIS USE EPA Id: CAD982429144 Cleanup Status: CLOSED	150 GOBLE LANE	WSW 1/2 - 1 (0.828 mi.)	27	98

Notify 65: Listings of all Proposition 65 incidents reported to counties by the State Water Resources Control Board and the Regional Water Quality Control Board. This database is no longer updated by the reporting agency.

A review of the Notify 65 list, as provided by EDR, and dated 09/10/2015 has revealed that there is 1 Notify 65 site within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
ARCO #6044	***3147 SENTER ROAD***	***SE 1/4 - 1/2 (0.315 mi.)***	***D15***	***50***

SAN JOSE HAZMAT: San Jose Hazmat Facilities.

A review of the SAN JOSE HAZMAT list, as provided by EDR, and dated 05/26/2016 has revealed that there are 2 SAN JOSE HAZMAT sites within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
O/B (NEXTEL CA-2052 File Num: 430940	2885 SENTER RD	NNW 1/8 - 1/4 (0.165 mi.)	C10	31
S J WATER CO SENTER File Num: 600851 File Num: 408434	***2981 LONE BLUFF WY***	***NNE 1/8 - 1/4 (0.176 mi.)***	***11***	***31***

EXECUTIVE SUMMARY

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR Hist Auto: EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR Hist Auto list, as provided by EDR, has revealed that there are 2 EDR Hist Auto sites within approximately 0.125 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
Not reported	3005 SENTER RD	SE 0 - 1/8 (0.120 mi.)	8	27
Lower Elevation	**Address**	**Direction / Distance**	**Map ID**	**Page**
BOB S TEXACO SERVICE	2895 SENTER RD	NNW 0 - 1/8 (0.119 mi.)	B7	27

Database: EDR Hist Auto, Date of Government Version: 02/20/2007

EDR Hist Cleaner: EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR Hist Cleaner list, as provided by EDR, has revealed that there are 2 EDR Hist Cleaner sites within approximately 0.125 miles of the target property.

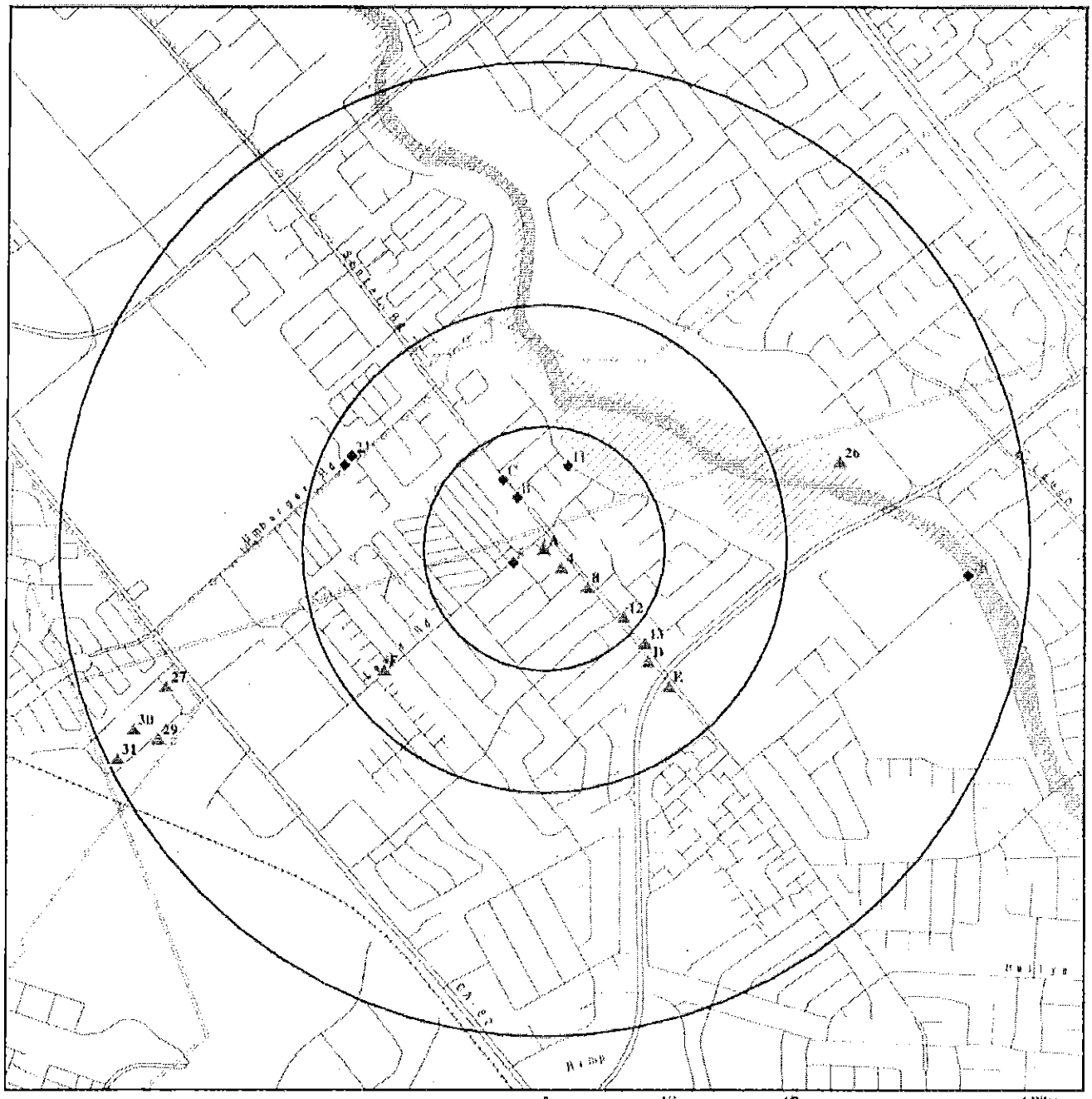
Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
Not reported	2955 SENTER RD	SE 0 - 1/8 (0.053 mi.)	4	10
Lower Elevation	**Address**	**Direction / Distance**	**Map ID**	**Page**
CARIBBEE S SPEED WAS	496 LEWIS RD	WSW 0 - 1/8 (0.071 mi.)	5	11

Database: EDR Hist Cleaner, Date of Government Version: 02/20/2007

EXECUTIVE SUMMARY

There were no unmapped sites in this report.

OVERVIEW MAP - 4699822.2S



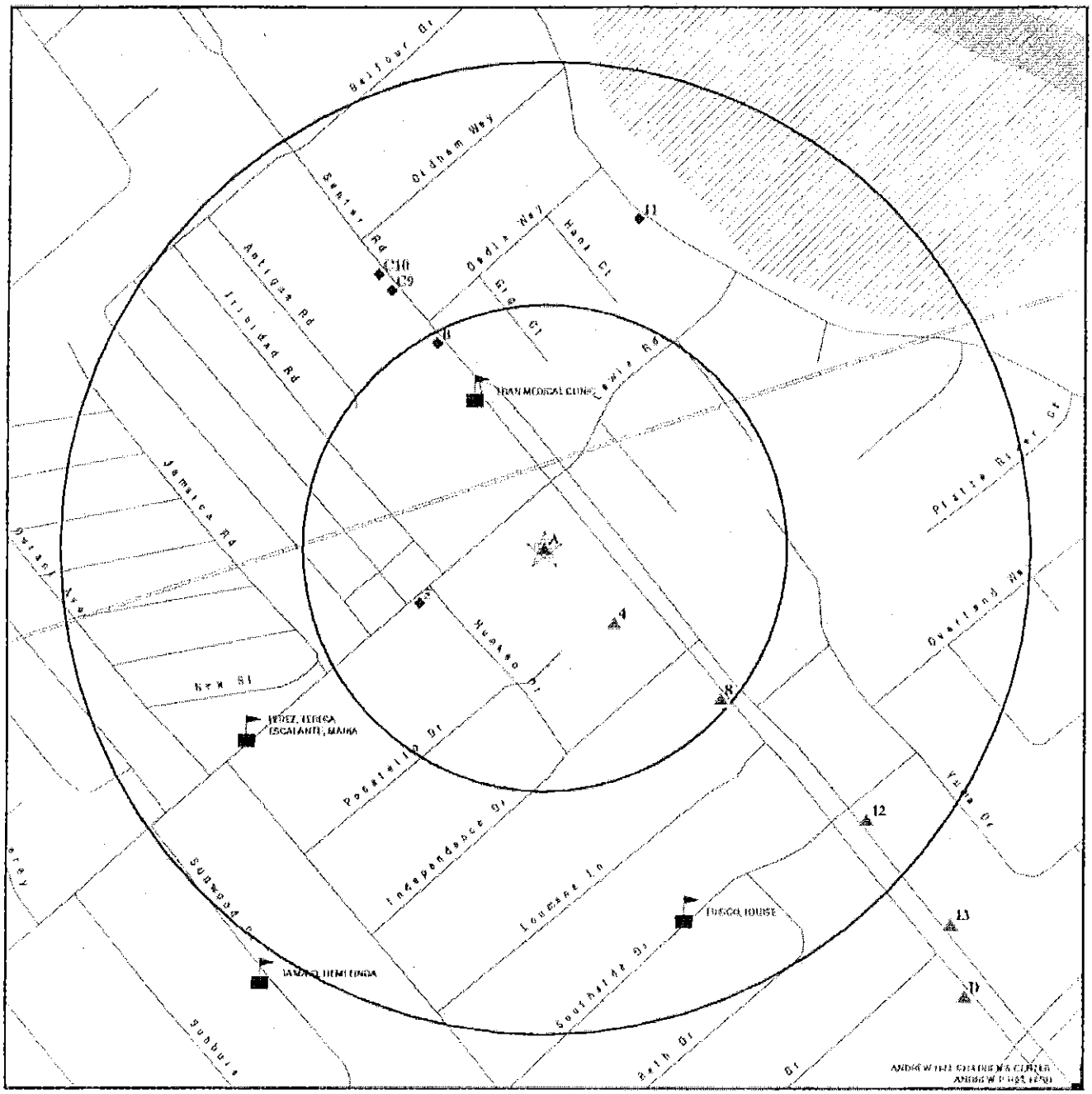
- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- Pipelines
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- State Wetlands
- Areas of Concern

0 1/4 1/2 1 Miles

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Kens Glass & Mirror	CLIENT: Farshad Vakili, P.E., Phase 1 Assessment
ADDRESS: 2905 Senter Road San Jose CA 95111	CONTACT: Farshad Vakili, P.E.
LAT/LONG: 37.297156 / 121.837765	INQUIRY #: 4699822.2s DATE: August 12, 2016 6:01 pm

DETAIL MAP - 4699822.2S



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Manufactured Gas Plants
- ▪ Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- Pipelines
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- State Wetlands
- Areas of Concern

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Kens Glass & Mirror ADDRESS: 2905 Senter Road San Jose CA 95111 LAT/LONG: 37.297156 / 121.837765	CLIENT: Farshad Vakili, P.E., Phase 1 Assessment CONTACT: Farshad Vakili, P.E. INQUIRY #: 4699822.2s DATE: August 12, 2016 6:04 pm

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Federal NPL site list								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	TP		NR	NR	NR	NR	NR	0
Federal Delisted NPL site list								
Delisted NPL	1.000		0	0	0	0	NR	0
Federal CERCLIS list								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
Federal CERCLIS NFRAP site list								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
Federal RCRA CORRACTS facilities list								
CORRACTS	1.000		0	0	0	0	NR	0
Federal RCRA non-CORRACTS TSD facilities list								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Federal RCRA generators list								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	1	NR	NR	NR	1
RCRA-CESQG	0.250		0	0	NR	NR	NR	0
Federal institutional controls / engineering controls registries								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	TP		NR	NR	NR	NR	NR	0
State- and tribal - equivalent NPL								
RESPONSE	1.000		0	0	0	0	NR	0
State- and tribal - equivalent CERCLIS								
ENVIROSTOR	1.000		0	0	0	5	NR	5
State and tribal landfill and/or solid waste disposal site lists								
SWF/LF	0.500		0	0	0	NR	NR	0
State and tribal leaking storage tank lists								
LUST	0.500	1	1	0	12	NR	NR	14

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
INDIAN LUST	0.500		0	0	0	NR	NR	0
SLIC	0.500		0	0	0	NR	NR	0
HIST LUST	0.500	1	1	0	7	NR	NR	9
State and tribal registered storage tank lists								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		0	0	NR	NR	NR	0
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
State and tribal voluntary cleanup sites								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
WMUDS/SWAT	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
HAULERS	TP		NR	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	TP		NR	NR	NR	NR	NR	0
HIST Cal-Sites	1.000		0	0	0	0	NR	0
SCH	0.250		0	0	NR	NR	NR	0
CDL	TP		NR	NR	NR	NR	NR	0
Toxic Pits	1.000		0	0	0	0	NR	0
US CDL	TP		NR	NR	NR	NR	NR	0
Local Lists of Registered Storage Tanks								
SWEEPS UST	0.250		0	0	NR	NR	NR	0
HIST UST	0.250		0	1	NR	NR	NR	1
CA FID UST	0.250		0	0	NR	NR	NR	0
Local Land Records								
LIENS	TP		NR	NR	NR	NR	NR	0
LIENS 2	TP		NR	NR	NR	NR	NR	0
DEED	0.500		0	0	0	NR	NR	0
Records of Emergency Release Reports								
HMIRS	TP		NR	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
CHMIRS	TP		NR	NR	NR	NR	NR	0
LDS	TP		NR	NR	NR	NR	NR	0
MCS	TP		NR	NR	NR	NR	NR	0
SPILLS 90	TP		NR	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
DOT OPS	TP		NR	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
DOCKET HWC	TP		NR	NR	NR	NR	NR	0
CA BOND EXP. PLAN	1.000		0	0	0	0	NR	0
Cortese	0.500		0	0	0	NR	NR	0
CUPA Listings	0.250		0	1	NR	NR	NR	1
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
EMI	TP		NR	NR	NR	NR	NR	0
ENF	TP		NR	NR	NR	NR	NR	0
Financial Assurance	TP		NR	NR	NR	NR	NR	0
HAZNET	TP		NR	NR	NR	NR	NR	0
HIST CORTESE	0.500	1	1	0	7	NR	NR	9
HWP	1.000		0	0	0	1	NR	1
HWT	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
MINES	TP		NR	NR	NR	NR	NR	0
MWMP	0.250		0	0	NR	NR	NR	0
NPDES	TP		NR	NR	NR	NR	NR	0
PEST LIC	TP		NR	NR	NR	NR	NR	0
PROC	0.500		0	0	0	NR	NR	0
Notify 65	1.000		0	0	1	0	NR	1
SAN JOSE HAZMAT	0.250		0	2	NR	NR	NR	2
UIC	TP		NR	NR	NR	NR	NR	0
WASTEWATER PITS	0.500		0	0	0	NR	NR	0
WDS	TP		NR	NR	NR	NR	NR	0
WIP	0.250		0	0	NR	NR	NR	0
ECHO	TP		NR	NR	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		2	NR	NR	NR	NR	2
EDR Hist Cleaner	0.125		2	NR	NR	NR	NR	2
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
RGA LF	TP		NR	NR	NR	NR	NR	0
RGA LUST	TP	2	NR	NR	NR	NR	NR	2
- Totals --		5	7	5	27	6	0	50

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

A1 **KEN'S GLASS AND MIRRORS** **LUST** **S103881107**
Target **2905 SENTER RD** **HIST LUST** **N/A**
Property **SAN JOSE, CA 95111** **HIST CORTESE**

Site 1 of 3 in cluster A

Actual: **146 ft.**

LUST:

Region:	STATE
Global Id:	T0608500803
Latitude:	37.297
Longitude:	-121.8359
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	09/19/1995
Lead Agency:	SANTA CLARA COUNTY LOP
Case Worker:	UST
Local Agency:	SANTA CLARA COUNTY LOP
RB Case Number:	Not reported
LOC Case Number:	Not reported
File Location:	All Files are on GeoTracker or in the Local Agency Database
Potential Media Affect:	Soil
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

Contact:

Global Id:	T0608500803
Contact Type:	Regional Board Caseworker
Contact Name:	Regional Water Board
Organization Name:	SAN FRANCISCO BAY RWQCB (REGION 2)
Address:	1515 CLAY ST SUITE 1400
City:	OAKLAND
Email:	Not reported
Phone Number:	Not reported

Global Id:	T0608500803
Contact Type:	Local Agency Caseworker
Contact Name:	UST CASE WORKER
Organization Name:	SANTA CLARA COUNTY LOP
Address:	1555 Berger Drive, Suite 300
City:	SAN JOSE
Email:	Not reported
Phone Number:	4089183400

Status History:

Global Id:	T0608500803
Status:	Completed - Case Closed
Status Date:	09/19/1995

Global Id:	T0608500803
Status:	Open - Case Begin Date
Status Date:	01/01/1990

Regulatory Activities:

Global Id:	T0608500803
Action Type:	ENFORCEMENT
Date:	09/19/1995
Action:	Closure/No Further Action Letter

KEN'S GLASS AND MIRRORS (Continued) S103881107

Global Id: T0608500803
Action Type: Other
Date: 01/01/1990
Action: Leak Reported

Global Id: T0608500803
Action Type: RESPONSE
Date: 11/16/1993
Action: Other Report / Document

Global Id: T0608500803
Action Type: ENFORCEMENT
Date: 09/19/1995
Action: Closure/No Further Action Letter

LUST REG 2:
Region: 2
Facility Id: Not reported
Facility Status: Case Closed
Case Number: 07S1E26E02I
How Discovered: Not reported
Leak Cause: Not reported
Leak Source: Not reported
Date Leak Confirmed: Not reported
Oversight Program: LUST
Prelim. Site Assesment Wokplan Submitted: Not reported
Preliminary Site Assesment Began: Not reported
Pollution Characterization Began: Not reported
Pollution Remediation Plan Submitted: Not reported
Date Remediation Action Underway: Not reported
Date Post Remedial Action Monitoring Began: Not reported

LUST SANTA CLARA:
Region: SANTA CLARA
SCVWD ID: 07S1E26E02F
Date Closed: 09/19/1995
EDR Link ID: 07S1E26E02F

HIST LUST SANTA CLARA:
Region: SANTA CLARA
Region Code: 2
SCVWD ID: 07S1E26E02
Oversite Agency: SCVWD
Date Listed: 1991-05-29 00:00:00
Closed Date: 1995-09-19 00:00:00

HIST CORTESE:
Region: CORTESE
Facility County Code: 43
Reg By: LTNKA
Reg Id: 43-0782

Map ID / Direction / Distance / Elevation	Site	Database(s)	EDR ID Number / EPA ID Number
A2 Target Property	KEN'S GLASS & MIRRORS 2905 SENTER RD SAN JOSE, CA	RGA LUST	S114639560 N/A

Site 2 of 3 in cluster A

Actual: 146 ft.

RGA LUST:

2002	KEN'S GLASS & MIRRORS	2905 SENTER RD
2001	KEN'S GLASS & MIRRORS	2905 SENTER RD
2000	KEN'S GLASS & MIRRORS	2905 SENTER RD
1998	KEN'S GLASS & MIRRORS	2905 SENTER RD
1997	KEN'S GLASS & MIRRORS	2905 SENTER RD
1996	KEN'S GLASS & MIRRORS	2905 SENTER RD
1995	KEN'S GLASS & MIRRORS	2905 SENTER RD
1994	KEN'S GLASS & MIRRORS	2905 SENTER RD
1993	KEN'S GLASS & MIRRORS	2905 SENTER RD

A3 Target Property	KEN'S GLASS AND MIRRORS 2905 SENTER RD SAN JOSE, CA	RGA LUST	S114639561 N/A

Site 3 of 3 in cluster A

Actual: 146 ft.

RGA LUST:

2012	KEN'S GLASS AND MIRRORS	2905 SENTER RD
2011	KEN'S GLASS AND MIRRORS	2905 SENTER RD
2010	KEN'S GLASS AND MIRRORS	2905 SENTER RD
2009	KEN'S GLASS AND MIRRORS	2905 SENTER RD
2008	KEN'S GLASS AND MIRRORS	2905 SENTER RD
2007	KEN'S GLASS AND MIRRORS	2905 SENTER RD
2006	KEN'S GLASS AND MIRRORS	2905 SENTER RD
2005	KEN'S GLASS AND MIRRORS	2905 SENTER RD
2003	KEN'S GLASS AND MIRRORS	2905 SENTER RD

---

4 SE < 1/8 0.053 mi. 280 ft.	2955 SENTER RD SAN JOSE, CA 95111	EDR Hist Cleaner	1015036338 N/A

Relative: Higher

Actual: 147 ft.

EDR Historical Cleaners:

Name:	SENTER CLEANERS
Year:	2007
Address:	2955 SENTER RD
Name:	SENTER CLEANERS
Year:	2008
Address:	2955 SENTER RD
Name:	SENTER CLEANERS
Year:	2010
Address:	2955 SENTER RD
Name:	SENTER CLEANERS
Year:	2011
Address:	2955 SENTER RD
Name:	SENTER CLEANERS

(Continued) 1015036338

Year: 2012
Address: 2955 SENTER RD

5
WSW
< 1/8
0.071 mi.
375 ft.

CARIBBEE S SPEED WASH
496 LEWIS RD
SAN JOSE, CA

EDR Hist Cleaner 1009135642
N/A

Relative:
Lower

Actual:
145 ft.

EDR Historical Cleaners:
Name: CARIBBEE SPEED WASH
Year: 1970
Type: LAUNDRIES-SELF SERVE

Name: CARIBBEE S SPEED WASH
Year: 1975
Type: LAUNDRIES-SELF SERVE

B6
NNW
< 1/8
0.119 mi.
630 ft.

TEXACO
2955 SENTER ROAD
SAN JOSE, CA 95111

LUST S102438567
HIST LUST N/A
HIST CORTESE

Site 1 of 2 in cluster B

Relative:
Lower

Actual:
143 ft.

LUST:
Region: STATE
Global Id: T0608501418
Latitude: 37.297660783
Longitude: -121.83802
Case Type: LUST Cleanup Site
Status: Open - Assessment & Interim Remedial Action
Status Date: 11/08/2010
Lead Agency: SANTA CLARA COUNTY LOP
Case Worker: GOR
Local Agency: SANTA CLARA COUNTY LOP
RB Case Number: 20-026
LOC Case Number: 07S1E26E01f
File Location: All Files are on GeoTracker or in the Local Agency Database
Potential Media Affect: Other Groundwater (uses other than drinking water)
Potential Contaminants of Concern: Benzene, Gasoline, MTBE / TBA / Other Fuel Oxygenates
Site History: 1985 UST Removal, Soil Sampling, and Well Installation: On July 30, 1985, soil samples 1 through 6 were collected beneath the location of the former fuel USTs, and soil sample Oil was collected beneath the former location of the used oil tank, at undisclosed depths. Soil samples were analyzed for total volatile hydrocarbons, and contained up to 780 milligrams per kilogram (mg/kg) in sample 5 (located in the southwest side of the fuel UST cavity). In October 1985, due to discovery of petroleum contaminated soil during UST removal and in response to a letter from the City of San Jose Hazardous Materials Ordinance, Texaco contracted Winter Petroleum to install one groundwater monitoring well (Santa Clara Valley Water District [SCVWD] Well No. 07S01E26E005) onsite, southwest of the former dispenser island nearest Senter Road. Analysis of soil samples detected up to 5.0 ppm total petroleum hydrocarbons (TPH) as gasoline (TPHg). This information was obtained from a review of files available at the CSCDEH Lustop website database that contained a

TEXACO (Continued) **S102438567**

packet of information regarding the UST removals and well installation activities. 1992 Station Demolition: The station building was reportedly removed in 1992 and, in April 1993, Texaco conducted a site visit and documented the following observations: Station building debris, including the station building, canopy, asphalt, and concrete, had all been removed from the site. Wells V-1, V-2 and T-1 were damaged and lost during site grading. The hydraulic lifts from the former station building were removed from the ground, and were observed to be stored onsite. Based on fiberglass piping observed on the ground surface, the product lines between the former fuel USTs and the dispenser island near Senter Road had been removed. Documentation of the field observations are presented in Pacific Environmental Groups May 12, 1993 letter to Ms. Karen Detterman of Texaco Environmental Services. 1993 Soil Borings and Monitoring Well Installation: In February and March 1993, three groundwater monitoring wells (T-1, T-2 and T-3), two vadose zone monitoring wells (V-1 and V-2), and four soil borings (T-A, T-B, T-C, and T-D) were installed onsite to assess soil, soil vapor, and groundwater quality. The results of soil sample analysis are summarized below: Analysis of soil samples, collected from boring T-1 in the vicinity of the former fuel USTs, detected up to 3,400 mg/kg TPHg at a depth of approximately 13 feet bgs. Analysis of soil samples, collected from boring T-A in the vicinity of the former used oil UST, detected up to 1.5 mg/kg TPHg at a depth of approximately 30 feet bgs. TPH as diesel (TPHd), oil and grease, and VOCs were not detected above the reported detection limit in the sample collected from a depth of approximately 15 feet bgs. Analysis of soil samples, collected from boring T-C in the vicinity of the former pipelines and dispenser near Senter Road, detected up to 1,600 mg/kg TPHg at a depth of approximately 25 feet bgs. Analysis of soil samples, collected in the vicinity of the former pipelines and dispenser near Lewis Road, did not detect petroleum hydrocarbons at or above the reported detection limits, as indicated by the results from T-B and T-D. Documentation of the field procedures and analytical results are provided in Pacific Environmental Groups May 12, 1993 letter to Ms. Karen Detterman of Texaco Environmental Services. 1993 Product Line Removal and Soil Sampling: On June 17, 1993, approximately 70 feet of fiberglass and steel product pipelines were removed between the former fuel USTs and the former dispenser island near Senter Road. Soil samples PL-1, PL-2, PL-3, and PL-5 were collected at approximately 3-1/2 feet bgs, and contained up to 1.9 mg/kg TPHg. No benzene was detected at or above the reported detection limits. Pipeline removal, soil sampling, and soil disposal are documented in Pacific Environmental Groups December 21, 1993 letter to Ms. Karen Detterman of Texaco Environmental Services. 1994 Vadose Wells: On August 31, 1994, five additional soil borings, SB-1 through SB-5, were advanced to depths of up to 46 feet and converted into vadose monitoring wells VW-1 through VW-5, respectively. Documentation of the vadose well installations, including boring logs and well construction diagrams, is not currently available on the CSCDEH database. 1996 Soil Borings and Well Installations: In April 1996, five additional soil borings, SB-6, SB-7, SB-8, VW-6, and VW-7 were advanced to depths of up to 65 feet bgs, and two of the borings, VW-6 and VW-7, were converted into vadose monitoring wells. Analysis of soil samples collected during boring advancement contained up to 810 mg/kg TPHg and 12 mg/kg benzene in S-6, located in the vicinity of the former fuel USTs. Documentation of field procedures and laboratory analysis are

TEXACO (Continued) **S102438567**

presented in Pacific Environmental Groups June 12, 1998 Site Assessment Report. 1998 Soil Borings and Well Installation: On May 28, 1998, two soil borings, SB-9 and SB-10, were advanced to a depth of up to 45 feet bgs, and well T-4 was installed to a depth of approximately 60 feet bgs. Analysis of soil samples detected up to 16,000 mg/kg TPHg and 230 mg/kg benzene in SB-9, at a depth of 45 feet bgs. Documentation of these soil borings and well installations are not available. January 2001 Monitoring Well Installation: Between January 16 and 19, 2001, three groundwater monitoring wells, MW-8, MW-9 and MW-10, were installed along Lewis and Santer Road to a depth of up to 50 feet bgs. Analysis of soil samples detected up to 1.2 mg/kg TPHg, 0.20 mg/kg benzene, 0.28 mg/kg toluene, 0.037 mg/kg ethylbenzene, 0.18 mg/kg xylenes, and 0.016 mg/kg methyl tertiary butyl ether (MTBE) in well boring MW-8, at a depth of 40 feet bgs. Analysis of grab groundwater samples collected during well installation activities detected up to 13,000 micrograms per liter ("g/L) TPHg, 6,290 "g/L benzene, 226 "g/L toluene, and 53.8 "g/L ethylbenzene from well boring MW-8. Documentation of field procedures and laboratory analysis are presented in IT Corporations March 15, 2001 Additional Site Assessment. May 2008 Soil Borings and Well Installation/Destruction: Between May 5 and 13, 2008, monitoring wells MW-12 and T-4R were installed onsite, SVE well T-4 was destroyed, and borings SB-1, SB-3, SB-6, SB-7, and SB-8 were advanced. Monitoring well MW-12 and SVE well T-4R were installed to a maximum depth of 61.5 feet bgs. Borings SB-1, SB-6, SB-7, and SB-8 were advanced to a maximum depth of 65 feet bgs for the purpose of soil and grab groundwater collection. Analysis of soil samples collected during this phase of assessment detected up to 4,700 mg/kg TPHg, 35.0 mg/kg benzene, 200 mg/kg toluene, 96.0 mg/kg ethylbenzene, and 450 mg/kg total xylenes in boring SB-7. TPHd was detected at concentrations of up to 2,800 mg/kg from samples collected from boring SB-6. Tertiary butyl alcohol (TBA) was detected at concentrations up to 5.3 mg/kg from samples collected from boring SB-7. MTBE was detected at concentrations up to 0.001 mg/kg from samples collected from boring SB-8. Analysis of grab groundwater samples collected from borings SB-1, SB-6, SB-7, and SB-8 detected up to 4,100 "g/L TPHg, 2,200 "g/L TPHd, 360 "g/L benzene, 680 "g/L toluene, 120 "g/L ethylbenzene, and 570 "g/L total xylenes. TBA and 1,2-dichloroethane (1,2-DCA) were detected at concentrations up to 10 "g/L and 12 "g/L, respectively, from samples collected from boring SB-8. Groundwater was encountered in soil borings SB-1, SB-6, SB-7, and SB-8 during drilling activities at depths of approximately 55 to 60 feet bgs. Documentation of field procedures and soil and groundwater sampling results are presented in SAICs July 1, 2008 Report on Monitoring Well Destruction and Additional Soil & Groundwater Investigation. September 2008 Additional Site Assessment: In September 2008, SVE well T-4R was destroyed and well T-5 was installed for connection to the SVE system. Additionally, piezometers P-1 and P-2 were installed onsite to measure lateral groundwater and soil vapor vacuum influence during proposed MPE pilot testing from wells T-5, VW-1 and VW-3. Piezometers P-1 and P-2 were not added to the groundwater monitoring program. Analysis of soil samples collected from borings P-1 and P-2 detected up to 1,900 mg/kg TPHg and up to 61.0 mg/kg TPHd in the sample collected from soil boring P-1 at 36 feet bgs. TBA was detected in concentrations up to 0.039 mg/kg in the sample taken from P-1 at 44.5 feet bgs. The highest concentrations of benzene, toluene, ethylbenzene and xylenes (BTEX)

TEXACO (Continued) **S102438567**

constituents were detected in the sample taken from soil boring P-1 at 36.0 feet bgs, with concentrations up to 9.9 mg/kg benzene, 54.0 mg/kg toluene, 27.0 mg/kg ethylbenzene, and 130 mg/kg total xylenes. During this investigation, MTBE was not detected in any of the soil samples at concentrations at or above the reported detection limits. Soil samples were not collected during installation of well boring T-5 due to the proximity of soil sampling at well T-4R. Documentation of field procedures and soil sampling results are presented in SAICs January 7, 2009 Report on Additional Site Assessment. Site remediation efforts to dated are summarized below. August 1996 through 1998 Temporary SVET System: A temporary SVET system operated onsite from August 1996 to August 1998. At time of shutdown, this SVET system had removed an estimated 14,250 pounds of TPHg from the vadose zone. Documentation of SVET system data is presented in Pacific Environmental Groups September 25, 1998, Quarterly Monitoring Report Third Quarter 1998. January 1999 Groundwater Extraction: Groundwater extraction using a vacuum truck was initiated at the site in January 1999 and continued on a monthly basis until at least October 2000. A total of approximately 1,686 gallons of groundwater was removed from the site. SPH removal was performed on a monthly basis from June 1997 to at least October 2000. This bailing program removed a total of approximately 34 gallons of SPH from the site. Documentation of SVET system data is presented in IT Corporations October 11, 2000, Quarterly Monitoring Report Third Quarter 2000. March 2004 SVET System Construction: In February and March 2004, a SVET system was constructed at the site. The SVET system began operation on June 8, 2004. The remediation system consists of three SVE wells (T-4, VW-1 and VW-3), connected to the process equipment using conveyance piping and an instrumentation and control manifold. Extracted soil vapors were abated using two 2,000-pound Westates VSC2000 vapor-phase granular-activated carbon (GAC) vessels connected in series. A 5-horsepower, 250 standard cubic feet per minute (scfm), 230 volts, 1-phase regenerative blower powered the SVET system. An 80 gallon steel moisture knockout drum was used to extract moisture from the vapor stream prior to GAC treatment. Discharge of treated soil vapor is regulated according to the BAAQMD Authorization to Construct/Permit to Operate Plant No. 10890, issued on July 1, 2003. March 2007 System Shut Down: The SVET operated from the Second Quarter of 2004 to March 27, 2007. Until shut down, this system removed approximately 284 pounds TPHg, 2.8 pounds benzene, and 10.0 pounds MTBE. Petroleum hydrocarbon concentrations were not detected in the SVET system influent vapor samples collected during First Quarter 2007, indicating that no significant hydrocarbon mass was removed from the subsurface. Based on the inability of the system to capture and remove petroleum hydrocarbon mass, SAIC shut down the SVET system to further evaluate remedial options. A summary of system performance up to shut down is documented in SAICs May 25, 2007 First Quarter 2007 Remediation System Summary Report. November 2008 System Re-Start: On November 14, 2008, the existing SVET system was restarted under BAAQMD Permit No. 10890, issued on July 1, 2003. The system was shut down in April 2009. The system has been removed from the site. In November and December 2010, a vacuum truck was used to remove groundwater and free product from select site wells. No further remediation has been attempted at this time. Groundwater monitoring is ongoing.

TEXACO (Continued) **S102438567**

Click here to access the California GeoTracker records for this facility:

Contact:
Global Id: T0608501418
Contact Type: Local Agency Caseworker
Contact Name: Gerald O'Regan
Organization Name: SANTA CLARA COUNTY LOP
Address: 1555 BERGER DRIVE STE 300
City: SAN JOSE
Email: gerald.o'regan@deh.sccgov.org
Phone Number: Not reported

Status History:
Global Id: T0608501418
Status: Open - Assessment & Interim Remedial Action
Status Date: 11/08/2010

Global Id: T0608501418
Status: Open - Case Begin Date
Status Date: 07/26/1985

Global Id: T0608501418
Status: Open - Remediation
Status Date: 09/10/2002

Global Id: T0608501418
Status: Open - Remediation
Status Date: 06/08/2004

Global Id: T0608501418
Status: Open - Remediation
Status Date: 11/14/2008

Global Id: T0608501418
Status: Open - Site Assessment
Status Date: 11/30/1990

Global Id: T0608501418
Status: Open - Site Assessment
Status Date: 02/24/1993

Global Id: T0608501418
Status: Open - Site Assessment
Status Date: 09/20/2008

Global Id: T0608501418
Status: Open - Site Assessment
Status Date: 04/17/2009

Regulatory Activities:
Global Id: T0608501418
Action Type: RESPONSE
Date: 04/30/2011
Action: Monitoring Report - Semi-Annually

Global Id: T0608501418

TEXACO (Continued) **S102438567**

Action Type: RESPONSE
Date: 10/30/2011
Action: Monitoring Report - Semi-Annually

Global Id: T0608501418
Action Type: RESPONSE
Date: 04/30/2012
Action: Monitoring Report - Semi-Annually

Global Id: T0608501418
Action Type: ENFORCEMENT
Date: 10/28/2015
Action: Staff Letter

Global Id: T0608501418
Action Type: ENFORCEMENT
Date: 02/01/2016
Action: Staff Letter

Global Id: T0608501418
Action Type: RESPONSE
Date: 04/30/2013
Action: Monitoring Report - Semi-Annually

Global Id: T0608501418
Action Type: RESPONSE
Date: 12/01/2013
Action: Soil and Water Investigation Workplan

Global Id: T0608501418
Action Type: RESPONSE
Date: 03/25/2014
Action: Clean Up Fund - 5-Year Review Summary

Global Id: T0608501418
Action Type: RESPONSE
Date: 05/29/2015
Action: Well Installation Report

Global Id: T0608501418
Action Type: RESPONSE
Date: 04/30/2015
Action: Monitoring Report - Semi-Annually

Global Id: T0608501418
Action Type: RESPONSE
Date: 07/15/2015
Action: Correspondence

Global Id: T0608501418
Action Type: ENFORCEMENT
Date: 08/22/2011
Action: Staff Letter

Global Id: T0608501418
Action Type: ENFORCEMENT
Date: 12/14/2011

TEXACO (Continued) S102438567

Action:	Staff Letter
Global Id:	T0608501418
Action Type:	ENFORCEMENT
Date:	07/16/2008
Action:	Staff Letter - #606170
Global Id:	T0608501418
Action Type:	RESPONSE
Date:	07/30/2007
Action:	Monitoring Report - Quarterly
Global Id:	T0608501418
Action Type:	RESPONSE
Date:	10/30/2007
Action:	Monitoring Report - Quarterly
Global Id:	T0608501418
Action Type:	RESPONSE
Date:	01/30/2008
Action:	Monitoring Report - Quarterly
Global Id:	T0608501418
Action Type:	RESPONSE
Date:	04/30/2008
Action:	Monitoring Report - Quarterly
Global Id:	T0608501418
Action Type:	RESPONSE
Date:	07/30/2008
Action:	Monitoring Report - Quarterly
Global Id:	T0608501418
Action Type:	RESPONSE
Date:	06/30/2008
Action:	Soil and Water Investigation Report
Global Id:	T0608501418
Action Type:	RESPONSE
Date:	01/10/1994
Action:	Soil and Water Investigation Report
Global Id:	T0608501418
Action Type:	ENFORCEMENT
Date:	04/09/2013
Action:	Staff Letter
Global Id:	T0608501418
Action Type:	RESPONSE
Date:	04/29/2011
Action:	Remedial Progress Report
Global Id:	T0608501418
Action Type:	RESPONSE
Date:	07/29/2011
Action:	Remedial Progress Report

TEXACO (Continued) **S102438567**

Global Id: T0608501418
Action Type: RESPONSE
Date: 10/29/2011
Action: Remedial Progress Report

Global Id: T0608501418
Action Type: RESPONSE
Date: 10/30/2013
Action: Monitoring Report - Semi-Annually

Global Id: T0608501418
Action Type: RESPONSE
Date: 07/31/2013
Action: Other Report / Document

Global Id: T0608501418
Action Type: RESPONSE
Date: 04/30/2010
Action: Monitoring Report - Semi-Annually

Global Id: T0608501418
Action Type: RESPONSE
Date: 10/30/2009
Action: Remedial Progress Report

Global Id: T0608501418
Action Type: RESPONSE
Date: 10/30/2009
Action: Monitoring Report - Semi-Annually

Global Id: T0608501418
Action Type: RESPONSE
Date: 10/30/2010
Action: Monitoring Report - Semi-Annually

Global Id: T0608501418
Action Type: ENFORCEMENT
Date: 02/20/2009
Action: Staff Letter

Global Id: T0608501418
Action Type: RESPONSE
Date: 07/30/2016
Action: Monitoring Report - Semi-Annually

Global Id: T0608501418
Action Type: ENFORCEMENT
Date: 03/02/2012
Action: Staff Letter

Global Id: T0608501418
Action Type: ENFORCEMENT
Date: 03/15/2013
Action: Staff Letter

Global Id: T0608501418
Action Type: ENFORCEMENT

TEXACO (Continued) S102438567

Date: 10/10/2012
Action: Staff Letter

Global Id: T0608501418
Action Type: RESPONSE
Date: 07/15/1999
Action: Monitoring Report - Quarterly

Global Id: T0608501418
Action Type: ENFORCEMENT
Date: 08/10/2015
Action: Staff Letter

Global Id: T0608501418
Action Type: ENFORCEMENT
Date: 05/30/2014
Action: Staff Letter

Global Id: T0608501418
Action Type: ENFORCEMENT
Date: 11/27/1995
Action: Staff Letter - #24494

Global Id: T0608501418
Action Type: ENFORCEMENT
Date: 02/09/2005
Action: Staff Letter

Global Id: T0608501418
Action Type: ENFORCEMENT
Date: 05/22/2009
Action: Staff Letter

Global Id: T0608501418
Action Type: RESPONSE
Date: 04/30/2010
Action: Remedial Progress Report

Global Id: T0608501418
Action Type: RESPONSE
Date: 07/30/2009
Action: Remedial Progress Report

Global Id: T0608501418
Action Type: RESPONSE
Date: 05/15/2009
Action: Soil and Water Investigation Workplan

Global Id: T0608501418
Action Type: REMEDIATION
Date: 08/05/1996
Action: Soil Vapor Extraction (SVE)

Global Id: T0608501418
Action Type: REMEDIATION
Date: 08/05/1997
Action: Free Product Removal

TEXACO (Continued) S102438567

Global Id: T0608501418
Action Type: REMEDIATION
Date: 06/17/1993
Action: Excavation

Global Id: T0608501418
Action Type: ENFORCEMENT
Date: 10/22/2012
Action: Staff Letter

Global Id: T0608501418
Action Type: ENFORCEMENT
Date: 04/29/2014
Action: Staff Letter

Global Id: T0608501418
Action Type: ENFORCEMENT
Date: 04/03/2014
Action: Staff Letter

Global Id: T0608501418
Action Type: ENFORCEMENT
Date: 01/05/2015
Action: Warning Letter

Global Id: T0608501418
Action Type: RESPONSE
Date: 02/24/2012
Action: Site Assessment Report

Global Id: T0608501418
Action Type: RESPONSE
Date: 01/30/2010
Action: Remedial Progress Report

Global Id: T0608501418
Action Type: RESPONSE
Date: 07/30/2010
Action: Remedial Progress Report

Global Id: T0608501418
Action Type: REMEDIATION
Date: 01/05/1999
Action: Pump & Treat (P&T) Groundwater

Global Id: T0608501418
Action Type: REMEDIATION
Date: 06/08/2004
Action: Soil Vapor Extraction (SVE)

Global Id: T0608501418
Action Type: ENFORCEMENT
Date: 04/30/2013
Action: Staff Letter

Global Id: T0608501418
Action Type: ENFORCEMENT

TEXACO (Continued) **S102438567**

Date: 05/16/2012
Action: Staff Letter

Global Id: T0608501418
Action Type: ENFORCEMENT
Date: 11/18/2014
Action: Staff Letter

Global Id: T0608501418
Action Type: ENFORCEMENT
Date: 02/27/2015
Action: Staff Letter

Global Id: T0608501418
Action Type: RESPONSE
Date: 04/30/2014
Action: Monitoring Report - Semi-Annually

Global Id: T0608501418
Action Type: ENFORCEMENT
Date: 06/10/2009
Action: Staff Letter

Global Id: T0608501418
Action Type: RESPONSE
Date: 10/15/2012
Action: Corrective Action Plan / Remedial Action Plan - Addendum - Regulator Responded

Global Id: T0608501418
Action Type: RESPONSE
Date: 09/22/2015
Action: Pilot Study / Treatability Workplan - Regulator Responded

Global Id: T0608501418
Action Type: RESPONSE
Date: 03/22/2013
Action: Conceptual Site Model - Regulator Responded

Global Id: T0608501418
Action Type: ENFORCEMENT
Date: 01/30/2013
Action: Staff Letter

Global Id: T0608501418
Action Type: ENFORCEMENT
Date: 01/15/2015
Action: Staff Letter

Global Id: T0608501418
Action Type: ENFORCEMENT
Date: 01/06/2015
Action: Staff Letter

Global Id: T0608501418
Action Type: ENFORCEMENT
Date: 09/16/2014

TEXACO (Continued) S102436567

Action: Staff Letter

Global Id: T0608501418
Action Type: ENFORCEMENT
Date: 08/24/2001
Action: Staff Letter - #10428

Global Id: T0608501418
Action Type: ENFORCEMENT
Date: 03/07/2008
Action: Staff Letter - #80703

Global Id: T0608501418
Action Type: RESPONSE
Date: 08/31/2012
Action: Other Report / Document

Global Id: T0608501418
Action Type: RESPONSE
Date: 10/30/2015
Action: Monitoring Report - Semi-Annually

Global Id: T0608501418
Action Type: RESPONSE
Date: 01/27/2015
Action: Email Correspondence

Global Id: T0608501418
Action Type: RESPONSE
Date: 05/27/2013
Action: Other Workplan - Regulator Responded

Global Id: T0608501418
Action Type: ENFORCEMENT
Date: 09/03/2014
Action: Staff Letter

Global Id: T0608501418
Action Type: Other
Date: 07/26/1985
Action: Leak Discovery

Global Id: T0608501418
Action Type: RESPONSE
Date: 06/01/2015
Action: Email Correspondence

Global Id: T0608501418
Action Type: RESPONSE
Date: 05/01/2014
Action: Email Correspondence

Global Id: T0608501418
Action Type: RESPONSE
Date: 10/30/2014
Action: Monitoring Report - Semi-Annually

TEXACO (Continued) S102438567

Global Id: T0608501418
Action Type: Other
Date: 08/20/1985
Action: Leak Reported

Global Id: T0608501418
Action Type: ENFORCEMENT
Date: 08/20/2008
Action: Staff Letter - #80028

Global Id: T0608501418
Action Type: RESPONSE
Date: 01/30/2017
Action: Monitoring Report - Semi-Annually

Global Id: T0608501418
Action Type: RESPONSE
Date: 01/15/2013
Action: Request for Closure - Regulator Responded

Global Id: T0608501418
Action Type: ENFORCEMENT
Date: 11/01/2012
Action: Staff Letter

Global Id: T0608501418
Action Type: ENFORCEMENT
Date: 11/30/2012
Action: Staff Letter

Global Id: T0608501418
Action Type: REMEDIATION
Date: 11/14/2008
Action: Soil Vapor Extraction (SVE)

Global Id: T0608501418
Action Type: RESPONSE
Date: 07/15/2001
Action: Monitoring Report - Quarterly

Global Id: T0608501418
Action Type: ENFORCEMENT
Date: 11/05/2007
Action: Staff Letter - #70511

Global Id: T0608501418
Action Type: ENFORCEMENT
Date: 10/08/1992
Action: Warning Letter - #39728

Global Id: T0608501418
Action Type: ENFORCEMENT
Date: 10/06/1993
Action: Staff Letter - #24490

Global Id: T0608501418
Action Type: ENFORCEMENT

TEXACO (Continued) S102438567

Date: 05/31/1999
Action: Staff Letter - #24509

Global Id: T0608501418
Action Type: ENFORCEMENT
Date: 05/26/2001
Action: Staff Letter - #24535

Global Id: T0608501418
Action Type: ENFORCEMENT
Date: 11/30/1990
Action: Notice of Responsibility - #090311

Global Id: T0608501418
Action Type: ENFORCEMENT
Date: 06/23/2006
Action: Staff Letter - #60326

Global Id: T0608501418
Action Type: RESPONSE
Date: 01/20/2015
Action: Email Correspondence

Global Id: T0608501418
Action Type: RESPONSE
Date: 03/31/2016
Action: Remedial Progress Report

Global Id: T0608501418
Action Type: ENFORCEMENT
Date: 09/15/2011
Action: Staff Letter

Global Id: T0608501418
Action Type: ENFORCEMENT
Date: 02/10/2011
Action: Staff Letter

Global Id: T0608501418
Action Type: RESPONSE
Date: 09/11/2014
Action: Interim Remedial Action Plan - Regulator Responded

Global Id: T0608501418
Action Type: ENFORCEMENT
Date: 08/31/2012
Action: Staff Letter

Global Id: T0608501418
Action Type: ENFORCEMENT
Date: 06/06/2016
Action: Staff Letter

Global Id: T0608501418
Action Type: RESPONSE
Date: 10/30/2012
Action: Monitoring Report - Semi-Annually

TEXACO (Continued) **S102438567**

Global Id:	T0608501418
Action Type:	ENFORCEMENT
Date:	05/16/2007
Action:	Staff Letter - #70615
Global Id:	T0608501418
Action Type:	RESPONSE
Date:	09/03/2008
Action:	Soil and Water Investigation Workplan
Global Id:	T0608501418
Action Type:	RESPONSE
Date:	12/29/2008
Action:	Soil and Water Investigation Report
Global Id:	T0608501418
Action Type:	RESPONSE
Date:	02/01/2016
Action:	Email Correspondence
Global Id:	T0608501418
Action Type:	RESPONSE
Date:	11/16/2014
Action:	Interim Remedial Action Plan - Regulator Responded
Global Id:	T0608501418
Action Type:	RESPONSE
Date:	12/22/2014
Action:	Corrective Action Plan / Remedial Action Plan - Regulator Responded
Global Id:	T0608501418
Action Type:	RESPONSE
Date:	08/28/2015
Action:	CAP/RAP - Other Report - Regulator Responded
Global Id:	T0608501418
Action Type:	REMEDIATION
Date:	11/08/2010
Action:	Free Product Removal
Global Id:	T0608501418
Action Type:	ENFORCEMENT
Date:	12/31/2007
Action:	Staff Letter - #701321
Global Id:	T0608501418
Action Type:	RESPONSE
Date:	12/01/2013
Action:	Corrective Action Plan / Remedial Action Plan
Global Id:	T0608501418
Action Type:	RESPONSE
Date:	12/30/2012
Action:	Other Report / Document
Global Id:	T0608501418
Action Type:	RESPONSE

TEXACO (Continued) S102438567

Date: 01/15/2013
Action: Soil and Water Investigation Workplan

Global Id: T0608501418
Action Type: Other
Date: 07/26/1985
Action: Leak Stopped

Global Id: T0608501418
Action Type: RESPONSE
Date: 06/11/2015
Action: Other Report / Document

Global Id: T0608501418
Action Type: RESPONSE
Date: 08/01/2010
Action: Soil and Water Investigation Report

Global Id: T0608501418
Action Type: ENFORCEMENT
Date: 08/31/2010
Action: Staff Letter

Global Id: T0608501418
Action Type: RESPONSE
Date: 12/21/2007
Action: Soil and Water Investigation Workplan

Global Id: T0608501418
Action Type: RESPONSE
Date: 02/29/1996
Action: Soil and Water Investigation Report

LUST REG 2:
Region: 2
Facility Id: Not reported
Facility Status: Remedial action (cleanup) Underway
Case Number: 07S1E26E01I
How Discovered: Not reported
Leak Cause: Not reported
Leak Source: Not reported
Date Leak Confirmed: Not reported
Oversight Program: LUST
Prelim. Site Assesment Wokplan Submitted: Not reported
Preliminary Site Assesment Began: 11/30/1990
Pollution Characterization Began: 2/24/1093
Pollution Remediation Plan Submitted: Not reported
Date Remediation Action Underway: 9/10/2002
Date Post Remedial Action Monitoring Began: Not reported

LUST SANTA CLARA:
Region: SANTA CLARA
SCVWD ID: 07S1E26E01F
Date Closed: Not reported
EDR Link ID: 07S1E26E01F

THE MONTECITO VISTA PROJECT (Continued) S111418024

Completed Date: 03/26/2013
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/04/2012
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Pre-HARP Form
Completed Date: 02/03/2014
Comments: Montecito Vista Pre-HARP - February 2014

Completed Area Name: Taylor Morrison (Lots 1, 2, 5, 6, and 7)
Completed Sub Area Name: Not reported
Completed Document Type: California Land Reuse and Revitalization Agreement
Completed Date: 10/10/2014
Comments: Not reported

Completed Area Name: Lennar Savona II (Lot 4)
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/24/2015
Comments: Not reported

Completed Area Name: Taylor Morrison (Lots 1, 2, 5, 6, and 7)
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/24/2015
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 10/09/2014
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 04/30/2012
Comments: The Montecito Vista Phase I Environmental Site Assessment was submitted as part of the California Land Reuse and Revitalization Act (CLRRA) application to meet the All Appropriate Inquiries (AAI) to provide the necessary information in order for DTSC to approve the CLRRA on April 30, 2012.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: AB 389 Response Plan
Completed Date: 10/11/2012
Comments: Not reported

Completed Area Name: Lennar Savona II (Lot 4)
Completed Sub Area Name: Not reported

THE MONTECITO VISTA PROJECT (Continued) S111418024

Completed Document Type: Work Notice
Completed Date: 01/23/2014
Comments: The work notice announced the start of remediation. The field activities are scheduled to begin February 10, 2014 and will take approximately 8 weeks to complete. The remediation consists of excavating contaminated soil and encapsulating it on-site.

Completed Area Name: Lennar Savona II (Lot 4)
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 11/13/2014
Comments: The Completion Report documents the implementation of the response action at the Savona II Lennar operable unit of the site.
Contaminated soil was encapsulated within the common areas of the planned townhomes development. As part of the remediation, a land use covenant will be recorded with the Santa Clara County Recorder to restrict certain uses and activities within the encapsulation areas.
An Operation and Maintenance Agreement/Plan will be in put in place for long-term inspection and maintenance of the encapsulation areas.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fact Sheets
Completed Date: 08/14/2012
Comments: The fact sheet describes the site history and background, investigations completed at the site, and the cleanup alternative proposed in the Draft Response Plan. The fact sheet also announces the public comment period for the Draft Response Plan from August 20th through September 27, 2012.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Public Notice
Completed Date: 08/14/2012
Comments: DTSC announced the start of the public comment period for the Draft Reponse Plan.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Community Profile
Completed Date: 07/19/2012
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Report
Completed Date: 05/22/2012
Comments: DTSC approved the Executive Data Summary Report, which presents a summary of the history, previous investigations, and current conditions of the site. Total petroleum hydrocarbons and metals are present above unrestricted use levels and will require remediation in order for site to be developed for the proposed high-density residential use.

Completed Area Name: Lennar Savona II (Lot 4)
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork

THE MONTECITO VISTA PROJECT (Continued) S111418024

Completed Date: 07/15/2014
Comments: Engeo completed the removal actions work as identified in the approved Response Plan. Approximately 10,135 cubic yards of contaminated soil was encapsulated on-site. All confirmation samples confirms that cleanup was achieved and the Site is suitable for future residential redevelopment.

Completed Area Name: Lennar Savona II (Lot 4)
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 09/01/2014
Comments: Lennar has completed the fieldwork activities for Savona II Lot 4. All the contaminated soil was encapsulated in the common areas in the proposed development.

Completed Area Name: Taylor Morrison (Lots 1, 2, 5, 6, and 7)
Completed Sub Area Name: Not reported
Completed Document Type: Work Notice
Completed Date: 02/10/2015
Comments: A work notice was distributed to inform the community about cleanup activities on The Montecito Vista II Project Lots 1, 2, 5, 6, and 7 scheduled to start February 16, 2015 and expected to last approximately 3 to 4 weeks. The remediation is encapsulation of total petroleum hydrocarbon-contaminated soil with the potential for off-site disposal if encapsulation is not possible due to capacity limitations. Development is to begin right after the completion of the remediation.

Completed Area Name: Taylor Morrison (Lots 1, 2, 5, 6, and 7)
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 06/15/2015
Comments: The removal actions for Lots 1, 2, 5, 6, and 7 were completed. Contaminated soil was excavated, consolidated, and capped on site in the planned common areas for the residential development.

Completed Area Name: Taylor Morrison (Lots 1, 2, 5, 6, and 7)
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 10/13/2015
Comments: The Completion Report documents the implementation of the response action at the Taylor Morrison operable unit of the site (Lots 1, 2, 5, 6, and 7). Contaminated soil was encapsulated within the common areas (Lots 6 and 7) of the planned high density residential development . As part of the remediation, a land use covenant will be recorded with the Santa Clara County Recorder to restrict certain uses and activities within the encapsulation areas.

Completed Area Name: Taylor Morrison (Lots 1, 2, 5, 6, and 7)
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 10/09/2014
Comments: Not reported

Completed Area Name: Taylor Morrison (Lots 1, 2, 5, 6, and 7)
Completed Sub Area Name: Not reported
Completed Document Type: Application

THE MONTECITO VISTA PROJECT (Continued) S111418024

Completed Date: 10/14/2014
Comments: Not reported

Completed Area Name: Lennar Savona II (Lot 4)
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Report
Completed Date: 01/23/2014
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Lennar Savona II (Lot 4)
Schedule Sub Area Name: Not reported
Schedule Document Type: Operations and Maintenance Plan
Schedule Due Date: 02/01/2016
Schedule Revised Date: 05/31/2016
Schedule Area Name: Lennar Savona II (Lot 4)
Schedule Sub Area Name: Not reported
Schedule Document Type: Land Use Restriction
Schedule Due Date: 03/30/2016
Schedule Revised Date: Not reported
Schedule Area Name: Lennar Savona II (Lot 4)
Schedule Sub Area Name: Not reported
Schedule Document Type: Certification
Schedule Due Date: 05/15/2016
Schedule Revised Date: Not reported
Schedule Area Name: Taylor Morrison (Lots 1, 2, 5, 6, and 7)
Schedule Sub Area Name: Not reported
Schedule Document Type: Land Use Restriction
Schedule Due Date: 05/15/2016
Schedule Revised Date: 08/13/2016
Schedule Area Name: Taylor Morrison (Lots 1, 2, 5, 6, and 7)
Schedule Sub Area Name: Not reported
Schedule Document Type: Certification
Schedule Due Date: 06/15/2016
Schedule Revised Date: Not reported

VCP:
Facility ID: 60001615
Site Type: Voluntary Cleanup
Site Type Detail: Voluntary Cleanup
Site Mgmt. Req.: NONE SPECIFIED
Acres: 15
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Henry Chui
Supervisor: Mark Piros
Division Branch: Cleanup Berkeley
Site Code: 201995
Assembly: 27
Senate: 15
Special Programs Code: Not reported
Status: Active

THE MONTECITO VISTA PROJECT (Continued) S111418024

Status Date:	12/15/2011
Restricted Use:	NO
Funding:	Responsible Party
Lat/Long:	37.29204 / -121.8530
APN:	NONE SPECIFIED
Past Use:	JUNKYARD
Potential COC:	30013, 30018, 30024, 3002502
Confirmed COC:	30013,30024,3002502,30018
Potential Description:	SOIL
Alias Name:	201926
Alias Type:	Project Code (Site Code)
Alias Name:	201995
Alias Type:	Project Code (Site Code)
Alias Name:	60001615
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	CEQA - Notice of Exemption
Completed Date:	10/04/2012
Comments:	DTSC filed a California Environmental Quality Act Notice Exemption with the State Clearinghouse for the cleanup outlined in the Response Plan.

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	California Land Reuse and Revitalization Agreement
Completed Date:	04/30/2012
Comments:	DTSC and Montecito Vista have entered into an agreement under the California Land Reuse and Revitalization Act (CLRRA) to investigate and cleanup the site. The site uses included agricultural, commercial and light industrial uses, mobile home park, and auto wrecking/salvage yard. The site is known to be contaminated with total petroleum hydrocarbons and metals, including lead.

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Annual Oversight Cost Estimate
Completed Date:	09/19/2013
Comments:	Not reported

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	California Land Reuse and Revitalization Agreement
Completed Date:	03/26/2013
Comments:	Not reported

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Annual Oversight Cost Estimate
Completed Date:	09/04/2012
Comments:	Not reported

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Pre-HARP Form
Completed Date:	02/03/2014

THE MONTECITO VISTA PROJECT (Continued) S111418024

Comments: Montecito Vista Pre-HARP - February 2014

Completed Area Name: Taylor Morrison (Lots 1, 2, 5, 6, and 7)
Completed Sub Area Name: Not reported
Completed Document Type: California Land Reuse and Revitalization Agreement
Completed Date: 10/10/2014
Comments: Not reported

Completed Area Name: Lennar Savona II (Lot 4)
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/24/2015
Comments: Not reported

Completed Area Name: Taylor Morrison (Lots 1, 2, 5, 6, and 7)
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/24/2015
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 10/09/2014
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 04/30/2012
Comments: The Montecito Vista Phase I Environmental Site Assessment was submitted as part of the California Land Reuse and Revitalization Act (CLRRA) application to meet the All Appropriate Inquiries (AAI) to provide the necessary information in order for DTSC to approve the CLRRA on April 30, 2012.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: AB 389 Response Plan
Completed Date: 10/11/2012
Comments: Not reported

Completed Area Name: Lennar Savona II (Lot 4)
Completed Sub Area Name: Not reported
Completed Document Type: Work Notice
Completed Date: 01/23/2014
Comments: The work notice announced the start of remediation. The field activities are scheduled to begin February 10, 2014 and will take approximately 8 weeks to complete. The remediation consists of excavating contaminated soil and encapsulating it on-site.

Completed Area Name: Lennar Savona II (Lot 4)
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 11/13/2014
Comments: The Completion Report documents the implementation of the response action at the Savona II Lennar operable unit of the site.

THE MONTECITO VISTA PROJECT (Continued) S111418024

Contaminated soil was encapsulated within the common areas of the planned townhomes development. As part of the remediation, a land use covenant will be recorded with the Santa Clara County Recorder to restrict certain uses and activities within the encapsulation areas. An Operation and Maintenance Agreement/Plan will be in put in place for long-term inspection and maintenance of the encapsulation areas.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fact Sheets
Completed Date: 08/14/2012
Comments: The fact sheet describes the site history and background, investigations completed at the site, and the cleanup alternative proposed in the Draft Response Plan. The fact sheet also announces the public comment period for the Draft Response Plan from August 20th through September 27, 2012.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Public Notice
Completed Date: 08/14/2012
Comments: DTSC announced the start of the public comment period for the Draft Reponse Plan.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Community Profile
Completed Date: 07/19/2012
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Report
Completed Date: 05/22/2012
Comments: DTSC approved the Executive Data Summary Report, which presents a summary of the history, previous investigations, and current conditions of the site. Total petroleum hydrocarbons and metals are present above unrestricted use levels and will require remediation in order for site to be developed for the proposed high-density residential use.

Completed Area Name: Lennar Savona II (Lot 4)
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 07/15/2014
Comments: Engeo completed the removal actions work as identified in the approved Response Plan. Approximately 10,135 cubic yards of contaminated soil was encapsulated on-site. All confirmation samples confirms that cleanup was achieved and the Site is suitable for future residential redevelopment.

Completed Area Name: Lennar Savona II (Lot 4)
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 09/01/2014
Comments: Lennar has completed the fieldwork activities for Savona II Lot 4. All the contaminated soil was encapsulated in the common areas in the

THE MONTECITO VISTA PROJECT (Continued) S111418024

proposed development.

Completed Area Name: Taylor Morrison (Lots 1, 2, 5, 6, and 7)
Completed Sub Area Name: Not reported
Completed Document Type: Work Notice
Completed Date: 02/10/2015
Comments: A work notice was distributed to inform the community about cleanup activities on The Montecito Vista II Project Lots 1, 2, 5, 6, and 7 scheduled to start February 16, 2015 and expected to last approximately 3 to 4 weeks. The remediation is encapsulation of total petroleum hydrocarbon-contaminated soil with the potential for off-site disposal if encapsulation is not possible due to capacity limitations. Development is to begin right after the completion of the remediation.

Completed Area Name: Taylor Morrison (Lots 1, 2, 5, 6, and 7)
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 06/15/2015
Comments: The removal actions for Lots 1, 2, 5, 6, and 7 were completed. Contaminated soil was excavated, consolidated, and capped on site in the planned common areas for the residential development.

Completed Area Name: Taylor Morrison (Lots 1, 2, 5, 6, and 7)
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 10/13/2015
Comments: The Completion Report documents the implementation of the response action at the Taylor Morrison operable unit of the site (Lots 1, 2, 5, 6, and 7). Contaminated soil was encapsulated within the common areas (Lots 6 and 7) of the planned high density residential development . As part of the remediation, a land use covenant will be recorded with the Santa Clara County Recorder to restrict certain uses and activities within the encapsulation areas.

Completed Area Name: Taylor Morrison (Lots 1, 2, 5, 6, and 7)
Completed Sub Area Name: Not reported
Completed Document Type: Phase I
Completed Date: 10/09/2014
Comments: Not reported

Completed Area Name: Taylor Morrison (Lots 1, 2, 5, 6, and 7)
Completed Sub Area Name: Not reported
Completed Document Type: Application
Completed Date: 10/14/2014
Comments: Not reported

Completed Area Name: Lennar Savona II (Lot 4)
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Report
Completed Date: 01/23/2014
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported

THE MONTECITO VISTA PROJECT (Continued) S111418024

Schedule Area Name: Lennar Savona II (Lot 4)
Schedule Sub Area Name: Not reported
Schedule Document Type: Operations and Maintenance Plan
Schedule Due Date: 02/01/2016
Schedule Revised Date: 05/31/2016
Schedule Area Name: Lennar Savona II (Lot 4)
Schedule Sub Area Name: Not reported
Schedule Document Type: Land Use Restriction
Schedule Due Date: 03/30/2016
Schedule Revised Date: Not reported
Schedule Area Name: Lennar Savona II (Lot 4)
Schedule Sub Area Name: Not reported
Schedule Document Type: Certification
Schedule Due Date: 05/15/2016
Schedule Revised Date: Not reported
Schedule Area Name: Taylor Morrison (Lots 1, 2, 5, 6, and 7)
Schedule Sub Area Name: Not reported
Schedule Document Type: Land Use Restriction
Schedule Due Date: 05/15/2016
Schedule Revised Date: 08/13/2016
Schedule Area Name: Taylor Morrison (Lots 1, 2, 5, 6, and 7)
Schedule Sub Area Name: Not reported
Schedule Document Type: Certification
Schedule Due Date: 08/15/2016
Schedule Revised Date: Not reported

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31 **ORVIETO B** ENVIROSTOR S113804691
WSW **88 MONTECITO VISTA DRIVE** VCP N/A
1/2-1 **SAN JOSE, CA 95111** DEED
0.977 mi.
5160 ft.

Relative: **Higher**

Actual: **149 ft.**

ENVIROSTOR:
Facility ID: 60001891
Status: Certified O&M - Land Use Restrictions Only
Status Date: 08/06/2015
Site Code: 201973
Site Type: Voluntary Cleanup
Site Type Detailed: Voluntary Cleanup
Acres: 1.7
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Henry Chui
Supervisor: Mark Piros
Division Branch: Cleanup Berkeley
Assembly: 23, 27
Senate: 15
Special Program: Not reported
Restricted Use: YES
Site Mgmt Req: NONE SPECIFIED
Funding: Responsible Party
Latitude: 37.28041
Longitude: -121.8531
APN: 455-09-065
Past Use: JUNKYARD
Potential COC: Lead Polychlorinated biphenyls (PCBs TPH-MOTOR OIL
Confirmed COC: Lead TPH-MOTOR OIL Polychlorinated biphenyls (PCBs

ORVIETO B (Continued) S113804691

Potential Description: SOIL
Alias Name: 455-09-065
Alias Type: APN
Alias Name: 201973
Alias Type: Project Code (Site Code)
Alias Name: 60001891
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Certification
Completed Date: 08/05/2015
Comments: DTSC certified the completion of the removal actions, which included excavating soil contaminated with total petroleum hydrocarbons, lead, and polychlorinated biphenyls and encapsulating the contaminated soil under five feet of clean fill material and concrete sidewalks. An apartment building has also been built and covers most of the Site. A Land Use Covenant was recorded with Santa Clara County on August 5, 2015 to restrict certain land uses where contamination remains.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: CEQA - Notice of Exemption
Completed Date: 10/21/2013
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/19/2013
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Voluntary Cleanup Agreement
Completed Date: 06/18/2013
Comments: DTSC and ROEM Corporation entered into a Voluntary Cleanup Agreement for the investigation and cleanup of the Orvieto B property.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Land Use Restriction
Completed Date: 08/05/2015
Comments: A Land Use Covenant was recorded with the County of Santa Clara with certain land use restrictions. The contaminated soil has been capped underneath a residential apartment complex and hardscape areas. The Land Use Covenant requires that any disturbance of soil be done in accordance with a DTSC-approved Soil Management Plan and that the Site be inspected and a report submitted annually to verify compliance with the restrictions and requirements of the Land Use Covenant.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 10/09/2014
Comments: Not reported

ORVIETO B (Continued) S113804691

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Pre-HARP Form
Completed Date: 12/02/2013
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Land Use Restriction - Site Inspection/Visit
Completed Date: 11/17/2015
Comments: The Annual Cap Inspection Report presents the results of an inspection that was performed in accordance with the approved Operations and Maintenance Plan and includes photographs showing the Site conditions. The cap areas in soil, concrete paving, and aggregate base were in good condition and functioning as intended. The cap system remains protective of human health and the environment. The next cap inspection report is due to DTSC by January 15, 2017.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/24/2015
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Community Profile
Completed Date: 06/24/2013
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Workplan
Completed Date: 10/21/2013
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fact Sheets
Completed Date: 09/12/2013
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Public Notice
Completed Date: 09/12/2013
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 12/03/2013
Comments: The fieldwork for the Orvieto B removal action was completed in December 2013 following the DTSC-approved Removal Action Workplan. The contaminated soil was excavated and placed onsite underneath 5 feet of clean fill materials. Construction of the apartment building

ORVIETO B (Continued) S113804691

over the site is planned for spring 2014.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Work Notice
Completed Date: 10/24/2013
Comments: The work notice was mailed to the community to announce removal actions will begin in early November 2013 and take about 4 weeks to complete. Under the DTSC- approved Removal Action Workplan, contaminated soil will first be excavated then placed where it will be contained on-site by a cover consisting of at least 2 feet of clean soil.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 11/04/2014
Comments: Not reported

Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: 5 Year Review Reports
Future Due Date: 2020
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

VCP:
Facility ID: 60001891
Site Type: Voluntary Cleanup
Site Type Detail: Voluntary Cleanup
Site Mgmt. Req.: NONE SPECIFIED
Acres: 1.7
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Henry Chui
Supervisor: Mark Piros
Division Branch: Cleanup Berkeley
Site Code: 201973
Assembly: 23, 27
Senate: 15
Special Programs Code: Not reported
Status: Certified O&M - Land Use Restrictions Only
Status Date: 09/06/2015
Restricted Use: YES
Funding: Responsible Party
Lat/Long: 37.29041 / -121.8531
APN: 455-09-065
Past Use: JUNKYARD
Potential COC: 30013, 30018, 3002502
Confirmed COC: 30013,3002502,30018
Potential Description: SOIL
Alias Name: 455-09-065

ORVIETO B (Continued) S113804691

Alias Type: APN
Alias Name: 201973
Alias Type: Project Code (Site Code)
Alias Name: 60001891
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Certification
Completed Date: 08/06/2015
Comments: DTSC certified the completion of the removal actions, which included excavating soil contaminated with total petroleum hydrocarbons, lead, and polychlorinated biphenyls and encapsulating the contaminated soil under five feet of clean fill material and concrete sidewalks. An apartment building has also been built and covers most of the Site. A Land Use Covenant was recorded with Santa Clara County on August 5, 2015 to restrict certain land uses where contamination remains.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: CEQA - Notice of Exemption
Completed Date: 10/21/2013
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/19/2013
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Voluntary Cleanup Agreement
Completed Date: 08/18/2013
Comments: DTSC and ROEM Corporation entered into a Voluntary Cleanup Agreement for the investigation and cleanup of the Orvieto B property.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Land Use Restriction
Completed Date: 08/05/2015
Comments: A Land Use Covenant was recorded with the County of Santa Clara with certain land use restrictions. The contaminated soil has been capped underneath a residential apartment complex and hardscape areas. The Land Use Covenant requires that any disturbance of soil be done in accordance with a DTSC-approved Soil Management Plan and that the Site be inspected and a report submitted annually to verify compliance with the restrictions and requirements of the Land Use Covenant.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 10/09/2014
Comments: Not reported

Completed Area Name: PROJECT WIDE

ORVIETO B (Continued) **S113804691**

Completed Sub Area Name: Not reported
Completed Document Type: Pre-HARP Form
Completed Date: 12/02/2013
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Land Use Restriction - Site Inspection/Visit
Completed Date: 11/17/2015
Comments: The Annual Cap Inspection Report presents the results of an inspection that was performed in accordance with the approved Operations and Maintenance Plan and includes photographs showing the Site conditions. The cap areas in soil, concrete paving, and aggregate base were in good condition and functioning as intended. The cap system remains protective of human health and the environment. The next cap inspection report is due to DTSC by January 16, 2017.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/24/2015
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Community Profile
Completed Date: 06/24/2013
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Workplan
Completed Date: 10/21/2013
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fact Sheets
Completed Date: 09/12/2013
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Public Notice
Completed Date: 09/12/2013
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 12/03/2013
Comments: The fieldwork for the Orvieto B removal action was completed in December 2013 following the DTSC-approved Removal Action Workplan. The contaminated soil was excavated and placed onsite underneath 5 feet of clean fill materials. Construction of the apartment building over the site is planned for spring 2014.

ORVIETO B (Continued) S113804691

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Work Notice
Completed Date: 10/24/2013
Comments: The work notice was mailed to the community to announce removal actions will begin in early November 2013 and take about 4 weeks to complete. Under the DTSC- approved Removal Action Workplan, contaminated soil will first be excavated then placed where it will be contained on-site by a cover consisting of at least 2 feet of clean soil.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 11/04/2014
Comments: Not reported

Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: 5 Year Review Reports
Future Due Date: 2020
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

DEED:
Envirostor ID: 60001891
Area: PROJECT WIDE
Sub Area: Not reported
Site Type: VOLUNTARY CLEANUP
Status: CERTIFIED O&M - LAND USE RESTRICTIONS ONLY
Agency: Not reported
Covenant Uploaded: Not reported
Deed Date(s): 08/05/2015

ATTACHMENT 5
SANTA CLARA COUNTY FILES

Santa Clara Valley Water District

5750 ALMADEN EXPRESSWAY
SAN JOSE, CA 95118-3686
TELEPHONE (408) 265-2600
FACSIMILE (408) 266-0271

AN AFFIRMATIVE ACTION EMPLOYER

September 19, 1995

COPY

Mr. Kenneth Lewis
Ken's Super Market of Glass and Mirror
2905 Senter Road
San Jose, CA 95111

Dear Mr. Lewis:

Subject: Underground Storage Tank Case Closure--Ken's Super Market of Glass and Mirror, 2905 Senter Road, San Jose, CA; Case No. 07S1E26E02f

This letter confirms the completion of site investigation and remedial action for the underground storage tank(s) formerly located at the above-described location. Enclosed is the Case Closure Summary for the referenced site for your records.

Based upon the available information, including the current land use, and with the provision that the information provided to this agency was accurate and representative of site conditions, no further action related to the underground storage tank release is required.

This notice is issued pursuant to a regulation contained in Title 23, California Code of Regulations, Division 3, Chapter 16, Section 2721(e).

Please contact Ms. Cris Tulloch at the Santa Clara Valley Water District's Camden Office, (408) 927-0710, extension 2636, if you have any questions in this matter.

Sincerely,

James S. Crowley, P.E.
Associate Civil Engineer
Leaking Underground Storage Tank Oversight Program

Enclosure

cc: Mr. John West (w/enc)
Regional Water Quality Control Board
San Francisco Bay Region
2101 Webster Street, Suite 500
Oakland, CA 94612

CASE CLOSURE SUMMARY
LEAKING UNDERGROUND FUEL STORAGE TANK PROGRAM

I. AGENCY INFORMATION

Date: September 11, 1995

Agency Name: Santa Clara Valley Water District	Address: 5750 Almaden Expressway
City/State/Zip: San Jose, CA 95118	Phone: (408) 265-2600
Responsible Staff Person: Christine A. Tulloch	Title: Water Quality Specialist

II. CASE INFORMATION

Site Facility Name: Ken's Super Market of Glass and Mirror		
Site Facility Address: 2905 Senter Road, San Jose, CA 95111		
RB LUSTIS Case No.: —	Local Case No.: 07S1E26E02f	LOP Case No.: —
URF Filing Date: 05/17/91	SWEEPS No.: —	APN No.: 497-27-013

Responsible Parties	Addresses	Phone Numbers
Mr. Kenneth Lewis Ken's Super Market of Glass and Mirror	2905 Senter Road San Jose, CA 95111	(408) 578-5211

Tank I.D. No.	Size in Gallons	Contents	Closed In—Place/Removed?	Date
1	550	Gasoline	Removed	03/27/91
2	12,000	Gasoline	Removed	03/27/91
Piping			Removed	03/27/91

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and Type of Release: Unknown, holes in 550-gallon tank which reportedly had no pump connection and contained water but previously contained gasoline.		
Site characterization complete? No	Date Approved By Oversight Agency: —	
Monitoring wells installed? Yes	Number: 1	Proper screened interval? Yes, However, well was dry for several years.
Highest GW Depth Below Ground Surface: 44	Lowest Depth: >60	Flow Direction: Unknown
Most Sensitive Current Use: Potential drinking water		

Summary of Production Wells in Vicinity: There are three destroyed/abandoned wells within 500 to 1,000 feet of the site. The wells are not expected to be threatened by the release due to the distance from the site and no evidence of groundwater impact.	
Are drinking water wells affected? No	Aquifer Name: Santa Clara Valley Basin
Is surface water affected? No	Nearest/Affected SW Name: Coyote Creek
Off-Site Beneficial Use Impacts (Addresses/Locations): None reported	
Reports on file? Yes	Where are reports filed? Santa Clara Valley Water District

TREATMENT AND DISPOSAL OF AFFECTED MATERIAL

Material	Amount (Include Units)	Action (Treatment or Disposal w/Destination)	Date
Tank	One 550-gallon One 12,000-gallon	Disposal off site	03/27/91
Piping	Unknown	Assumed with tank	03/27/91
Free Product	None	—	—
Soil	Unknown	Backfilled on site	—
Groundwater	None	—	—
Barrels	None	—	—

MAXIMUM DOCUMENTED CONTAMINANT CONCENTRATIONS—BEFORE AND AFTER CLEANUP

Contaminant	Soil (ppm)		Water (ppb)		Contaminant	Soil (ppm)		Water (ppb)	
	Before	After	Before	After		Before	After	Before	After
TPH (Gas)	920	N/A	NA	ND	Xylene	4.2	N/A	NA	ND
TPH (Diesel)	NA	NA	NA	NA	Ethylbenzene	1.1	N/A	NA	ND
Benzene	ND	N/A	NA	ND	Oil & Grease	NA	NA	NA	NA
Toluene	ND	N/A	NA	ND	Heavy Metals	NA	NA	NA	NA
Other (8240/8270)	NA	NA	NA	NA	Other	NA	NA	NA	NA

Description of Interim Remediation Activities: The consultant reported that the owner directed them to continue the excavation. However, the apparent depth of contamination observed by the consultant exceeded the backhoe. The owner reportedly instructed the hole to be backfilled. The soil was stockpiled for 1 month prior to backfilling. No verification samples were collected from the excavation or stockpile.

IV. CLOSURE

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? Yes		
Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? Yes		
Does corrective action protect public health for current land use? District staff does not make specific determinations concerning public health risk. However, it does not appear that the release would present a risk to human health.		
Site Management Requirements: None		
Should corrective action be reviewed if land use changes? No		
Monitoring Wells Decommissioned: No	Number Decommissioned: 0	Number Retained: 2
List Enforcement Actions Taken: None		
List Enforcement Actions Rescinded: None		

V. ADDITIONAL COMMENTS, DATA, ETC.

Considerations and/or Variances:

In April 1985, one vadose and one groundwater monitoring well were installed immediately adjacent to the operating 12,000-gallon tank. No soil or groundwater samples were analyzed, but the consultant noted that contamination was not observed. The wells were used for the purpose of leak detection.

In April 1991, the two tanks were removed. Contamination was not detected beneath the 550-gallon tank. Two of the three samples from beneath the 12,000-gallon tank contained contamination at 410 parts per million (ppm) and 920 ppm Total Petroleum Hydrocarbons as Gasoline. Benzene and Toluene were not detected. Some overexcavation was reportedly performed, but not documented. In addition, the soil removed was apparently backfilled. Some aeration of the stockpiled soil likely occurred during removal and backfilling activities. The extent of soil contamination was not defined.

The tank operator kept continual inventory records for 5 years. He reported that 6,393.74 gallons of fuel were ". . . put into the tank and used . . ." indicating there was ". . . minimal loss of gasoline, if any."

Conclusion:

The 1985 well installation activities did not include analytical data, but evidence of contamination was not noted. The operator kept records and is not aware of any inventory loss. The results of the tank removal indicates: (1) the contamination may have been aged or weathered; (2) evidence of contamination was apparently observed beyond the reach of the backhoe (at least 5 feet below the tank); and (3) contaminated soil may have been removed, gone through some aeration, and was used to backfill the excavation.

The groundwater monitoring well was dry for years. Data obtained from this and an adjacent site indicates that the site is underlain by silty clay and clayey silt to a depth of 40 feet below ground surface. In addition, groundwater elevation at both sites has been known to fluctuate by as much as 20 feet. In March 1994 and March 1995, the well contained enough water to collect samples. The results on both occasions were nondetectable. District staff has concluded that residual soil contamination does not appear to be having a significant effect on beneficial uses of the underlying groundwater.

VI. LOCAL AGENCY REPRESENTATIVE DATA

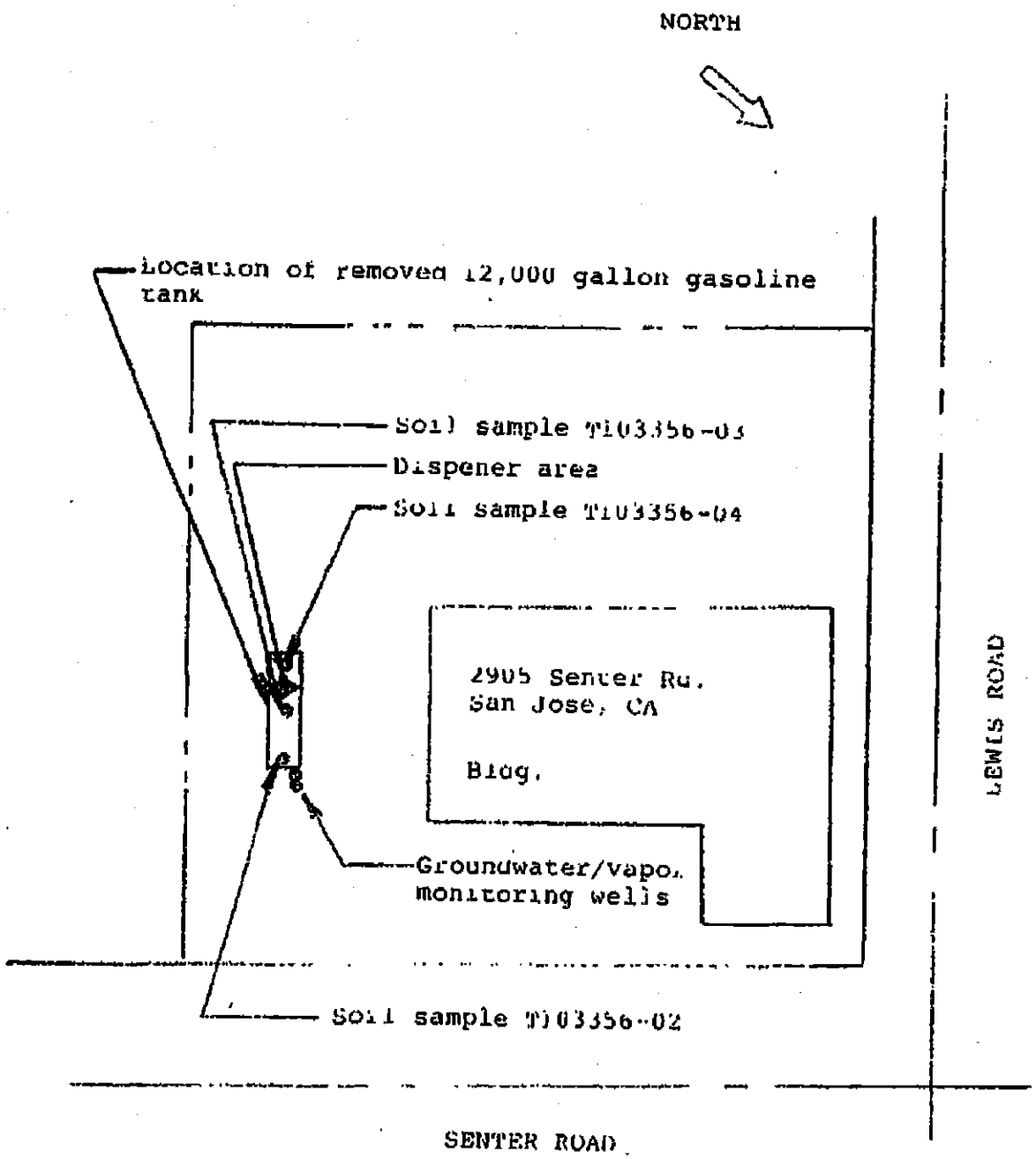
Prepared by: Christine A. Tulloch	Title: Water Quality Specialist
Signature:	Date: September 14, 1995
Approved by: James S. Crowley, P.E.	Title: Associate Civil Engineer
Signature:	Date: September 15, 1995

This closure approval is based upon the available information and with the provision that the information provided to this agency was accurate and representative of site conditions.

Attachments:

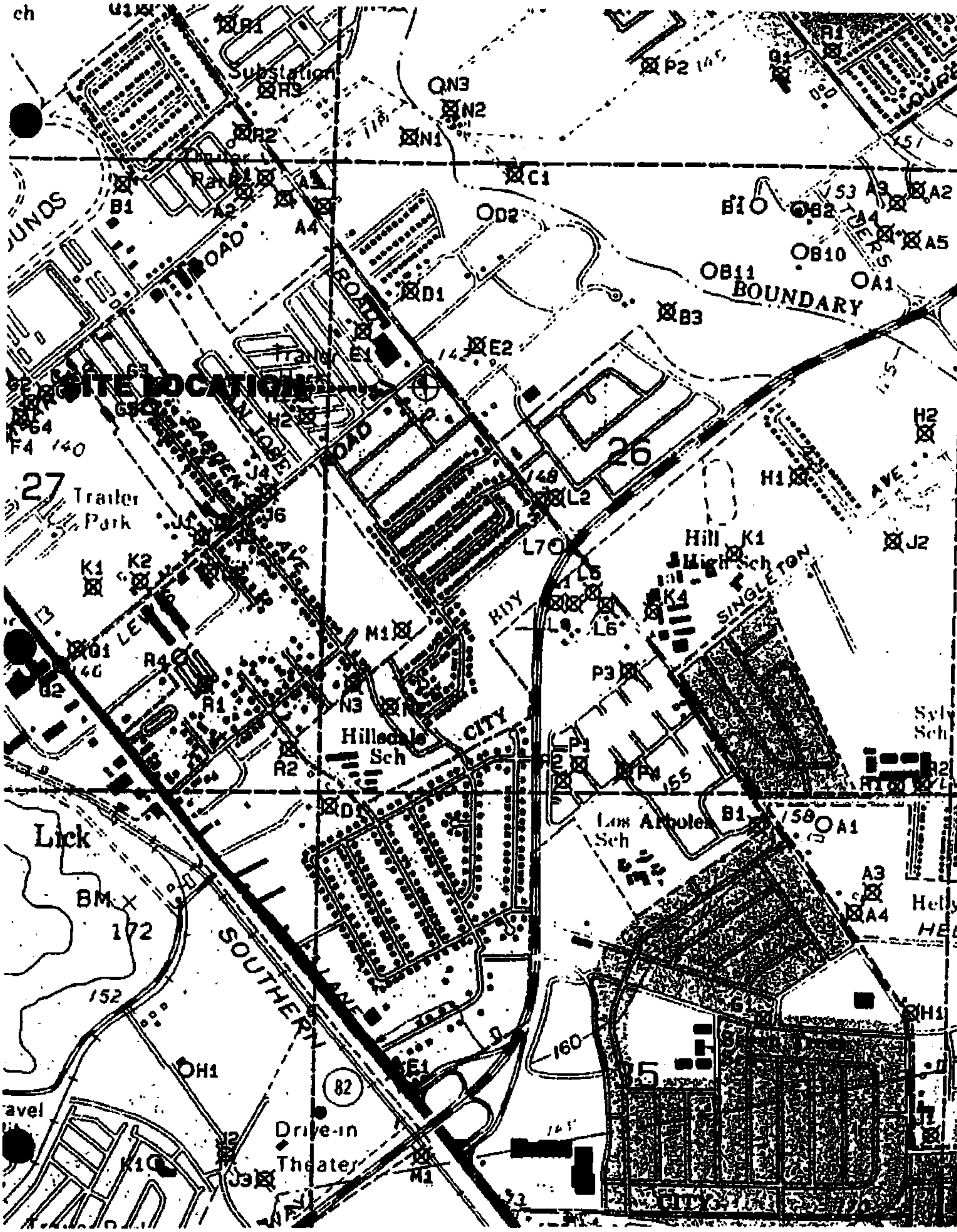
1. Site Vicinity Map
2. Site Plan

This document and the related CASE CLOSURE LETTER, shall be retained by the lead agency as part of the official site file.



SITE PLAN

Scale 1" = 30'



SITE LOCATION
Substation
Trailer Park
27
26
25
BOUNDARY
ROAD
SINGLETON
AVE
CITY
Hill High Sch
Hillsdale Sch
Los Arboles Sch
Lick
BM
172
152
160
140
SOUTHERN
82
Drive-in Theater

FAX

Date June 13, 1995

Number of pages including cover sheet 2

TO: Chris Tulloch
Santa Clara Valley Water District

Phone (408) 927-0710
Fax Phone (408) 288-7687

FROM: Tom Moffett
CORE Resource, Inc.
3600 Hamlin Road
Suite 100
Auburn Hills, MI 48326

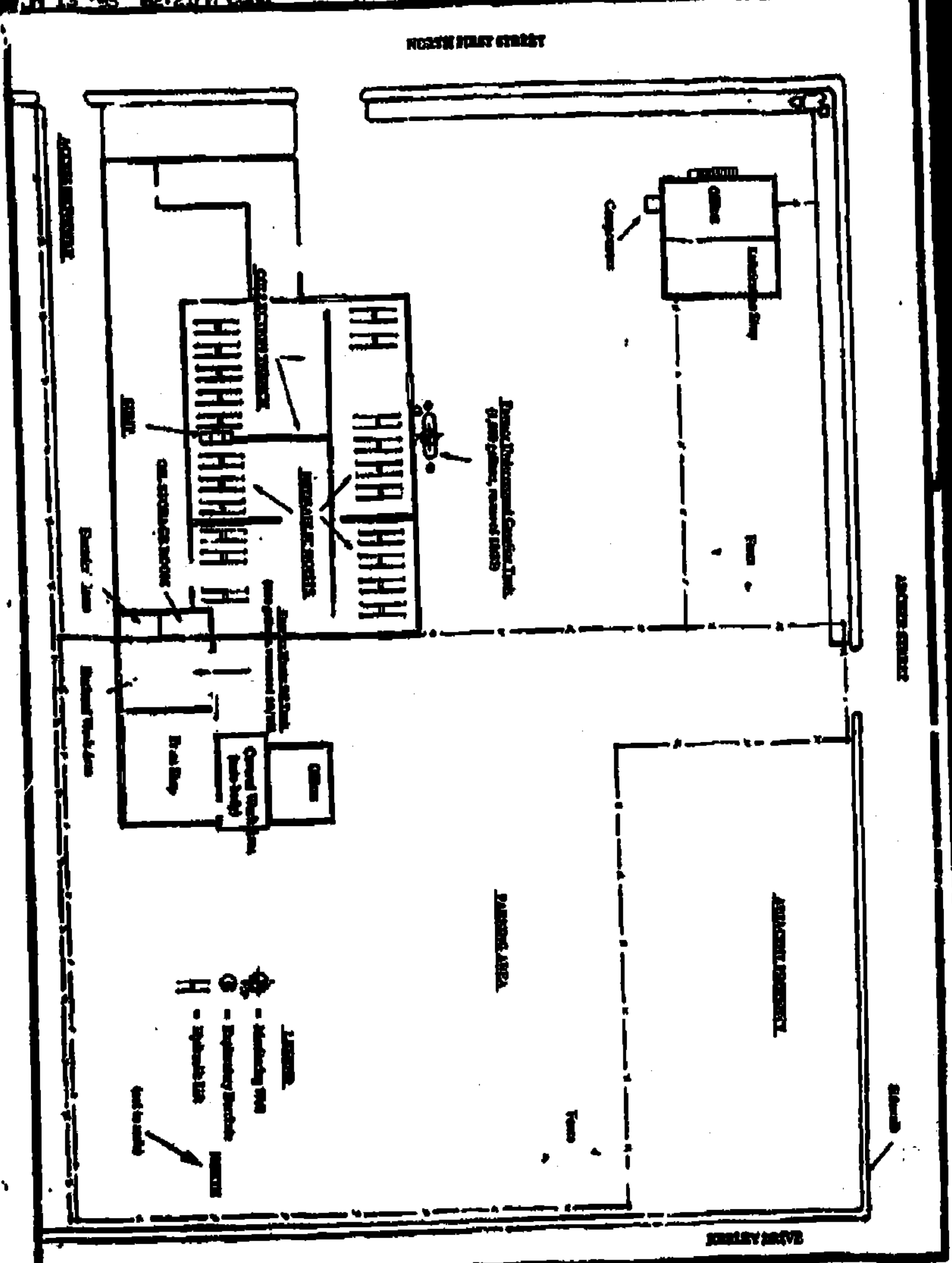
Phone (810) 340-5603
Fax Phone (810) 340-5625

CC:

REMARKS: ☐ Urgent ☒ For your review ☐ Reply ASAP ☐ Please Comment

Here is the plan from Weiser's Preliminary Site Assessment which shows the location of both of the underground tanks which were removed in 1985. If you need any additional information for your closure report please contact either myself or Joe Hayes.

JUN 13 '95 02:21PM CORE P.2



Weber and Associates

SITE MAP

San Jose, California

FIGURE 2

FILE COPY

Kenneth R. Lewis
Ken's Super Market of Glass & Mirror
2905 Senter Road
San Jose, CA 95111

(4)

April 7, 1995

Ms. Belinda Allen
Santa Clara Valley Water District
5750 Almaden Expressway
San Jose, CA 95118

Re: Fuel Leakage Investigation

Dear Ms. Allen:

As a follow-up to my letter dated March 31, 1994, I am providing you with the following information relating to my property located at 2905 Senter Road, San Jose, California.

Due to the significant amounts of rain during the months of January, February, and March 1995, I engaged the firm of Blaine Tech Services, Inc., to conduct tests of the ground water from the monitoring wells at 2905 Senter Road, San Jose, California. The results of the tests are contained in the enclosed report from Blaine Tech Services, Inc., dated March 27, 1995. The basic results to the tests indicate no detectable contamination.

Based on the continued results of our testing and the monitoring of the wells since June 1992, I respectfully request that I be granted closure on this site. If additional information is required, please feel free to contact me.

Very truly yours,

Kenneth R. Lewis

KRL:kiv
Enclosure
cc: Mr. David Chesterman (w/o encl.)

Could you give me a call at 578-5211 and Let me know why Case Closure is taking so Long. Thk you Ron Lewis 6-10-95

KEN'S SUPER MARKET OF GLASS & MIRROR
2905 Senter Road
04/04 0416 San Jose, CA 95111
DJC

March 31, 1994

Ms. Belinda Allen
Santa Clara Valley Water District
5750 Almaden Expressway
San Jose, CA 95118

Re: Fuel leakage investigation

Dear Ms. Allen:

On June 17, 1992, the Santa Clara Valley Water District approved my request to temporarily postpone a contaminant investigation until the water level rose in the well, or until February 15, 1993, which ever came first. During the period June 17, 1992 through October 31, 1993, there was no measurable water in the wells.

On October 4, 1993, I was requested by the Santa Clara Valley Water District to provide a Preliminary Site Assessment Report by January 7, 1994. I had contacted various engineering firms to submit bids to provide the necessary information you had requested. Eventually, I did receive three bids. However, during the period from November 1, 1993, to current, the water level rose in the 64 ft. well. At that point, there was an adequate amount of water for a sample to be taken.

I hired the firm of Blaine Tech Services, Inc., to sample and test the water. I have enclosed their report and it indicates that there is no detectible contamination in the well. The second well did not have enough water to take a sample. The second well is approximately 18 ft. deep.

Based on the results of the testing, I respectfully request that this site be formally closed.

If you have any questions, or need further information, please feel free to contact me.

Very truly yours,

Kenneth R. Lewis

KRL:klv
Enclosure
cc: Mr. David J. Chesterman (w/o encl.)

BLAINE
TECH SERVICES INC.

985 TIMOTHY DRIVE
SAN JOSE, CA 95133
(408) 995-5535
FAX (408) 293-8773

March 27, 1995

Ken's Glass Company
2905 Senter Road
San Jose, CA 95111

Attn: Ken Louis

SITE:
Ken's Glass
2905 Senter Road
San Jose, California

SAMPLING EVENT:
Evacuate and sample one well

DATE:
March 3, 1995

GROUNDWATER SAMPLING REPORT 950303-V-1

Blaine Tech Services, Inc. performs specialized environmental sampling and documentation as an independent third party. In order to avoid compromising the objectivity necessary for the proper and disinterested performance of this work, Blaine Tech Services, Inc. does not participate in the interpretation of analytical results or become involved with the marketing or installation of remedial systems.

This report deals with the groundwater well sampling performed by our firm in response to your request. Data collected in the course of our work at the site is presented in the TABLE OF WELL MONITORING DATA. This data was collected during our inspection, well evacuation, and sample collection. Measurements include the total depth of the well and depth to water. Water surfaces were further inspected for the presence of immiscibles. A series of electrical conductivity, pH, and temperature readings were obtained during well evacuation and at the time of sample collection. Recharge performance can be evaluated by comparing the anticipated three, four, or five case volume evacuation gallonage with the volume which could actually be purged.

TABLE OF WELL MONITORING DATA

Well I.D.	MW-1	MW-2	MW-3
Date Sampled	03/03/94	03/03/94	03/03/94
Well Diameter (in.)	2	2	2
Total Well Depth (ft.)	62.70	64.32	69.75
Depth To Water (ft.)	60.44	DRY	59.95
Free Product (in.)	NONE	NONE	NONE
Reason If Not Sampled	--	DRY	--
1 Case Volume (gal.)	0.36		0.45
Did Well Dewater?	NO		NO
Gallons Actually Evacuated	1.10		1.5
Purging Device	BAILER		BAILER
Sampling Device	BAILER		BAILER
Time	12:17 12:30 12:36		08:09 08:25 08:30
Temperature (Fahrenheit)	64.4 64.8 64.6		69.6 69.0 69.0
pH	7.2 7.0 7.0		9.4 8.6 8.6
Conductivity (micromhos/cm)	1400 1600 1600		1400 1600 1600
STS Chain of Custody	940309-V-3		940303-V-1
STS Sample I.D.	MW-1		MW-1
CHS HTRL Laboratory	SEQUOIA		HET
Laboratory Sample I.D.	4C75401		237569
Analysis	TPH (GAS), BTEX		TPH (GAS), BTEX

SUMMARY OF CAR RESULTS in Parts Per Billion unless otherwise noted

CHS HTRL Laboratory	SEQUOIA	HET
Laboratory Sample I.D.	4C75401	237569
TPH Gasoline.....	ND	ND
Benzene.....	ND	ND
Toluene.....	ND	ND
Ethyl Benzene.....	ND	ND
Xylene Isomers.....	ND	ND

In the interest of clarity, an addendum has been appended to the TABLE which lists analytical results in such a way that our field observations are presented together with the analytical results. This addendum is entitled a SUMMARY OF CAR RESULTS. As indicated by the title, the source documents for these numbers are the laboratory's certified analytical reports. These certified analytical reports (CARs) are generated by the laboratory as the sole official documents in which they issue their findings. Any discrepancy between the CAR and a tabular or text presentation of analytical values must be decided in favor of the CAR on the grounds that the CAR is the authoritative legal document.

TABLE OF WELL MONITORING DATA

Well I.D.	MW-2	MW-2	MW-2
Date Sampled	03/0./94	06/08/94	09/01/95
Well Diameter (in.)	--	—	2
Total Well Depth (ft.)	17.40	17.42	17.14
Depth To Water (ft.)	CONDENSATION ONLY	DRY	17.03
Free Product (in.)	--	--	--
Reason If Not Sampled	*	*	*
1 Case Volume (gal.)			
Did Well Dewater?			
Gallons Actually Evacuated			
Purging Device			
Sampling Device			
Time			
Temperature (Fahrenheit)			
pH			
Conductivity (micromhos/cm)			
BTS Chain of Custody			
BTS Sample I.D.			
CHS ENVL Laboratory			
Laboratory Sample I.D.			
Analysis			

* MW-2 IS A VAPOR WELL THAT IS DRY AND COULD NOT BE SAMPLED.

EQUIPMENT

Selection of Sampling Equipment

The determination of what apparatus is to be used on particular wells may be made by the property owner, but is usually made by the professional consultant directing the performance of the monitoring on the property owner's behalf. When no specific requirement is made, our personnel will select equipment that will accomplish the work in the most efficient manner. Our personnel are equipped with a variety of sampling devices that include USGS/Middleburg pumps, down hole electric submersible pumps, air lift pumps, suction pumps, and bailers made of both Teflon and stainless steel.

Bailers were selected for the collection of samples at this site.

Bailers: A bailer, in its simplest form, is a hollow tube which has been fitted with a check valve at the lower end. The device can be lowered into a well by means of a cord. When the bailer enters the water, the check valve opens and liquid flows into the interior of the bailer. The bottom check valve prevents water from escaping when the bailer is drawn up out of the well.

Two types of bailers are used in groundwater wells at sites where fuel hydrocarbons are of concern. The first type of bailer is made of a clear material such as acrylic plastic and is used to obtain a sample of the surface and the near surface liquids in order to detect the presence of visible or measurable fuel hydrocarbon floating on the surface. The second type of bailer is made of Teflon or stainless steel and is used as an evacuation and/or sampling device.

Bailers are inexpensive and relatively easy to clean. Because they are manually operated, variations in operator technique may have a greater influence than would be found with more automated sampling equipment. Also where fuel hydrocarbons are involved, the bailer may include near surface contaminants that are not representative of water deeper in the well.

STANDARD PRACTICES

Evacuation

Groundwater well sampling protocols call for the evacuation of a sufficient volume of water from the well to insure that the sample is collected from water than has been newly drawn into the well from the surrounding geologic formation. The protocol used on these wells called for a volumetric removal of three case volumes with stabilization of standard water parameters. There are situations where up to ten case volumes of evacuation may be

removed, especially when attempting to stabilize turbidity in undeveloped wells. Different professional consultants may specify different levels of evacuation prior to sampling or may request that specific parameters be used to determine when to collect the sample. Our personnel use several standard instruments to record the changes in parameters as the well is evacuated. These instruments are used regardless of whether or not a specific volumetric standard has been called for. As a result, the consultant will always be provided with a record of the pH, EC, and temperature changes that occurred during the evacuation process. Additional information obtained with different types of instruments (such as dissolved oxygen and turbidity meters) can also be collected if requested in advance.

Effluent Materials

The evacuation of purge water creates a volume of effluent water which, in most cases, must be contained. Blaine Tech Services, Inc. will place this water in appropriate containers of the client's choice or bring new DOT 17 E drums to the site which are appropriate for the containment of the effluent materials. The determination of how to properly dispose of the effluent water must usually await the results of laboratory analyses of the sample collected from the groundwater well.

Observations and Measurements

Included in the scope of work are routine measurements and investigative procedures which are intended to determine if the wells are suitable for evacuation and sampling. These include measurement (from the top of the well case) of the total depth of the well; the depth to water, and the thickness of any free product zone (FPZ) encountered. The presence of a significant free product zone may interfere with efforts to collect a water sample that accurately reflects the condition of groundwater lying below the FPZ. This interference is caused by adhesion of petroleum to any device being lowered through the FPZ and the likelihood that minute globules of petroleum may break free of the sampling device and be included in the sample. Accordingly, evaluation of analytical results from wells containing any amount of free petroleum should take into account the possibility that positive results have been skewed higher by such an inclusion. The decision to sample or not sample such wells is left to the discretion of our field personnel at the site and the consultant who establishes sampling guidelines based on the need for current information on groundwater conditions at the site.

Sampling Methodology

Samples were obtained by standardized sampling procedures that follow an evacuation and sample collection protocol. The sampling methodology conforms with State and Regional Water Quality Control Board standards and specifically adheres to EPA requirements for apparatus, sample containers and sample handling as specified in publication SW 846 and the T.E.G.D. which is published separately.

Sample Containers

Sample material is collected in specially prepared containers appropriate to the type of analyses intended. Our firm uses new sample containers of the type specified by either

EPA or the RWQCB. Often times analytical laboratories wish to supply the sample containers because checks performed on these bottles are often part of a comprehensive laboratory QC program. In cases where the laboratory does not supply sample containers our personnel collect water samples in new containers that are appropriate to the type of analytical procedure that the sample is to receive. For example, 40 ml volatile organic analysis vials (VOAs) are used when analysis for gasoline and similar light volatile compounds is intended. These containers are prepared according to EPA SW 846 and will usually contain a small amount of preservative when the analysis is for TPH as gasoline or EPA 602. Vials intended for EPA 601 analysis and EPA 624 GCMS procedures are not preserved. The closure of volatile organic analysis water sample containers is accomplished with an open headed (syringe accessible) plastic screw cap brought down on top of a Teflon faced septum which is used to seal the sample without headspace.

Water samples intended for semivolatile and nonvolatile analysis such as total oil and grease (TOG) and diesel (TPH HBF) are collected and transported in properly prepared new glass liter bottles. Dark amber glass is used in the manufacture of these bottles to reduce any adverse effect on the sample by sunlight. Antimicrobial preservative may be added to the sample liquid if a prolonged holding time is expected prior to analysis. Closure is accomplished with a heavy plastic screw cap.

Groundwater well samples intended for metals analysis are transported in new plastic bottles and preserved with nitric acid. Our personnel can field filter the sample liquid prior to placing it in the sample container if instructed to perform this procedure.

Sample Handling Procedures

Water samples are collected in any of several appropriate devices such as bailers, Colliwasas, Middleburg sampling pumps etc. which are described in detail only as warranted by their employment at a given site. Sample liquid is decanted into new sample containers in a manner which reduces the loss of volatile constituents and follows the applicable EPA procedures for handling volatile organic and semi-volatile compounds.

Groundwater samples that are to receive metals analyses can be filtered prior to being placed in the plastic sample bottles that contain the nitric acid preservative. The filtration process employs new glass containers which are discarded and laboratory quality disposable filtering containers which are also discarded. A frequently used filtering procedure employs a vacuum pump to draw sample material through a 0.45 micron filter. The 0.45 micron pore size is standard, but the amount of filter available varies with the type of package selected. Filters are selected on the basis of the relative turbidity of the water sample. Samples which are relatively clean can be efficiently filtered with relatively inexpensive filters while very turbid water will require a very large filter with a high tolerance for sediments. One of several such filters our firm uses are the Nalgene Type A filters in which an upper and lower receptacle chamber are affixed to the filter. Sample material is poured into the upper chamber and a vacuum pump attached to the lower chamber. Simple actuation of the vacuum pump induces the flow of water through the filter and into the lower chamber. The sample is then decanted into the laboratory container and the filter assembly discarded. Cartridge type flow-through filters are more expensive but can be fitted directly to the discharge line of most sampling pumps (USGS/Middleburg pumps) and electric submersible pumps.

Following collection, samples are promptly placed in an ice chest containing prefrozen blocks of an inert ice substitute such as Blue Ice or Super Ice. The samples are maintained in either an ice chest or a refrigerator until delivered into the custody of the laboratory.

Sample Designations

All sample containers are identified with both a sampling event number and a discrete sample identification number. Please note that the sampling event number is the number that appears on our chain of custody. It is roughly equivalent to a job number, but applies only to work done on a particular day of the year rather than spanning several days as jobs and projects often do.

Chain of Custody

Samples are continuously maintained in an appropriate cooled container while in our custody and until delivered to the laboratory under our standard chain of custody. If the samples are taken charge of by a different party (such as another person from our office, a courier, etc.) prior to being delivered to the laboratory, appropriate release and acceptance records are made on the chain of custody (time, date, and signature of the person releasing the samples followed by the time, date and signature of the person accepting custody of the samples).

Hazardous Materials Testing Laboratory

The samples obtained at this site were delivered to National Environmental Testing, Inc. in Santa Rosa, California. NET is certified by the California Department of Health Services as a Hazardous Materials Testing Laboratory and is listed as DOHS HMTL #178

Laboratory Identification Numbers

Following receipt of the samples and completion of the Chain of Custody form, the laboratory then assigns their own identification numbers to the samples. Different laboratories use different numbering systems and, according to their own internal conventions, may or may not assign sequential numbers to samples which are placed on temporary "hold", pending the results of other analyses. Laboratory identification numbers (if assigned and available) are included in our report. These are the number that appear on the certified analytical report by the analytical laboratory.

Certified Analytical Report

The certified analytical report (CAR) generated by the laboratory is the official document in which they issue their findings. Any discrepancy between verbally communicated results and the analytical values issued in a certified analytical report should be decided in favor of the CAR, for while it may, itself, be in error with regard to a particular number, the CAR remains the recognized authoritative legal document until such time as it is amended with a corrected report.

Personnel

All Blaine Tech Services, Inc. personnel receive 29 CFR 1910.120(e)(2) training as soon after being hired as is practical. In addition, many of our personnel have additional certifications that include specialized training in level B supplied air apparatus and the supervision of employees working on hazardous materials sites. Employees are not sent to a site unless we are confident they can adhere to any site safety provisions in force at the site and unless we know that they can follow the written provisions of an SSP and the verbal directions of an SSO.

In general, employees sent to a site to perform groundwater well sampling will assume an OSHA level D (wet) environment exists unless otherwise informed. The use of gloves and double glove protocols protects both our employees and the integrity of the samples being collected. Additional protective gear and procedures for higher OSHA levels of protection are available.

Decontamination

All apparatus is brought to the site in clean and serviceable condition. The equipment is decontaminated after each use and before leaving the site. Decontamination procedures include complete disassembly of the device to a point where a jet of steam cleaner water can be directed onto all the internal surfaces. Blaine Tech Services, Inc. frequently modifies apparatus to allow complete disassembly and proper cleaning.

Reportage

Submission to the Regional Water Quality Control Board and the local implementing agency should include copies of the sampling report, the chain of custody, and the certified analytical report issued by the Hazardous Materials Testing Laboratory. The property owner should attach a cover letter and submit all documents together in a package.

The following addresses have been listed here for your convenience:

Water Quality Control Board
San Francisco Bay Region
2101 Webster Street
5th Floor
Oakland, CA 94612

ATTN: John West

Santa Clara Valley Water District
5750 Almaden Expressway
San Jose, CA 95118

ATTN: Greg Gibson

Santa Clara County
Department of Public Health
Office of Hazardous Materials
2220 Moorpark Ave.
San Jose, CA 95128

ATTN: Robert Holston

Please call if we can be of any further assistance.

Richard C. Blaine

RCB/lp

5883

BLAINE TECH SERVICES INC

985 TIMOTHY DRIVE
SAN JOSE, CA 95133
(408) 995-5535
FAX (408) 293-8773

CHAIN OF CUSTODY 950303-V-1

CLIENT Kent Glass Co.

SITE 2905 Senter Rd
San Jose, CA

LAB NET DHS #

ALL ANALYSES MUST MEET SPECIFICATIONS AND DETECTION LIMITS SET BY CALIFORNIA DHS AND

☐ EPA
☐ LIA
☐ OTHER
☐ RWQCB REGION ______

SPECIAL INSTRUCTIONS
Invoice + Report to Blaine Tech

CONDUCT ANALYSIS TO DETECT: TPH-G/BTEX

SAMPLE I.D.	MATRIX (S = SOIL, W = H2O)	CONTAINERS TOTAL	CONTAINERS	C = COMPOSITE ALL CONTAINERS	TPH-G/BTEX							ADD'L INFORMATION	STATUS	CONDITION	LAB SAMPLE #
MW-1	W	3	VOAS		✓										

3/6/95 [signature] Seal intact [initials]

SAMPLING COMPLETED	DATE 3-3-95	TIME 0830	SAMPLING PERFORMED BY F.A. vanDenBurg	RESULTS NEEDED NO LATER THAN	Standard TAT

RELEASED BY	DATE	TIME	RECEIVED BY	DATE	TIME
F.A. vanDenBurg	3/6/95	10:55	[signature]	3/6/95	10:55
[signature]	3/6/95	16:00	[signature]	3/7/95	07:00

SHIPPED VIA	DATE SENT	TIME SENT	COOLER # Temp
NCS			-0.3°C

NATIONAL ENVIRONMENTAL TESTING, INC.

Santa Rosa Division
3638 North Laughlin Road
Suite 110
Santa Rosa, CA 95403-8226
Tel: (707) 525-7200
Fax: (707) 541-9339

Fran Thie
Blaine Tech Services
985 Timothy Dr.
San Jose, CA 95133

Date: 03/21/1995
NET Client Acct. No: 43200
NET Pacific Job No: 95.01055
Received: 03/07/1995

Client Reference Information

Ken's Glass Co., 2905 Santer Rd., San Jose, Job 950303-V1

Sample analysis in support of the project referenced above has been completed and results are presented on following pages. Results apply only to the samples analyzed. Reproduction of this report is permitted only in its entirety. Please refer to the enclosed "Key to Abbreviations" for definition of terms. Should you have questions regarding procedures or results, please feel welcome to contact Client Services.

Approved by:

Thomas F. Cullen, Jr.
Division Manager

Jennifer L. Rosebery
Project Manager

Enclosure(s)

NET

Client Name: Blaine Tech Service
Client Acct: 43200
NET Job No: 95.01055

Date: 03/21/1995
ELAP Cert: 1396
Page: 2

Ref: Sam's Glass Co., 2909 Senter Rd., San Jose. Job 950303-V1

SAMPLE DESCRIPTION: MW-1
Date Taken: 03/13/1995
Time Taken: 08:30
NET Sample No: 317869

PARAMETER	Results	Flags	Reporting Limit	Units	Method	Date Extracted	Date Analyzed	Run Batch No.
TPH (Gas/BTEX,Liquid)								
METHOD 5030/M8015	--						03/16/1995	2674
DILUTION FACTOR*	1						03/16/1995	2674
as Gasoline	ND		0.05	mg/L	5030		03/17/1995	2675
METHOD 8020 (GC,Liquid)	--						03/16/1995	2674
Benzene	ND		0.5	ug/L	8020		03/16/1995	2674
Toluene	ND		0.5	ug/L	8020		03/16/1995	2674
Ethylbenzene	ND		0.5	ug/L	8020		03/16/1995	2674
Xylenes (Total)	ND		0.5	ug/L	8020		03/16/1995	2674
SURROGATE RESULTS	--						03/16/1995	2674
Bromofluorobenzene (SURR)	98			% Rec.	5030		03/16/1995	2674

NET

Client Name: Blaine Tech Services
Client Acct: 41280
NET Job No: 95.01094

Date: 03/21/1995
ELAP Cert: 1386
Page: 2

Ref: Ken's Glass Co., 2105 Center Rd., San Jose. Job #59103-#2

CONTINUING CALIBRATION VERIFICATION STANDARD REPORT

Parameter	CCV Standard % Recovery	CCV Standard Amount Found	CCV Standard Amount Expected	Units	Date Analyzed	Analyst Initials	Run Batch Number
TPH (Gas/BTEX,Liquid)							
as Gasoline	100.0	1.00	1.00	mg/L	03/17/1995	jlr	2675
Benzene	107.0	5.35	5.00	ug/L	03/17/1995	jlr	2675
Toluene	101.2	5.06	5.00	ug/L	03/17/1995	jlr	2675
Ethylbenzene	98.6	4.93	5.00	ug/L	03/17/1995	jlr	2675
Xylenes (Total)	100.0	15.2	15.0	ug/L	03/17/1995	jlr	2675
Bromofluorobenzene (SURR)	100.0	100	100	% Rec.	03/17/1995	jlr	2675

Ref: Ron's Glass Co., 1908 Senter Rd., San Jose, Job 950303-V1

METHOD BLANK REPORT

Parameter	Method Blank Amount Found	Reporting Limit	Units	Date Analyzed	Analyst Initials	Run Batch Number
TPH (Gas/BTXE,Liquid)						
as Gasoline	ND	0.05	mg/L	02/17/1995	jlr	2675
Benzene	ND	0.5	ug/L	02/17/1995	jlr	2675
Toluene	ND	0.5	ug/L	02/17/1995	jlr	2675
Ethylbenzene	ND	0.5	ug/L	02/17/1995	jlr	2675
Xylenes (Total)	ND	0.5	ug/L	02/17/1995	jlr	2675
Bromofluorobenzene (BFBR)	96		% Rec.	02/17/1995	jlr	2675

NET

Client Name: Blaine Tech Services
Client Acct: 43200
NET Job No: 9?.01055

Date: 03/21/1995
ELAP Cert: 1386
Page: 5

Ref: Ken's Glass Co., 3985 Sutter Rd., San Jose, Job 950303-V1

MATRIX SPIKE / MATRIX SPIKE DUPLICATE

Parameter	Matrix Spike % Rec.	Matrix Spike Dup % Rec.	RPD	Spike Amount	Sample Conc.	Matrix Spike Conc.	Matrix Spike Dup. Conc.	Units	Date Analyzed	Run Batch	Sample Spiked
											237637
TPH (Gas/BTXE,Liquid)											
as Gasoline	79.0	83.0	4.9	1.00	0.10	.89	.93	mg/L	03/17/1995	2675	237637
Benzene	95.1	99.5	4.5	18.4	ND	17.5	18.3	ug/L	03/17/1995	2675	237637
Toluene	127.8	132.9	3.8	57.6	1.1	74.9	77.8	ug/L	03/17/1995	2675	237637

NET

KEY TO ABBREVIATIONS and METHOD REFERENCES

<	:	Less than; When appearing in results column indicates analyte not detected at the value following. This datum supercedes the listed Reporting Limit.
*	:	Reporting Limits are a function of the dilution factor for any given sample. To obtain the actual reporting limits for this sample, multiply the stated Reporting Limits by the dilution factor (but do not multiply reported values).
ICVS	:	Initial Calibration Verification Standard (External Standard).
mean	:	Average; sum of measurements divided by number of measurements.
mg/Kg (ppm)	:	Concentration in units of milligrams of analyte per kilogram of sample, wet-weight basis (parts per million).
mg/L	:	Concentration in units of milligrams of analyte per liter of sample.
mL/L/hr	:	Milliliters per liter per hour.
MPN/100 mL	:	Most probable number of bacteria per one hundred milliliters of sample.
N/A	:	Not applicable.
NA	:	Not analyzed.
ND	:	Not detected; the analyte concentration is less than applicable listed reporting limit.
NTU	:	Nephelometric turbidity units.
RPD	:	Relative percent difference, 100 [Value 1 - Value 2]/mean value.
SNA	:	Standard not available.
ug/Kg (ppb)	:	Concentration in units of micrograms of analyte per kilogram of sample, wet-weight basis (parts per billion).
ug/L	:	Concentration in units of micrograms of analyte per liter of sample.
umhos/cm	:	Micromhos per centimeter.

Method References

Methods 100 through 423: see "Methods for Chemical Analysis of Water & Wastes", U.S. EPA, 600/4-79-020, rev. 1983.

Methods 601 through 625: see "Guidelines Establishing Test Procedures for the Analysis of Pollutants" U.S. EPA, 40 CFR, Part 136, rev. 1988.

Methods 1000 through 9999: see "Test Methods for Evaluating Solid Waste", U.S. EPA SW-846, 3rd edition, 1986.

SM: see "Standard Methods for the Examination of Water & Wastewater, 17th Edition, APHA, 1989.

KEN'S GLASS AND MIRROR
2905 Senter Road
San Jose, CA 95111

March 1. 1995

Ms. Belinda Allen
Santa Clara Valley Water District
5750 Almaden Expressway
San Jose, CA 95118

Re: Fuel leakage investigation

Dear Ms Allen:

The 12,000 gallon tank that was removed in March of 1991 did not leak. The gas that was detected, was only found below the tank where the pump was located. This is where the sample that indicated contamination was taken. For this reason, there would obviously be gas present in the sample at this site.

I did keep good records for the five years that the tank was in use. A total of approximately 6,393.74 gallons were put into the tank and used. From what my records reveal, there was a minimal loss of gas, if any.

The tank was taken out on March 27, 1991. A sample of water was taken from the 64' deep well on March 9. 1994. The findings validated that the water was uncontaminated. After this sample was taken, the well ran dry once again. The well, at this time, continues to contain no water. I have been monitoring it on a weekly basis since the tank was removed. Every expert in the field of tank removal and contamination removal has told me there is so much clay in the ground(where the tank was located), that nothing could possibly seep through it, including gas. If after two years the water cannot be found to be contaminated, shouldn't we get case closure?

Ground water has only been found once in five years. With all of the rain so far this year, there is still no groundwater. If this trend continues the groundwater in my area may never be measurable. Therefore, if there is no groundwater there cannot be any contamination in the water.

Based on the results of the testing and the fact that there is no groundwater, I respectfully request that this site be formally closed.

If you have any questions, or need further information please contact me.

Very truly yours.

FILE COPY

KEN'S SUPER MARKET OF GLASS & MIRROR

2905 Senter Road
San Jose, CA 95111

March 31, 1994

Ms. Belinda Allen
Santa Clara Valley Water District
5750 Almaden Expressway
San Jose, CA 95118

Re: Fuel leakage investigation

Dear Ms. Allen:

On June 17, 1992, the Santa Clara Valley Water District approved my request to temporarily postpone a contaminant investigation until the water level rose in the well, or until February 15, 1993, which ever came first. During the period June 17, 1992 through October 31, 1993, there was no measurable water in the wells.

On October 4, 1993, I was requested by the Santa Clara Valley Water District to provide a Preliminary Site Assessment Report by January 7, 1994. I had contacted various engineering firms to submit bids to provide the necessary information you had requested. Eventually, I did receive three bids. However, during the period from November 1, 1993, to current, the water level rose in the 64 ft. well. At that point, there was an adequate amount of water for a sample to be taken.

I hired the firm of Blaine Tech Services, Inc., to sample and test the water. I have enclosed their report and it indicates that there is no detectible contamination in the well. The second well did not have enough water to take a sample. The second well is approximately 18 ft. deep.

Based on the results of the testing, I respectfully request that this site be formally closed.

If you have any questions, or need further information, please feel free to contact me.

Very truly yours,

Kenneth R. Lewis

KRL:kiv
Enclosure
cc: Mr. David J. Chesterman (w/o encl.)

November 16, 1993

Mr. Ken Lewis
Ken's Glass and Mirror
2905 Senter Road
San Jose, CA 95111

Dear Mr. Lewis:

Subject: Self-Directed Fuel Leak Investigation at Ken's Glass and Mirror, 2905 Senter Road, San Jose, CA

This follows up your telephone conversations with Mr. David Chesterman of the Santa Clara Valley Water District concerning the request for a preliminary site assessment (PSA) report in our October 4, 1993, letter. We agreed to adjust the schedule presented in our October 4, 1993, letter to allow you sufficient time to submit your Underground Storage Tank Cleanup Fund (SB2004) application to the State Water Resources Control Board.

As discussed, we are modifying our request that you provide a PSA report by January 7, 1994. Instead, we request that you provide a technical report containing a work plan for completion of the preliminary site assessment phase of work by January 30, 1994. As also discussed, you should obtain a minimum of three bids from qualified contractors for performing the work proposed in the work plan to comply with SB2004 requirements. This report is being requested pursuant to the Regional Water Quality Control Board's authority under Section 13267 of the California Water Code. Please send the report to the Santa Clara Valley Water District (Attention: Self-Directed Case Advisor).

Please note that delays in investigation, late reports, or enforcement actions may result in your becoming ineligible to receive grant money from the State's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse you for the cost of cleanup.

Your timely cooperation with these requests will be appreciated. If you have any questions, please call me at the Camden Office, (408) 927-0710, extension 2647.

Sincerely,

ORIGINAL SIGNED BY

Tracy Hemmeter
Senior Water Quality Specialist
Groundwater Protection Division

cc: Larry Moneta, Ph.D.
Santa Clara Fire Department
777 Benton Street
Santa Clara, CA 95050

D. Chesterman, T. Hemmeter, C. Tulloch, Read

CT:lcg:rL1112cc

Terri or Belinda Allen,

As of 10-1-93 there is no water in well at Ken's Glass 2905 Center Road

Project # 6100

TELEPHONE CONVERSATION

DATE 10/5/93 TIME ______ PHONE NO. ( ) 578-5211

PERSON CALLING/CALLED Keri Lewis

AGENCY REPRESENTED Kevi / Glass

CONVERSATION Explained we have red monthly well gauging repts and request for closure. Since no water has been observed in well, we could not close case and we would have to request investigation. Our 6/92 letter postponed investigation untill water levels rose or 2/93, whichever came 1st.

He said he understood no additional money would have to be spent until water levels rose. He said he could get closure in 2 wks. I explained we only post-poned investigation. If water sample was collected and analyzed, then we would re-evaluate need for soil investigation. However, since no water samples could be analyzed, we cannot re-evaluate. We don't know vertical extent and TPH ppm is very significant contamination. Since 1985 >100 ppm meant further investigation, 1000 ppm meant immediate over-excavation. He wanted D. Chesterman or R. Gress to call him back.

(Initials)

Santa Clara Valley Water District
FC 817 (01-27-92)

October 4, 1993

Mr. Ken Lewis
Ken's Glass and Mirror
2905 Senter Road
San Jose, CA 95111

Dear Mr. Lewis:

Subject: Self-Directed Fuel Leak Investigation at Ken's Glass and Mirror, 2905 Senter Road, San Jose, CA

This responds to your March 1, 1992, letter requesting case closure for the subject site. We are unable to grant your request for closure at this time because the threat to groundwater quality has not yet been determined by additional soil and/or groundwater sampling. This requests that you continue monthly gauging of your well, proceed with your investigation to define the extent of soil contamination, and determine the threat to groundwater quality. The basis of our request is presented below.

BASIS FOR REQUEST

In our June 17, 1992, letter to you, we approved your request to temporarily postpone a contaminant investigation until the water level rose in the well, or until February 15, 1993, which ever came first. According to your monthly reports, water has not been observed in your well and the extended date has expired.

A soil/groundwater investigation is required to determine if groundwater has been impacted or may be threatened by the reported release of petroleum hydrocarbons from the former tank and residual soil contamination. Since groundwater has not been observed in your well, it will be necessary to investigate the vertical and horizontal extent of soil contamination, and possibly install a groundwater monitoring well(s). The vertical extent of soil contamination should be defined to nondetectable levels. If groundwater is not encountered during your investigation, it will be necessary to demonstrate that 20 feet to 40 feet (depending on the permeability of soil) of nondetectable soil exists below the last point of soil contamination and the top of groundwater. If groundwater is encountered before defining the extent of soil contamination as described above, a groundwater monitoring well shall be installed within 10 feet of the former tank/release location in the verified downgradient direction to determine if groundwater has been impacted.

TECHNICAL REPORT REQUEST

Please continue to provide your monthly well status reports as requested in our June 17, 1992, letter and provide a Preliminary Site Assessment Report which addresses the guidance in Attachment 1 by January 7, 1994. This report is being requested pursuant to the Regional Water Quality Control Board's (Regional Board) authority under Section 13267 of the California Water Code.

Please send copies of these reports to the Santa Clara Valley Water District (Attention: Self-Directed Case Advisor) and the Regional Water Quality Control Board (Attention: Mr. John West).

Please note that delays in investigation, late reports, or enforcement actions may result in your becoming ineligible to receive grant money from the State's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse you for the cost of cleanup.

Your timely cooperation with these requests will be appreciated. If you have any questions, please contact the Self-Directed Case Advisor at the Camden Office, (408) 927-0710, extension 2627.

Sincerely,

ORIGINAL SIGNED BY

Belinda A. Allen
Supervising Engineer
Groundwater Protection Division

Attachment

cc: Mr. John West (w/att)
Regional Water Quality Control Board
2101 Webster Street, Suite 500
Oakland, CA 94612

B. Allen, T. Hemmeter, C. Tulloch (w/att), Read

CT:bab:FL0922c

ATTACHMENT 1

GENERAL REPORT REQUIREMENTS

Please refer to the Santa Clara Valley Water District's (District) "Investigation and Remediation at Fuel Leak Sites," revised October 1990 (District Guidelines), for information regarding report preparation and soil/groundwater sampling, and to the "Standards for the Construction and Destruction of Wells and Other Deep Excavations in Santa Clara County" for information regarding well construction procedures.

Please note that all data and information generated during and relating to the investigation of the reported release(s) of petroleum hydrocarbons must be provided to the District, Regional Water Quality Control Board, and the local agency (i.e., local fire department or County Health Department) referenced in our letters.

All technical reports shall be accompanied by a letter signed by an officer or legally authorized representative of the responsible party which contains a statement attesting to the legitimacy of the report, as described in the District Guidelines (Appendix A, page 2).

PRELIMINARY SITE ASSESSMENT GENERAL REQUIREMENTS

Install Soil Borings/Wells

Install three soil borings within 10 feet of and around the former source area. Soil samples shall be collected every 5 vertical feet beginning at the depth equal to the former location of the bottom of the former tanks, at significant lithologic changes, and at the soil/groundwater interface (if encountered). All samples shall be analyzed by a Department of Health Services certified laboratory for Total Petroleum Hydrocarbons as Gasoline and Benzene, Toluene, Ethylbenzene, and Xylenes according to Table No. 2 of the "Tri-Regional Recommendations." The borings shall continue until a minimum of 20 feet (if in clay and silt) or 40 feet (if in sand and gravel) of samples analyzed by a laboratory have nondetectable concentrations. If groundwater is encountered, a groundwater monitoring well shall be installed in the soil boring directly downgradient of the former source area.

8/4 orig. TAH
SAA

August 1, 1993

Ms. Tracy Herrmeter,
There is no water in the well at this time

Kent Glass
2905 Senter Rd.
San Jose CA 95111

Case #6100

July 1, 1999 ✓ MEM

Case # 6100.

Ms. Tracy Hemmeter

There is no water in the well at 2905 Senter Rd.

Kens Glass
2905 Senter Rd.
San Jose CA 95111

6/4 orig. TAH
MEM

Ms. Tracy Hemmeter.

There is no water in well as of 6-2-93.

Kent Glass
2905 Senter Rd.
San Jose CA
95111

Case # 6100

Santa Clara Valley Water District

REQUEST FOR ACCESS TO SANTA CLARA VALLEY WATER DISTRICT RECORDS OR FILES
FC 903 (02-01-85)

REQUESTOR:

Name: ANDREW WILLIAMS

Representing: PACIFIC ENVIRONMENTAL

Address: 2025 GATEWAY P. #490, San Jose CA 95110

SPECIFIC AREA OF INTEREST (Identify any litigation involved)

DEL MONTE - 315 JACKSON
SHELL - 2648 McLEE
BP - 2695 McKEE
7-11 - 2044 McKee
KENS GLASS - 2965 Senter Rd
WORLD OIL - 1165 S Bascom

PURPOSE OF REQUEST

FILE REVIEW

MATERIALS REQUESTED

Andrew Williams
Signed

5/6/93
Date

Distribution: Original - Central Files, Pink - Requestor

SITE INSPECTION FIELD REPORT

Inspector: Tracy Hemmeter **Date:** 7/9/92

Facility Name and Location: Ken's Glass 2905 Senter @ Lewis Rd, San Jose

Reason for Inspection: Observe well gauging

Site Contact: Ken Lewis **Phone:** (408) 578-5211

Persons On-Site: self, Mr. Lewis; store clerk

FACILITY CONDITIONS

Type of Facility: Glass & Mirror retail store

Site Conditions (grounds, buildings, excavations, staining): Not paved; glass on display all around lot.

Chemical Storage (storage, use, spill history, leak detection): No current storage. Only previous UST.

Water (drainage, water supply wells, surface water):

Monitoring Well Locations and Conditions: Wells (gw & vadose) look fine at top, but both are dry. In correct location. In driveway; between street & former tanks. Wells not locked.

SAMPLE COLLECTION

Procedures: Used a 1½ oz. liquor bottle ½ full of glazier tacks & attached to a line on a fishing pole & reel to determine if there was water in well.

Storage: No indication of water observed

QA/QC: no samples collected. I informed (confirmed with Mr. Lewis) that water samples would need to be collected if water observed & that he should send us monthly letters stating results of monthly gauging

SOIL/GROUNDWATER STORAGE, TREATMENT, AND DISPOSAL

Purge/Rinse Water:

Groundwater Extraction and Disposal:

Excavation Condition/Extent: Backfilled to grade. Limits are painted on gravel surface cover.

Soil Stockpiles/Cuttings:

Santa Clara Valley Water District
5750 Almaden Expressway San Jose, CA 95118

SITE HAZARD INFORMATION

Dist. Use Only
Well Permit No./Other No.
Date Received
Reviewed By:
☒ Fuel Leak ☐ Wells ☐ Geology
APN #:

PLEASE PROVIDE THE FOLLOWING INFORMATION FOR THE SITE

Owners Name: Ken Lewis

Site Address: 2905 Senter Road @ Lewis
San Jose 95111

Directions to Site: Almaden Exwy to Curtner/Tully Rd East. Right on Senter (South) to Lewis.

Consultant On Site: None Phone Number: ( )

Site Safety Officer: None Phone Number: ( )

Type of Facility: Retail Store

Site Activities: ☐ Drilling ☐ Construction ☐ Tank Excavation ☐ Soil Excavation ☐ Work in Traffic Area
☐ Groundwater Extraction ☐ Vapor Extraction ☐ In Situ Remediation ☐ Above Ground Remediation
☒ Other: check gw monitoring well for water.

Hazardous Substance

Name (CAS#)	Expected Concentration ☒ Soil ☐ Water ☐ Air	Health Affects
TPHg (—)	<1000 ppm	
Benzene	<1ppm	Carcinogen, Respitory Irritant, Nausea, Headache

Physical Hazards

☐ Noise
☒ Traffic
☐ Underground Hazards
☐ Overhead Hazards
☐ Excavations/Trenches
☐ Other

Potential Explosion and Fire Hazards (Flammable Range = 1% to 10% Gas Vapor): N/A

Level Of Protection Equipment

☐ A ☐ B ☐ C ☐ D ☒ See Personal Protective Equipment

Personal Protective Equipment

R = Required A = As Needed

___ Hard Hat
___ Safety Boots
___ Orange Vest
___ Hearing Protection
___ Tyvek Coveralls
___ 5 Minute Escape Respirator
___ Safety Eyewear (Type)
___ Respirator (Type)
___ Filter (Type)
✓ Gloves (Type) Vinyl
___ Other

SITE HAZARD INFORMATION

FC 1000 (05-11-90)

Monitoring Equipment on Site : None. If odor observed, will leave area.

- ☐ Organic Vapor Analyzer
- ☐ Oxygen Meter
- ☐ Combustible Gas Meter
- ☐ H_2S Meter
- ☐ W.B.G.T.
- ☐ PID with lamp of _____ eV
- ☐ Draeger Tube _____
- ☐ Passive Dosimeter
- ☐ Air Sampling Pump
- ☐ Filter Media _____

Site Control Measures None

Decontamination Procedures Will wash any equipment which gets used w/ "Tsp" & rinse with water.

Hospital/Clinic: Kaiser - Santa Teresa Phone (408) 972-3000

Hospital Address 2160 International Circle (Bottle & Santa Teresa)

Paramedic 911 Fire Dept. 911 Police Dept. 911

Emergency/Contingency Plans & Procedures Call 911; Call supervisor; Evacuate site if necessary.

Site Hazard Information Provided By: Tracy Hemmeter Phone Number: (408) 927-0710

Tracy Hemmeter Date: 7/9/92

Print Name

Signature

District Use Only

District Staff Activities: ☐ Well Construction Inspection ☐ Well Destruction Inspection ☐ E-Boring Inspection

☐ Groundwater Sampling ☐ Soil Sampling ☐ Observe Excavation of Tank or Soil ☒ Perform Site Inspection

☒ Other: Monitor V will for water

* Consultants May Substitute A Copy Of The Site Health And Safety Plan For This Form

HEALTH EFFECTS

Chemical	Health Effects	Target Organs	Chemical	Health Effects	Target Organs
Acetone	4,6,8,11,14,21	J,K	Aldrin	Ca,3,5,7,11,15	D,G,J,K
Benzene	Ca,3,4,8,11,13,17,18	C,D,H,J,K	Carbaryl	1,3,5,13,15,22	D,J,K
Chloroform	Ca,7,8,11,19	H,G,J,K	Chlordane	1,3,5,13,22	D,H,J,K
Coal Tar Naphtha	4,8,16	H,J,K	DBCP	Ca,3,5,14,21,22	D,G,J,K
Ethylbenzene	2,4,8,11	D,H,J,K	DDT	Ca,3,7,8,22	D,G,J,K
Hexane	4,8,10,11,13,16	H,J,K	Dieldrin	Ca,3,5,11,15,22	D,G,J,K
Hydrogen Sulfide	2,3,7,8,9,11,17	H,J	Endrin	1,3,7,13,22	D,G
Methylene Chloride	8,9,11,14,21	D,H,J	Ethylene Dibromide	Ca,4,8,17	H,G,J,K
Methyl Ethyl Ketone	7,8,11,16,22	D,H	Heptachlor	3	D,G
PCB's	Ca,4,8	H,G,K	Lindane	3,4,8,16	H,D,H,G,J,K
Petroleum Distillates	7,8,11,16,21	D,H,J,C	Malathion	1,3,8,13,15,22	H,D,G,J
Phenol	3,4,8,16,21	G,J,K	Parathion	1,3,4,5,11,13,15,19	H,D,H,J,K
Tetrachloroethylene	Ca,7,8,11,16,19	D,H,G,J,J			
Toluene	4,6,11	D,G,J,K			
1,1,1-Trichloroethane	4,8,11	D,H,J,K			
Trichloroethylene	Ca,4,8,11,16,22	D,G,J,J,K			
Vinyl Chloride	Ca,4	H,D,G,J			
Xylene	1,3,8,15,18,21	H,D,H,G,J,K			

Metal	CAS #	PEL	Health Effects	Target Organs
Arsenic, Inorganic	7440382	0.01 mg/m³	Ca, 4, 17, 20	G, H, J, K
Asbestos	1332214	0.2 fibers/cc	Ca, 17	H
Chromium VI	7440473	0.05 mg/m³	Ca, 17	J
Copper	7440508	1.0 mg/m³	4,8,14,21	G,J,K
Cyanide	151508	5.0 mg/m³	4,8,11,15,17,20	D,H,J,K
Lead	7439921	0.05 mg/m³	1	H,D,J
Mercury	7439976	0.05 mg/m³	4,8,9,11	D,K,H,J
Phosphorus	7723140	0.1 mg/m³	3,4,17	H,D,G,J,K
Polynuclear Aromatics (coal tar pitch volatiles)	8007-45	0.2 mg/m³	Ca, 4	A,J,K
Silica (crystalline)	14808607	0.05 mg/m³	17	J

CAS # = Chemical Abstract Service Number

PEL = OSHA Permissible Exposure Limit

HEALTH EFFECTS

1. Abdominal Pain
2. Coma
3. Convulsions
4. Dermatitis
5. Dizziness
6. Dilated Pupils
7. Dyspnea
8. Eye Irritation
9. Fatigue
10. Giddiness
11. Headache
12. Light Headed
13. Miosis (Pinpoint Pupils)
14. Narcosis
15. Nausea
16. Nose Irritation
17. Respiratory Irritant
18. Staggering Gait
19. Sweating
20. Tearing
21. Throat Irritation
22. Vertigo
23. Vomiting

Ca Carcinogen

TARGET ORGANS

A. Bladder
B. Blood
C. Bone Marrow
D. Central Nervous System
E. Eyes
F. Heart
G. Liver
H. Lungs
I. Kidneys
J. Respiratory System
K. Skin

WARNING CONCENTRATIONS

Chemical	CAS #	PEL	Warning Concentration	VP	eV	Solubility	Density
___ Acetone	67641	750 ppm	100 ppm	266 mm	9.69	Miscible	0.80
___ Benzene	71432	1 ppm	4.68 ppm	75 mm	9.25	0.18 %	0.88
___ Chloroform	67663	2 ppm	50 ppm	160 mm	11.42	0.8 %	1.50
___ Coal Tar Naphtha	65996794	None	Variable	5 mm	N/A	Insoluble	N/A
___ Ethylbenzene	100414	100 ppm	0.31 ppm	7.1 mm	8.76	0.015 %	0.87
___ Hexane	110543	50 ppm	1400 ppm	124 mm	10.18	.014 %	0.66
___ Hydrogen Sulfide	7783064	10 ppm	0.8 ppm	20 atm	10.43	2.9 %	N/A
___ Methylene Chloride	75092	500 ppm	(sweet) 25 ppm	350 mm	11.35	1.3 %	1.33
___ Methyl Ethyl Ketone	78933	200 ppm	10 ppm	70 mm	9.48	27 %	0.81
___ PCBs	1336363	0.5 mg/m^3	N/A	0.001 mm	N/A	Insoluble	1.44
___ Petroleum Distillates	8002059	400 ppm	Variable	40 mm	N/A	0.04 %	N/A
___ Phenol	108952	5 ppm	0.1 ppm	0.36 mm	8.5	8.4 %	1.07
___ Tetrachloroethylene	127184	25 ppm	4.68 ppm	14 mm	9.32	0.015 %	1.63
___ Toluene	108883	100 ppm	0.17 ppm	74 mm	8.82	0.05 %	0.87
___ 1,1,1, Trichloroethane	71556	350 ppm	20 ppm	100 mm	11.25	0.07 %	1.34
___ Trichloroethylene	79016	25 ppm	21.4 ppm	58 mm	9.47	0.1 %	1.47
___ Vinyl Chloride	75014	1 ppm	260 ppm	2580 mm	9.995	Slight	0.92
___ Xylene	1330207	100 ppm	1.0 ppm	9 mm	8.56	0.00003 %	0.86

N/A = Not Available
CAS# = Chemical Abstract Services Number
PEL = OSHA Permissible Exposure Limit
VP = Vapor Pressure

Pesticide	CAS #	PEL	Warning Concentration	VP	Solubility
___ Aldrin	309002	0.25mg/m^3	N/A	0.000005 mm	Insoluble
___ Carbaryl	63252	5mg/m^3	Odorless	0.005 mm	0.074 %
___ Chlordane	57749	0.5mg/m^3	Odorless	0.00001 mm	Insoluble
___ DBCP	96128	1 ppb	N/A	0.8 mm	0.1 %
___ DDT	50293	1 mg/m^3	2.9mg/m^3	0.00000017 mm	0.00001 %
___ Dieldrin	60571	0.25mg/m^3	0.41 ppm	0.00000018 mm	10 ppb
___ Endrin	72208	0.1mg/m^3	N/A	0.0000002 mm	100 ppb
___ Ethylene Dibromide	106934	0.13 ppm	10 ppm	11 mm	0.4 %
___ Heptachlor	76448	0.5mg/m^3	0.03 ppm	0.0003 mm	Insoluble
___ Lindane	58899	0.5mg/m^3	3.0mg/m^3	0.0000094 mm	0.001 %
___ Malathion	121755	10mg/m^3	10mg/m^3	0.00004 mm	0.0145 %
___ Parathion	56382	0.1mg/m^3	0.48mg/m^3	0.0004 mm	0.00002 %

CAS# = Chemical Abstract Services Number
PEL = OSHA Permissible Exposure Limit
VP = Vapor Pressure

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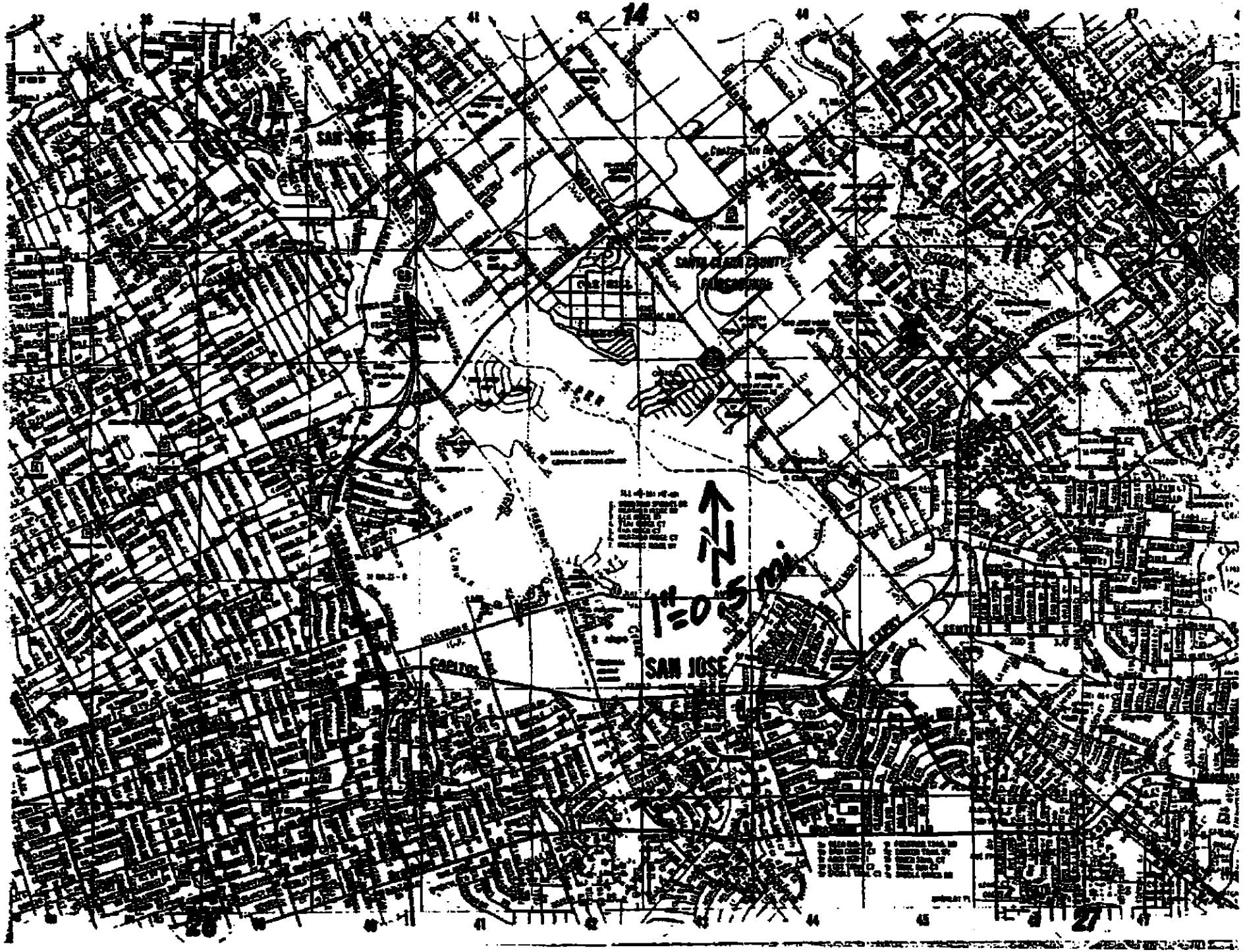

14
SAN JOSE
SAN JOSE

TELEPHONE CONVERSATION

DATE 7/7/92 TIME 11AM PHONE NO. ( )

PERSON CALLING/CALLED Ken Lewis

AGENCY REPRESENTED

CONVERSATION Agreed to observe dowsing 10AM Thursday 7/9/92.

He's using a plastic bottle w/a weight in it attached to a fishing line to ~~get~~ check for water.

Santa Clara Valley Water District

FT 017 (01-87-02)

(Initials)

5/3 orig TAH MEM

Case #6150 May 1, 1993.

Ms. Tracy Hemmeter,

There is still no water in the well at this time.

Glen Louie

Kent Glass
2905 Senter Rd.
San Jose CA 95111

4/5 02 of MEM

4-2-93.

Ms. Tracy Hemmeter,

There is no water in the well at 64 ft. at this time at 2905 Senter Rd.

Project # 6100

1/2 org TAH
BAA

Feb. 1, 1993

Ms. Tracy Hemmeter,

I checked the well and there was no water in it at 64 ft. There has been no water in well for over 12 months at 2905 Senter Rd.
San Jose

Ken Lewis

Ken's friass
2905 Senter Rd.
San Jose CA 951[illegible]

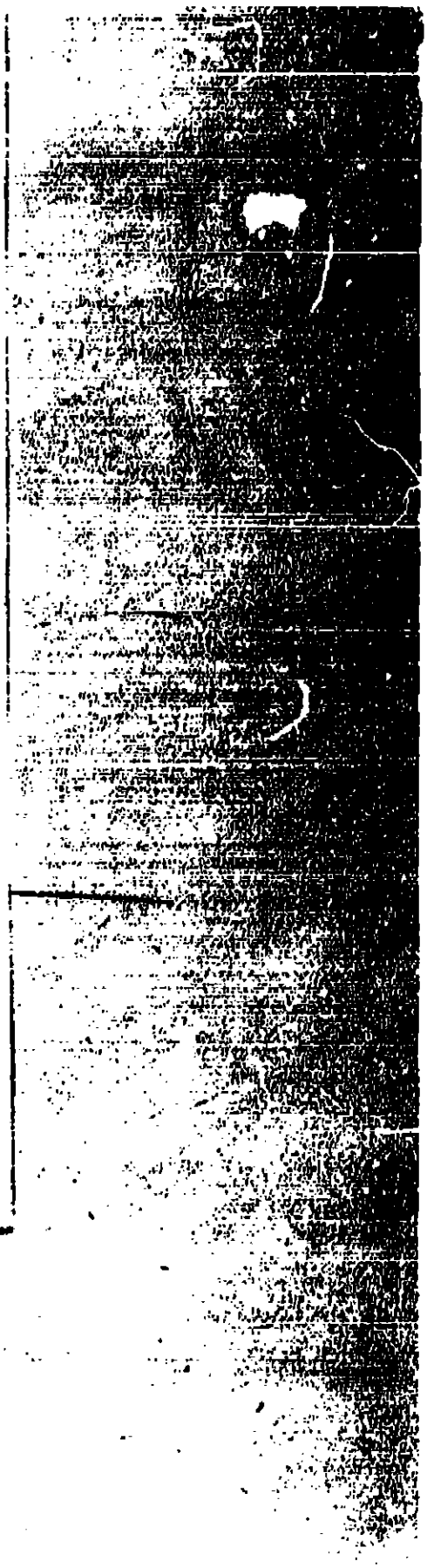
Terri or Belinda Allen

As of Jan 2 1993
There is no water in our wells at 64 ft.

Project #6100

Ken's Glass + Mirror
2905 Selter Rd

(406) 578-5211



Dec 1. 1992.

To Belinda Allen, or Terri

There is no water in the well
at 2905 Senter Rd.

project#6100

Oct 1, 1992.

To Belinda Hillen or Terri

As of Oct. 1, 1992, there is no water in the well of Ken's Glass, 2905 Senter Rd. San Jose, CA 95111

578-5211

Ken Lewis.

8-1-92

Terri or Belinda Allen,

As of 8-1-92 there is no water in well at Ken's Glass Co. 2905 Senter Rd. S.J.

Project #6100

Belinda or Jerri

I checked well. There was
no water at this time. Nov. 1, 1982

Ken Lewis
2225 Senter Rd.
San Jose, CA 95111

June 17, 1992

Mr. Ken Lewis
Ken's Glass and Mirror
2905 Senter Road
San Jose, CA 95111

Dear Mr. Lewis:

Subject: Fuel Leak at Ken's Glass and Mirror, 2905 Senter Road, San Jose, California

This follows up our letter to you dated May 28, 1992, which returned the package of original documents you dropped off to David Chesterman for District staff's review. It also provides guidance for additional investigation and responsible party identification, which you requested in your letters to Director Gross of the District's Board of Directors and Mr. Chesterman, and during conversations with Mr. Chesterman.

Additional Investigation

We have reviewed the documents you submitted regarding the existing well, and approve your request to temporarily postpone investigation of contamination until the groundwater level at the site rises and you can collect a water sample from the existing well for laboratory analysis or until February 15, 1993, whichever happens first. Until the groundwater level rises, please perform monthly water level measurements to determine if levels have risen enough to allow sample collection and report each month's results to the District. Please submit the first monthly report with the results of water level measurements to Ms. Tracy Hemmeter of the District by July 21, 1992, and subsequent reports by the end of each following month. This request is being made pursuant to the Regional Water Quality Control Board's authority under Section 13267 of California Water Code.

In addition, we request that you provide a 7-day notice of field work. District staff may wish to visit the site and observe water level measurements and/or groundwater sample collection. We recommend hiring a contractor or consultant, experienced in groundwater monitoring, to do the field work for you because they have the necessary equipment and skills to perform the work.

After water levels rise, you will be eligible to participate in the District's Conditional Case Closure Program if laboratory analyses indicate that groundwater is not impacted. If 2 years of quarterly monitoring confirms that groundwater is not impacted, the District will evaluate the site for closure. If groundwater is impacted, you will be requested to perform investigation to better define the extent of soil and groundwater contamination and possibly perform cleanup.

Responsible Party Identification

The District cannot name a previous property owner as an additional responsible party because we have not yet received documentation that shows a leak or spill occurred from the former tanks prior to or while he owned the property. However, the enclosed leaflet provides information on the State' Underground Storage Tank Cleanup Fund. The Cleanup Fund provides grant money to reimburse eligible tank owners and operators for investigation and cleanup costs.

If you have any questions, please call Tracy Hemmeter at (408) 927-0710, extension 2647.

Sincerely,
ORIGINAL SIGNED BY
Belinda A. Allen, P.E.
Supervising Engineer
Groundwater Protection Division

Enclosure
cc: D. Chesterman, B. Allen, T. Hemmeter, Read

TH:mg:CT0617d

May 28, 1992

Mr. Ken Lewis
Ken's Glass and Mir··
2905 Lewis Road
San Jose, CA 95111

Dear Mr. Lewis:

Subject: Fuel Leak Investigation at 2905 Senter Road, San Jose

As I informed you during our phone conversation, Dave Chesterman is evaluating your case and will be providing you guidance in the next few weeks.

We appreciate your efforts to provide the District with information. The enclosed package of documents was attached to your March 16, 1992 letter addressed to Mr. Robert Gross and Mr. David Chesterman, both of the Santa Clara Valley Water District (District). We are returning this package to you because it included several original letters and documents. We recommend that you keep your original records, and that you provide only copies of documents to the District or any other agency or person. Copies of the enclosed package were made for the District's case file and for District staff review.

Please call me at (408) 927-0710, extension 2644, if you have any questions.

Sincerely,

ORIGINAL SIGNED BY

Belinda A. Allen
Supervising Engineer
Groundwater Protection Division

Enclosure

cc: D. Chesterman (2), B. Allen, K. Traffas, T. Hemmeter, Read

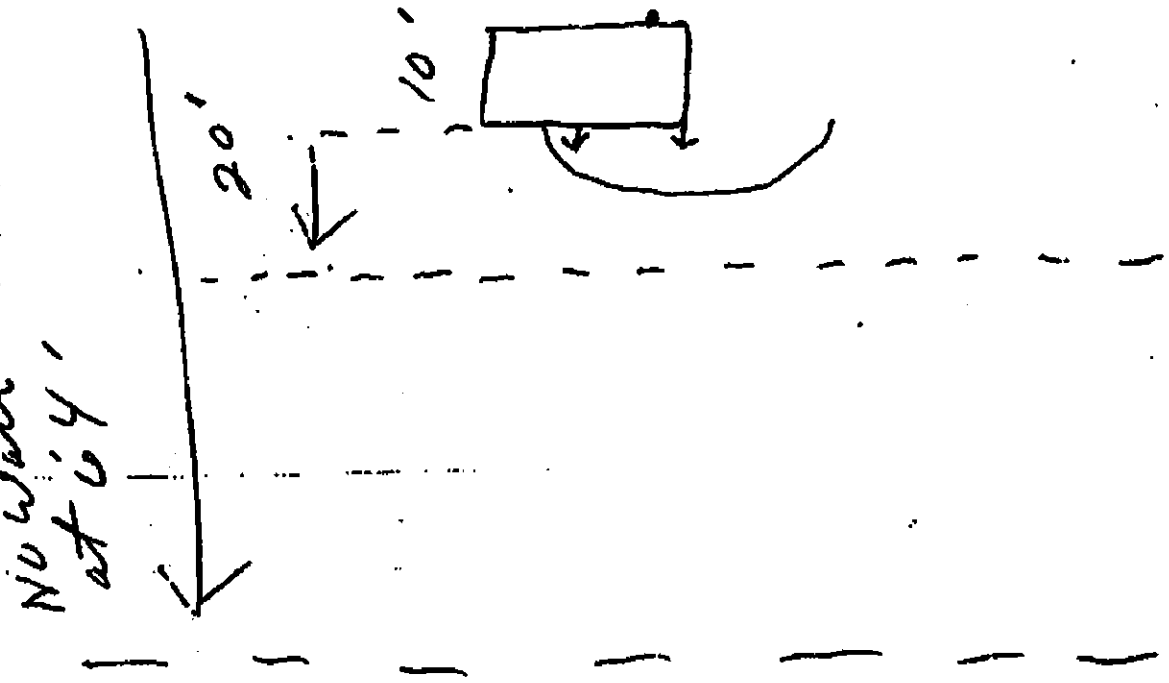
TH:mg:CT05261

4/7/92

Tank Permit was $75.00 then went to over $600.00 so I had Tank Pulled. I did not ask for this Problem yet I have worked very hard and Paid Qualified people to fix it But it will not go away.

Can any one Help.

Ken Lewis



½ Day to open Hole to Tank
at Both Sides

½ Day to Pull 2 Tanks

1½ Hrs to Fill in Dirt

1½ Hrs to Fill in Gravel.

Total Paid over $12,000

was Paid in Full and on Time

Management Consultants, Inc.
[redacted]
San Jose, CA 95125
(408) [redacted]
FAX (408) [redacted]

4/6 orig DJC RBJ

April 3, 1992

Santa Clara Valley Water District
5750 Almaden Expressway
San Jose, CA 95118

Attention: Mr. David J. Chesterman

Subject: Ken's Glass & Mirror, 2905 Senter Road, San Jose, CA

Dear Mr. Chesterman:

This letter will serve as notification that D & D Management Consultants Inc. is no longer working for or involved with the fuel leak investigation at the subject site.

Very Truly Yours,

Paul T. Dzakowic
President

cc Ken's Glass & Mirror
Att: Mr. Ken Lewis

PTD:sed

D & D Management Consultants, Inc.
P.O. Box 23040
San Jose, CA 95153

CERTIFIED
P 800 405 141
MAIL

RETURN RECEIPT
REQUESTED

Ken's Glass & Mirror
2905 Senter Road
San Jose, CA 95111

Att: Mr. Ken Lewis

D & D Management Consultants, Inc.
P.O. Box [illegible]
San Jose, CA [illegible]
(408) [illegible]
FAX (408) [illegible]

March 30, 1992

Ken's Glass & Mirror
2905 Senter Road
San Jose, CA 95111

Attention: Mr. Ken Lewis

Subject: Fuel leak at, Ken's Glass & Mirror

Dear Mr. Lewis:

We are in receipt of your letter dated March 16, 1992. The following is a summary of activities we have undertaken for you:

* We were retained by you to remove one 12,000 gallon gasoline tank on 2-6-91.

* Our contract excludes any work which would be undertaken because of soil contamination.

* On March 27, 1991 we removed and disposed of the tank, took soil samples and left the tank excavation open.

* On April 11, 1991 you were advised by the laboratory results which indicated a high level of 920 ppm of gasoline contamination.

* On April 26, 1991 you directed us to undertake additional excavation work at the 12,000 tank excavation. This was done to determine if the contamination exceeded the reach of the backhoe. Work paid for by check #4046 dated 5-8-91.

* After determining that the contamination exceed the reach of the backhoe you directed us to backfill the excavation on 5-10-91 and 5-13-91. Work paid for by check #4083 dated 6-18-91.

We have performed our work in accordance with your instructions. At this time we find it difficult to continue our relationship and will not be undertaking any further work for you. We will notify the water district by separate letter.

Very truly yours,

Paul T. Dzikowic
President

PTD:sed

D & D Management Consultants, Inc.
[redacted]
[redacted]
FAX [redacted]

April 3, 1992

Santa Clara Valley Water District
5750 Almaden Expressway
San Jose, CA 95118

Attention: Mr. David J. Chesterman

Subject: Ken's Glass & Mirror, 2905 Senter Road, San Jose, CA

Dear Mr. Chesterman:

This letter will serve as notification that D & D Management Consultants Inc. is no longer working for or involved with the fuel leak investigation at the subject site.

Very Truly Yours,

Paul T. Dzakowic
President

cc Ken's Glass & Mirror
Att: Mr. Ken Lewis

PTD:sed

Robert Gross and David Chesterman, 3-16-92

I am having a hard time with the contractor D & D Mangement, who was paid over $ 12,000.00 to remove gas tanks at 2905 Senter Road in San Jose. D & D Mangement is on your list of qualified and liscensed companies to remove gas tanks, yet D & D Mangement has constantly told me and still insists that contaimination under 1,000 parts per million can be left in the ground and be covered by law. He now wants to charge me again to reopen the hole at the cost of $ 5,200.00 for the first twelve feet where the tank was removed. After the initial $ 5,200.00, he wants to charge me $ 440.00 to $ 880.00 per foot depth. Not only is the property owner forced into taking out tanks, but is being charged two or three times along the way to have the job completed.
I was told by the Water Department that the previous owner, Jerry Blatt, owner of Star Concrete, was responsible for one half of the cleanup cost and was sent a notice to that effect. Jerry Blatt said he did not get the notice. How can I verify this law ? How can I go about charging Jerry Blatt for his part of the cleanup ?
David Chesterman is now saying that the small gas tank that was on my property was not a gas tank and wants me to reopen the site. The dirt samples that came back were clean and free of contamination. I have already paid once for this test, why pay again ? The old gas tank had a gas pump and the tank was thirty or forty years old and was out of use for around

twenty years. Only water was found in tank when it was removed.

Is there any way I can get a case clousre on the property without going bankrupt or paying two or three times for the same job. I would really appreciate your help in any way.

sincerly,

Ken Lewis

D & D Management Consultants Inc.,

3-18-92.

I Ken Lewis owner of Ken's Glass at 2905 Senter Rd. in San Jose did pay your company over $ 12,000.00 to pull out two tanks as you were licensed and qualified to do the job. You have insisted many times that up to 1,000 parts per million was legal to leave in the ground and hole could be covered up, by law. This is and was not true. I also paid you $ 382.50 to clear up this problem with the San Jose Water Department. This charge would not have been necessary if contaminated dirt was removed when the hole was open. The San Jose Water Department now tells me that with the rains the contamination could be driven farther in the ground which would be more costly to remove. I feel I have been very honest and paid you in full to do this job. I now feel that it is your obligation to reopen hole to a twelve foot depth at your expense, then charge me by and only by the hour to remove and stock pile the contaminated dirt or refund me $ 5,200.00 plus $ 382.50 which was needlessly spent writing to the San Jose Water Department. Everyone's reputation is at stake. Please contact me on this matter as soon as possible.

Ken Lewis

Proposal

D & D Management Consultants, Inc.
P.O. Box 23040
San Jose, CA 95153
(408) 683-4254 FAX (408) 683-2359
GENERAL ENGINEERING CONTRACTORS
LIC. #A 617884

PROPOSAL SUBMITTED TO: Ken's Glass & Mirror	PHONE: 578-5211	DATE: 3-13-92
STREET: 2905 Senter Road	JOB NAME: Contaminated Soil Excavation	
CITY, STATE AND ZIP CODE: San Jose, CA 95111	JOB LOCATION: 2905 Senter Rd., San Jose, CA	
ARCHITECT:	DATE OF PLANS:	Att: Mr. Ken Lewis — JOB PHONE:

We hereby submit specifications and estimates for:

We will furnish labor, material and equipment necessary for the removal of gasoline contaminated soil from the area of the removed 12,000 gallon gasoline tank. The excavated soil will be stockpiled on site for aeration purposes. Our work will include the following:

* Removal of contaminated soil
* Take five soil samples and have them analysed for TPH-G and BTX&E
* Excavating an area of approximately 1,385 sq. ft. based upon a circle with a radius of 21 ft.

Our cost of this work is based upon the following depths.

0 feet to 12 feet	$5,200.00 plus
12 feet to 18 feet	440.00 per foot of depth
18 feet to 24 feet	550.00 per foot of depth
24 feet to 30 feet	880.00 per foot of depth

We Propose hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:

$2,500.00 down balance due upon completion of excavation dollars ($).

Payment to be made as follows:
SEE ABOVE SCHEDULE

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation insurance.

Authorized Signature: [signature]

Note: This proposal may be withdrawn by us if not accepted within 30 days.

Acceptance of Proposal — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature:

Signature:

Date of Acceptance:

AGS INC
AGS, Inc.
World Trade Center, Suite 316
San Francisco, CA 94111
(415) 788-8908

ALTON GEOSCIENCE
Alton Geoscience
1000 Burnett Avenue, Suite 140
Concord, CA 94520
(415) 682-1582

APPLIED GEOSCIENCE INC
Applied Geoscience, Inc.
1735 North First Street, Suite 305
San Jose, CA 95112
(408) 453-0282

APPLIED GEOSYSTEMS
Applied Geosystems
42501 Albrae, Suite 100
Fremont, CA 94538
(415) 651-1906
and
3315 Almaden Expressway, Suite 34
San Jose, CA 95118
(408) 264-7723

AQUA RESOURCES INC
Aqua Resources, Inc.
2030 Addison Street, Suite 500
Berkeley, CA 94704
(415) 540-6954

AQUA SCIENCE ENGINEERS
Aqua Science Engineers
P. O. Box 535
San Ramon, CA 94583-7535
(415) 830-8091

AQUA TERRA TECHNOLOGIES
Aqua Terra Technologies
2950 Buskirk Avenue, Suite 120
Walnut Creek, CA 94596
(415) 934-4884

ASSOCIATED TERRA CONSULTANTS
Associated Terra Consultants, Inc.
2674 N. First Street, Suite 203
San Jose, CA 95134

BASELINE
Baseline Environmental Consulting
5900 Hollis Street, Suite #D
Emeryville, CA 94608
(415) 763-7037

BECHTEL NATIONAL INC
Bechtel National, Inc.
P. O. Box 3965
San Francisco, CA 94119
(415) 768-8214

BETA ASSOCIATES
Beta Associates
2068 Lincoln Avenue
San Jose, CA 95125
(408) 978-1514

BLAINE TECH SERVICES
Blaine Tech Services, Inc.
1370 Tully Road, Suite 505
San Jose, CA 95122
(408) 995-5535

BROWN AND CALDWELL
Brown and Caldwell
3480 Buskirk Avenue
Pleasant Hill, CA 94523
(415) 937-9010
and
P. O. Box 8045
Walnut Creek, CA 94596-1220

CANONIE ENVIRONMENTAL
Canonie Environmental
441 Whisman Road
Mountain View, CA 94043
(415) 969-1640
and
1825 S. Grant Street, Suite 260
San Mateo, CA 94402
(415) 573-8012
(415) 573-8065
and
Bernal Road Office
(408) 629-0500

CARSON GEOLOGIC
Carson Geologic and Environmental Consultants
P. O. Box 1818
Capitola, CA 95010
(408) 475-2520

CERTIFIED ENGINEERING & TESTING
Certified Engineering & Testing Co.
725 Greenwich Street, Suite 300
San Francisco, CA 94133
(415) 986-6572

CHEMPRO
Chemical Processors, Inc.
950 Gilman Street, Suite B
Berkeley, CA 94710
(415) 524-8072

CH2M HILL
CH2M Hill
6425 Christie Avenue, Suite 500
Emeryville, CA 94608
(415) 652-2426
and
Redding Office
(916) 243-5831
and
2107 North First Street, Suite 350
San Jose, CA 95131
(408) 436-4909

CLAYTON ENVIRONMENTAL
Clayton Environmental
1252 Quarry Lane
Pleasanton, CA 94566
(415) 426-2600
and
5736 Corporate Avenue
Cypress, CA 90630
(714) 229-4806

CONVERSE ENVIRONMENTAL WEST
Converse Environmental West
55 Hawthorne Street, Suite 500
San Francisco, CA 94105
(415) 543-4200

CULP-WESNER-CULP
Culp-Wesner-Culp
3461 Robin Lane
Cameron Park, CA 95682
(916) 677-1695

D & D MANAGEMENT CONSULTANTS
D & D Management Consultants
6440 Herbst Court
San Jose, CA 95123
(408) 227-0308

DAMES & MOORE
Dames & Moore
221 Main Street, Suite 600
San Francisco, CA 94105
(415) 896-5858
and
1290 Oakmead Parkway, Suite 310
Sunnyvale, CA 94086
(408) 245-4959

DELTA ENVIRONMENTAL
Delta Environmental Consultants
11050 White Rock Road, Suite 110
Rancho Cordova, CA 95670
(916) 638-2085

DUPONT BIOSYSTEMS
Dupont Biosystems
7068 Koll Center Parkway, Suite 401
Pleasanton, CA 94566
(415) 462-7772

EA ENGINEERING
EA Engineering, Science and Technology
41 Lafayette Circle
Lafayette, CA 94549
(415) 283-7077

EARTH SCIENCES ASSOCIATES
Earth Sciences Associates
701 Welch Road
Palo Alto, CA 94304
(415) 321-8071

EARTH SYSTEMS ENVIRONMENTAL
Earth Systems Environmental, Inc.
835 Blossom Hill Road, Suite 206A
San Jose, CA 95123
(408) 363-8122

EBASCO SERVICES
Ebasco Services, Inc.
1 Market Plaza
Spear Tower, Suite 600
San Francisco, CA 94105
(415) 777-3000

TOM EDWARDS AND ASSOCIATES
Tom Edwards and Associates
13908 San Pablo Avenue
San Pablo, CA 94806
(415) 232-8366

EMCON ASSOCIATES
Emcon Associates
1921 Ringwood Avenue
San Jose, CA 95131
(408) 453-7300
and
320 Harris Street, Suite A
Sacramento, CA 95838
(916) 641-6662

06/14/90

K. VUITAD

March 5, 1992

Mr. Ken Lewis
Ken's Glass and Mirror
2905 Senter Road
San Jose, CA 95111

Dear Mr. Lewis:

Subject: Self-Directed Fuel Leak Investigation at Ken's Glass and Mirror, 2905 Senter Road, San Jose, California

This letter responds to the January 9, 1992 letter to the Santa Clara Valley Water District (District) from Mr. Paul T. Dzakowic of D & D Management Consultants, Inc., which transmitted, on your behalf, a map of the subject site. The letter was in response to our December 9, 1991 letter to you in which we requested additional information regarding the site. The information was to help District staff evaluate your request that investigation work be delayed until groundwater levels rise in an existing monitoring well (MW-1) at the site.

However, the January 9, 1992 letter from D & D Management Consultants, Inc. indicates that there are no soil and groundwater analytical results from the site's vadose monitoring well (MW-2) or the now dry groundwater monitoring well (MW-1), which were installed in 1985. In order for us to evaluate this site for future closure, please determine the groundwater quality or threat to groundwater quality at the site.

In your November 1991 letter to the District, you stated that the level of soil contamination found in the tank excavation pit when the tanks were removed in March 1991 was under the "legal limit" according to the 1985 Regional Water Quality Control Board's "Guidelines for Addressing Fuel Leaks." Please note that the 1985 guidelines were revised in August 1990 and are provided in Appendix B of the enclosed District's "Investigation and Remediation at Fuel Leak Sites, Guidelines for Investigation and Technical Report Preparation" dated March 1989 (October 1990 revision).

These guidelines (see Appendix B, page 7) note that a soil/groundwater investigation is necessary when over 100 ppm of contamination is found in soil samples collected beneath a tank. In addition, the enclosed Regional Board draft guideline entitled "On-Site Disposal of Contaminated Soils Excavated During Underground Storage Tank Investigation and Cleanups" dated January 11, 1990 states that only soil with nondetectable levels of contamination may be disposed on-site. Soil that had any detectable levels of contamination should have been disposed at an appropriate permitted disposal site.

Since up to 920 ppm gasoline contamination was found in soil collected at 13 feet below ground surface from the 12,000-gallon tank excavation pit, the District hereby requests additional information regarding the extent of the soil contamination at the site. Please submit documentation to confirm that the contaminated soil found beneath the 12,000-gallon gasoline tank has been removed. In addition, please perform a waste oil analysis on soils in the area of the former 550-gallon waste oil tank to determine if there was a release.

By May 15, 1992, please submit a technical report which describes investigation and cleanup activities at the subject site and a proposed schedule for the next phases of work you plan to complete. This report was originally requested in our October 22, 1991 letter to you. The report should include additional information regarding removal of the 12,000 gallon gasoline tank and the 550 gallon waste oil tank, the location of the waste oil tank, and also information regarding the extent of the soil contamination at the site.

Please include documentation regarding excavation and disposal of the contaminated soil in the report. If contaminated soil was not excavated and properly disposed, please determine the extent of the soil contamination at the site by overexcavation and/or installation of additional soil borings/groundwater monitoring wells. Also, please submit a map illustrating the waste oil tank location and soil sampling and analysis for the chemicals listed under "waste oil" in the District's Guidelines, Appendix B, Table No. 2 (page 17). Please refer to our November 5, 1991 letter and the enclosed District Guidelines for additional information.

All technical reports shall contain a signatory statement attesting to the legitimacy of the report, and be signed by an officer or legally authorized representative, as stated in the District Guidelines (Appendix A, page 2).

All proposals and reports which contain engineering or geological information, interpretations, or other opinions as specified by the Business and Professions Code (Sections 6735, 7835, and 7835.1), must be signed and stamped by an appropriately registered professional.

Although we cannot at this time provide detailed review and oversight of your case, if you have questions, please call Kristina Traffas at (408) 927-0710, extension 643.

Sincerely,

ORIGINAL SIGNED BY

David J. Chesterman, P.E.
Principal Engineer
Groundwater Quality Branch

Enclosure

cc: Santa Clara Valley Local Program Coordinator
Regional Water Quality Control Board
2101 Webster Street, Suite 500
Oakland, CA 94612

Mr. Dan Firth
Hazardous Materials Division
San Jose Fire Department
4 North Second Street, Suite 1100
San Jose, CA 95113-1305

Mr. Paul T. Dzakowic
D & D Management Consultants, Inc.
P.O. Box 23040
San Jose, CA 95153

T. Hemmeter, K. Traffas, File, Read

KT:lvm:CT0226l

D & D Management Consultants, Inc.
P.O. Box 23040
San Jose, CA 95153
(408) 629-4954
FAX (408) 629-2250

1/13 DJC
RBS
TIJ
BG
ZAD

January 9, 1992

Santa Clara Valley Water District
5750 Almaden Expressway
San Jose, CA 95118

Attention: Mr. David C. Chesterman

Subject: Ken's Glass & Mirror, 2905 Senter Rd., San Jose, CA 9511

Dear Mr. Chesterman:

Mr. Ken Lewis owner of Ken's Glass has requested that we supply the information requested in your lettor dated December 9, 1991.

Groundwater and soil boring sample analytical results appear to be non existent. At the time the wells were drilled, on April 25, 1985 soil and water samples were taken only for an on site analysis of whether or not any product odor existed. These results are indicated on boring logs previously sent to the water district.

Enclosed is a map showing the location of the former tank in relationship to the monitoring well and the location of soil samplos taken upon tank removal.

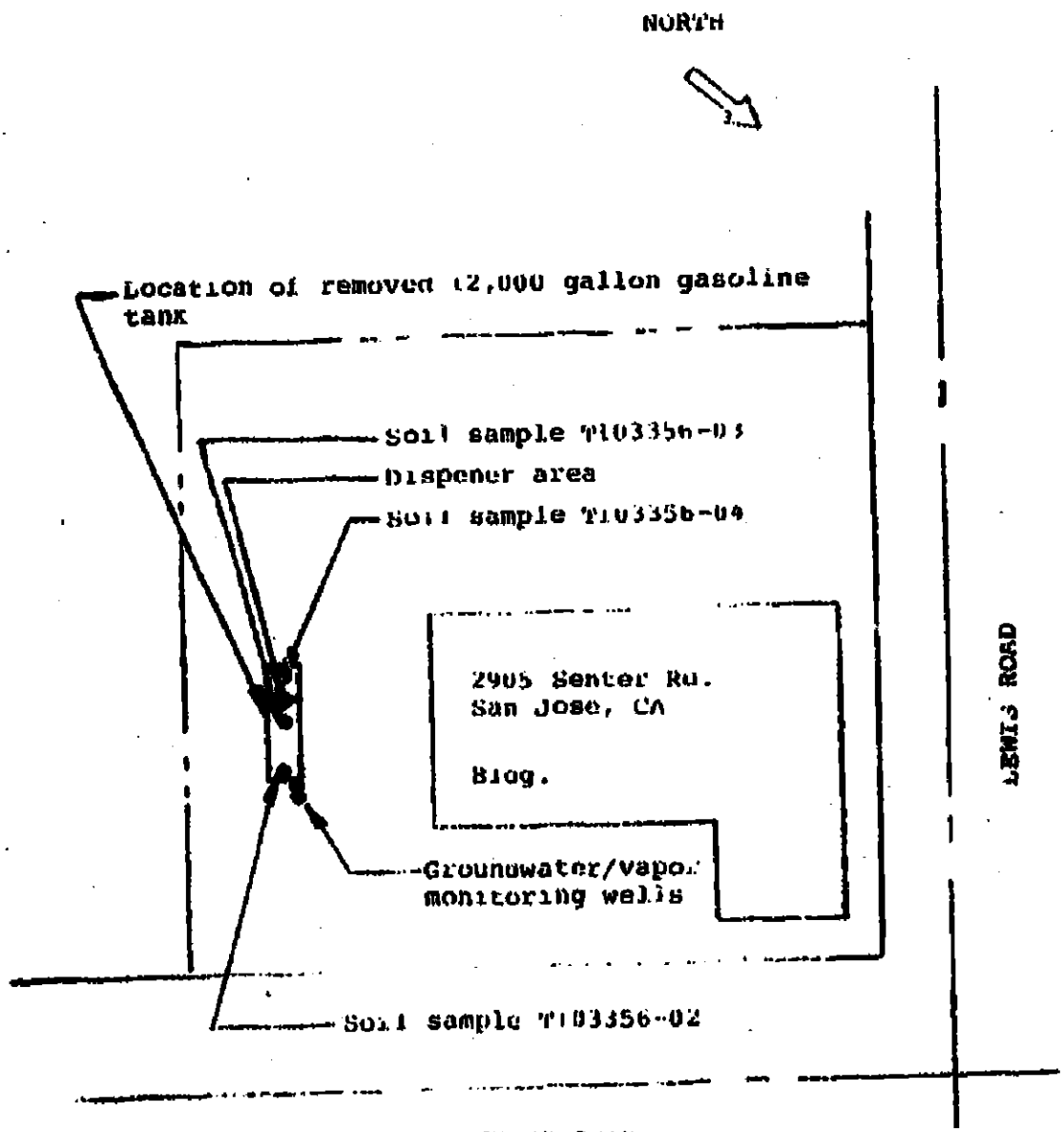
If you have any questions please call.

Very Truly Yours,

Paul T. Drakowic
President

PTD:sed

cc Mr. Ken Lewis



SITE PLAN

Scale 1" = 20'

D & D MANAGEMENT
CONSULTANTS

December 9, 1991

Mr. Ken Lewis
Ken's Glass and Mirror
2905 Senter Road
San Jose, CA 95111

Dear Mr. Lewis:

Subject: Fuel Leak Investigation at Ken's Glass and Mirror, 2905 Senter Road, San Jose CA 95111

This provides a response to your letter received by the District on November 18, 1991. On September 27, 1991, D&D Management Inc. requested, on your behalf, that further investigation at the site be postponed until groundwater levels rise in the existing well.

District staff have reviewed all documents and correspondence on file related to the above site. However, we need critical information associated with work already completed in order to evaluate your request. The information we need and which I discussed with you on December 4, 1991 is the following:

1. Groundwater analytical results.
2. Soil boring sample analysis results.
3. Map showing former tank locations in relation to the monitoring well and location of soil samples taken upon tank removal.

Please submit this information by January 14, 1991.

If you have any questions please call me at (408) 927-0710, extension 649.

Sincerely,

ORIGINAL SIGNED BY

David C. Chesterman
Supervising Engineer
Groundwater Protection Division

cc: Santa Clara Valley Local Program Coordinator
Regional Water Quality Control Board
2101 Webster Street, Suite 500
Oakland, CA 94612

Mr. Dan Firth
Hazardous Materials Division
San Jose Fire Department
4 North Second Street, Suite 1100
San Jose, CA 95113-1305

B. Allen, M. Sturtevant, File, Read

MS:mg:CT1209aa

Santa Clara Valley Water District

5750 ALMADEN EXPRESSWAY
SAN JOSE, CALIFORNIA 95118
TELEPHONE (408) 265-2600
FACSIMILE (408) 266-0271

AN AFFIRMATIVE ACTION EMPLOYER

October 22, 1991

Mr. Ken Lewis
Ken's Glass and Mirror
2905 Senter Road
San Jose, CA 95111

Mr. Jerry Blat
Ready Mix Concrete
55 Tully Road
San Jose, CA 95111

Dear Mr. Lewis and Mr. Blat:

Subject: Ken s Glass and Mirror, 2905 Senter Road, San Jose, CA 95111

This notifies you that Santa Clara Valley Water District (District) records indicate that a spill or leak of gasoline, fuel or waste oil has contaminated soil and/or groundwater underlying the subject site, and that you have been identified as a responsible party. Pursuant to the California Water Code, polluted soil and groundwater must be cleaned up to the satisfaction of the Regional Water Quality Control Board (Regional Board). The Regional Board is the state agency responsible for enforcing the California Water Code to protect beneficial uses of both surface and groundwater.

Due to the large numbers of subsurface fuel leak cases being reported, the Regional Board has been unable to provide detailed regulatory oversight on these cases. A program has been developed between the Regional Board and the District where the District provides oversight on fuel leak cases and the Regional Board provides enforcement and case closure. Therefore, in order to protect groundwater quality, we request that you proceed with investigation and cleanup at the subject site without delay.

The investigation and cleanup of polluted soils and groundwater will generally follow the steps listed in the enclosed summary which is excerpted from the District's guidelines entitled, "Investigation and Remediation at Fuel Leak Sites Guidelines for Investigation and Technical Report Preparation," dated March 1989. These guidelines describe the steps for investigation and cleanup (remediation) that are necessary to resolve this matter and are available to you by calling the District's Self-Directed Case Advisor. Once the preliminary site assessment (PSA) phase has been completed you may qualify for the District's Conditional Case Closure Program; a guidance document is enclosed for your information. These documents have been sent to consultants known to work in Santa Clara County.

By December 30, 1991, please submit a technical report describing investigation and cleanup activities at the subject site and a proposed schedule for the next phases of work you plan to complete according to the enclosed summary. This technical report is being requested pursuant to the Regional Board's authority under the California Water Code, Section 13267.

Copies of all future reports, letters, etc., should be submitted to the District, Attention Self-Directed Program, the Regional Board, and the local fire department or agency which has jurisdiction over chemical storage on your site. The contacts and addresses are provided below:

Ms. Penny Sitzer
Regional Water Quality Control Board
2101 Webster Street, Suite 500
Oakland, CA 94612

Mr. Dan Firth
Hazardous Materials Division
San Jose Fire Department
4 North Second Street, Suite 1100
San Jose, CA 95113-1305

Until you receive further notice, your case is considered to be self-directed. Although we will not be providing you with detailed review and comments on your investigation and cleanup, you may contact the Self-Directed Case Advisor for general guidance and clarification. Please be advised that the District will routinely review selected self-directed cases to determine whether or not investigation or cleanup is being pursued in a timely manner. At that time, we may consider providing direct oversight or recommending that enforcement action be taken by the Regional Board if work is not being done in an appropriate time frame. We consider an appropriate time frame to be ten weeks to do the field work and write and submit an implementation report which contains the results of the fieldwork.

Please check with your consultants to determine whether or not they have the District's guidelines. If you or your consultants have questions, please call (408) 927-0710, extension 649, and ask to speak with the Self-Directed Case Advisor or write to the Self-Directed Fuel Leak Program at the District's address.

Sincerely,

Belinda A. Allen
Associate Civil Engineer
Groundwater Protection Division

Enclosure

cc: Ms. Penny Silver (w/enclosure)
Regional Water Quality Control Board
2101 Webster Street, Suite 500
Oakland, CA 94612

Mr. Dan Firth (w/enclosure)
Hazardous Materials Division
San Jose Fire Department
4 North Second Street, Suite 1100
San Jose, CA 95113-1305

October 22, 1991

Mr. Ken Lewis
Ken's Glass and Mirror
2905 Senter Road
San Jose, CA 95111

Mr. Jerry Blat
Ready Mix Concrete
55 Tully Road
San Jose, CA 95111

Dear Mr. Lewis and Mr. Blat:

Subject: Ken's Glass and Mirror, 2905 Senter Road, San Jose, CA 95111

This notifies you that Santa Clara Valley Water District (District) records indicate that a spill or leak of gasoline, fuel or waste oil has contaminated soil and/or groundwater underlying the subject site, and that you have been identified as a responsible party. Pursuant to the California Water Code, polluted soil and groundwater must be cleaned up to the satisfaction of the Regional Water Quality Control Board (Regional Board). The Regional Board is the state agency responsible for enforcing the California Water Code to protect beneficial uses of both surface and groundwater.

Due to the large numbers of subsurface fuel leak cases being reported, the Regional Board has been unable to provide detailed regulatory oversight on these cases. A program has been developed between the Regional Board and the District where the District provides oversight on fuel leak cases and the Regional Board provides enforcement and case closure. Therefore, in order to protect groundwater quality, we request that you proceed with investigation and cleanup at the subject site without delay.

The investigation and cleanup of polluted soils and groundwater will generally follow the steps listed in the enclosed summary which is excerpted from the District's guidelines entitled, "Investigation and Remediation at Fuel Leak Sites Guidelines for Investigation and Technical Report Preparation," dated March 1989. These guidelines describe the steps for investigation and cleanup (remediation) that are necessary to resolve this matter and are available to you by calling the District's Self-Directed Case Advisor. Once the preliminary site assessment (PSA) phase has been completed you may qualify for the District's Conditional Case Closure Program; a guidance document is enclosed for your information. These documents have been sent to consultants known to work in Santa Clara County.

By December 30, 1991, please submit a technical report describing investigation and cleanup activities at the subject site and a proposed schedule for the next phases of work you plan to complete according to the enclosed summary. This technical report is being requested pursuant to the Regional Board's authority under the California Water Code, Section 13267.

Copies of all future reports, letters, etc., should be submitted to the District, Attention Self-Directed Program, the Regional Board, and the local fire department or agency which has jurisdiction over chemical storage on your site. The contacts and addresses are provided below:

Ms. Penny Sitzer
Regional Water Quality Control Board
2101 Webster Street, Suite 500
Oakland, CA 94612

Mr. Dan Firth
Hazardous Materials Division
San Jose Fire Department
4 North Second Street Suite 1100
San Jose, CA 95113-1305

Until you receive further notice, your case is considered to be self-directed. Although we will not be providing you with detailed review and comments on your investigation and cleanup, you may contact the Self-Directed Case Advisor for general guidance and clarification. Please be advised that the District will routinely review selected self-directed cases to determine whether or not investigation or cleanup is being pursued in a timely manner. At that time, we may consider providing direct oversight or recommending that enforcement action be taken by the Regional Board if work is not being done in an appropriate time frame. We consider an appropriate time frame to be ten weeks to do the field work and write and submit an implementation report which contains the results of the fieldwork.

Please check with your consultants to determine whether or not they have the District's guidelines. If you or your consultants have questions, please call (408) 927-0710, extension 649, and ask to speak with the Self-Directed Case Advisor or write to the Self-Directed Fuel Leak Program at the District's address.

Sincerely,

ORIGINAL SIGNED BY

Belinda A. Allen
Associate Civil Engineer
Groundwater Protection Division

Enclosure

cc: Ms. Penny Sliver (w/enclosure)
Regional Water Quality Control Board
2101 Webster Street, Suite 500
Oakland, CA 94612

Mr. Dan Firth (w/enclosure)
Hazardous Materials Division
San Jose Fire Department
4 North Second Street, Suite 1100
San Jose, CA 95113-1305

M. Sturtevant, T. Hemmeter, File, Read

BAA:pb:L8622jj

11/18 orig BAAQMA DJC

San Jose Water Department,

The water department called and told me I had to remove dirt where the gas tank was located. At the time the tank was pulled out the dirt was tested and was under the legal limit. Therefore I was told I could fill in the hole and resurface it. Now six months later, the water Department insists that I reopen the excavated area, take out the dirt even if it is under the legal limit. The ground water level has fallen so low I cannot take a water sample. Yet they said I could not wait until the rains to increase the water level. I was told if the water sample is fine, monitoring was okay, and would be all I have to do. They also stated that the previous owner, Star Concrete is responsible for fifty percent of the cost of clean up. They would send the previous owner Jerry Blatt a letter to that effect. Belinda Allen of the San Jose Water Department said it is my responsibility to enforce that Star Concrete pay for fifty percent of the cost of cleanup, even if I have to get a lawyer and take Jerry Blatt to court. I tried to explain my side of the problem to Belinda Allen, but she kept insisting I must excavate the dirt regardless of cost. She said I would be receiving in the mail all the paperwork on what to do and how to go about doing it. I asked Belinda Allen over the phone if she had reviewed all my paperwork that was sent to the Water Department by D & D Management. She replied that she had not read my letter or all the information I sent to her. I would really appreciate if someone would review my case. The guidelines drawn up for contractors who pull out and remove contaminated dirt is attached to this letter. I have done what the guidelines,that were provided to me,call for, at a great expense to me. I am afraid I cannot afford to spend an extra twelve thousand dollars for the same job that was completed over six months ago.

[redacted]

Thank you very much for you time,

Ken Lewis

GUIDELINES FOR ADDRESSING FUEL LEAKS

SEPTEMBER 1985

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
SAN FRANCISCO BAY REGION

The removal of tanks and piping without prior soil and/or groundwater investigation can become a difficult situation for both the owner/operator and Board staff. Usually the owner or operator of the facility is interested in resuming operations as soon as possible to prevent loss of revenue or eliminate the safety threat of an open excavation, however he may be faced with the need to balance the time and cost parameters of excavation requirements, potential soil treatment or disposal, and further investigation or cleanup.

These guidelines contain some guidance numbers, which should be helpful in making decisions when immediate action is necessary and minimal information is available. However they are intended only as guidance numbers and where possible, a qualified professional should make a initial, site-specific judgment regarding whether the guidance numbers appear to adequate, reasonable, and appropriate at the time of tank and/or pipe removal. The adequacy of this initial judgement will be evaluated on the basis of subsequent groundwater investigation and/or monitoring.

Tanks should be removed carefully to prevent damage during removal. They should be cleaned and inspected and the observations should be documented prior to disposal. Associated piping should be cut several feet back from the tank so that the bulkhead fittings can also be inspected after removal. The condition of the tank, fittings, and exposed piping should be noted and documented adequately to preserve for future reference any useful information regarding the integrity of the facility. The above procedure is obviously important where there is reason to believe a leak has occurred or where there has been no previous verification of tank integrity, but it may also be important in eliminating a tank as a suspected source if a nuisance condition is reported in the vicinity at a later date.

Where the leak or contamination is first discovered in the process of tank excavation, it is necessary to make a field judgement as to how much additional soil should be removed. This should be done by considering any available information about depth to groundwater, soil types at the site, proximity to basements and underground utilities, as well as sampling and analysis of the excavation after removal of soil that is obviously saturated with fuel. Several types of portable instrumentation are available for making field decisions on soil excavation. A number of relatively simple laboratory analyses are also suitable for this purpose. As noted below final residual levels must be verified with sampling and analysis for total petroleum hydrocarbons as specified in Attachment 2.

Regional Board staff field experience, although supported by limited data, indicates that it should almost never be acceptable to leave concentrations higher than 1000 ppm, and that concentrations less than 10 ppm do not generally constitute a threat to groundwater or cause nuisance or hazard conditions.

Thus, when contamination is detected beneath tanks upon excavation, the obviously saturated soil should be removed and samples should be taken to determine what levels of contamination remain. Excavated soil should be disposed in a manner consistent with Department of Health Services guidance and with Regional Board guidance regarding "designated wastes". Such guidance may have to be obtained on a case-by-case basis until general determinations are made by both agencies.

A field judgement should be made by the engineering consultant as to the need for additional excavation. Regional Board staff will not usually be able to provide additional guidance at this point regarding the need for additional excatvation, other than what is contained in this memo. At sites where no obvious contamination is observed, at least two soil samples are required as described in Attachment 3. At sites where obvious contamination was excavated, a larger number of soil samples should be taken to document what levels of contamination were left in the ground, and the excavation should then be filled with appropriate material.

If concentrations higher than 100 ppm were detected in any of the soil samples, than a monitoring well (see attachment 1) should be installed following the attached guidelines, and investigation to document the source of contamination should be completed.

Example 2: Nuisance Conditions

Another common example involves a report of nuisance conditions (i.e. fumes or product in a utility vault). A preliminary survey of the sites in the immediate vicinity may result in the identification of adjacent facilities that appear likely to have contributed to the observed nuisance condition. In such an instance it may be appropriate to limit the radius of search for other potential sources until facilities of this type have been eliminated by more complete investigation.

Where no obvious source is located, the initial response, as shown in Figure 2.1 should be to locate all fuel tanks within a 1/4 mile radius. The search procedures contained in Chapter III of the National Fire Prevention Association Manual 329 (6) should also be followed in attempting to locate the source(s).

Once all fuel tanks have been located the owner or operator of each tank should be notified by form letter that the inventory records for the previous three months should be reviewed, as well as the history of tank/piping repairs or previous fuel leak cleanups. The results of the inventory review should be summarized and submitted along with the history of leaks or repairs. Those facilities whose inventories reveal losses, and those with inadequate inventory records, will be required to perform precision tests of tanks and piping.

If inventory checks at all facilities do not reveal losses, or the precision tests performed at the facilities which initially had

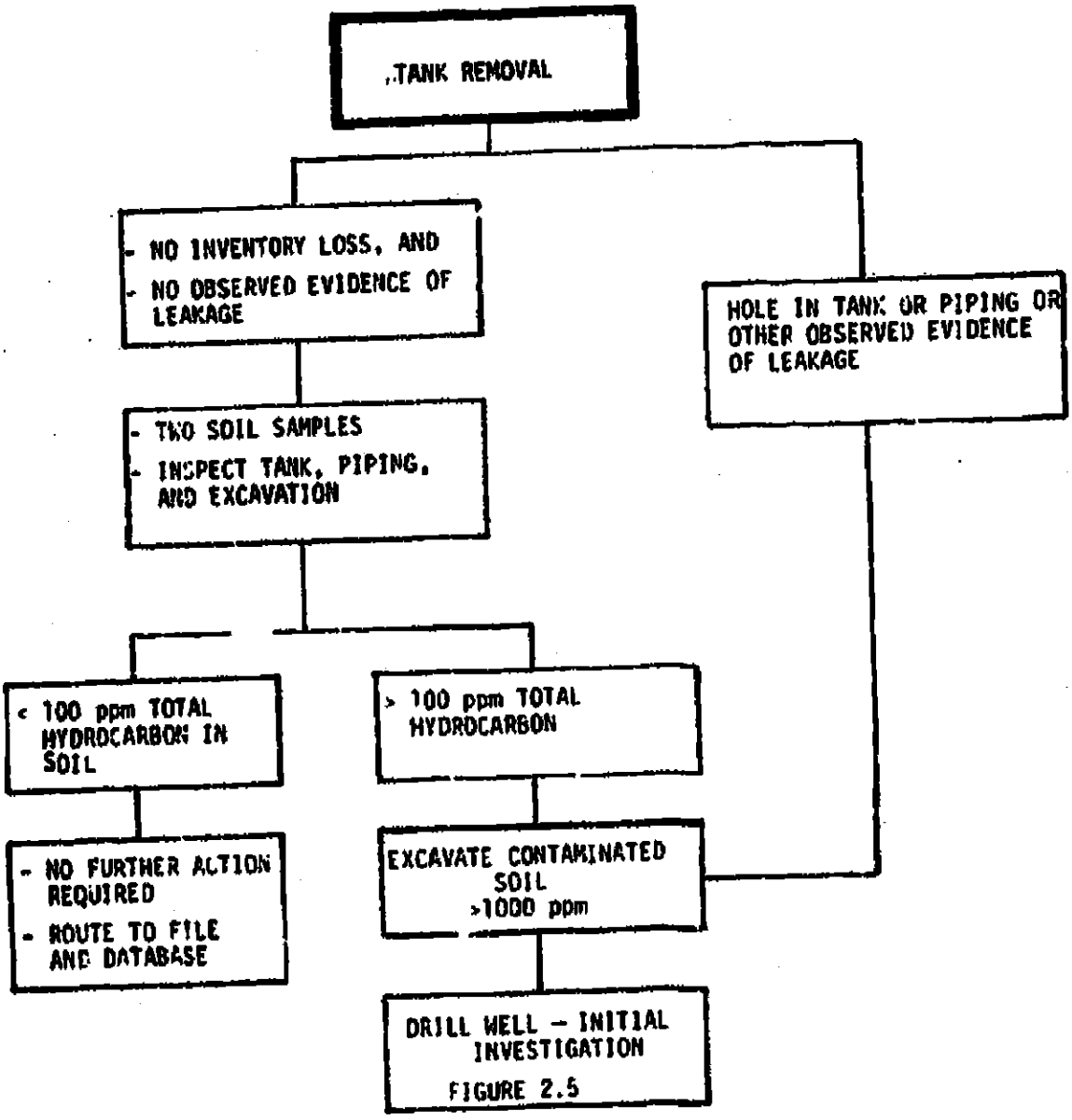


FIGURE 2.4. TANK REMOVAL

Santa Clara Valley Water District

5750 ALMADEN EXPRESSWAY
SAN JOSE, CALIFORNIA 95118
TELEPHONE (408) 265-2600
FACSIMILE (408) 266-0271

AN AFFIRMATIVE ACTION EMPLOYER

October 22, 1991

Mr. Ken Lewis
Ken's Glass and Mirror
2905 Senter Road
San Jose, CA 95111

Mr. Jerry Blat
Ready Mix Concrete
55 Tully Road
San Jose, CA 95111

Dear Mr. Lewis and Mr. Blat:

Subject: Ken's Glass and Mirror, 2905 Senter Road, San Jose, CA 95111

This notifies you that Santa Clara Valley Water District (District) records indicate that a spill or leak of gasoline, fuel or waste oil has contaminated soil and/or groundwater underlying the subject site, and that you have been identified as a responsible party. Pursuant to the California Water Code, polluted soil and groundwater must be cleaned up to the satisfaction of the Regional Water Quality Control Board (Regional Board). The Regional Board is the state agency responsible for enforcing the California Water Code to protect beneficial uses of both surface and groundwater.

Due to the large numbers of subsurface fuel leak cases being reported, the Regional Board has been unable to provide detailed regulatory oversight on these cases. A program has been developed between the Regional Board and the District where the District provides oversight on fuel leak cases and the Regional Board provides enforcement and case closure. Therefore, in order to protect groundwater quality, we request that you proceed with investigation and cleanup at the subject site without delay.

The investigation and cleanup of polluted soils and groundwater will generally follow the steps listed in the enclosed summary which is excerpted from the District's guidelines entitled, "Investigation and Remediation at Fuel Leak Sites Guidelines for Investigation and Technical Report Preparation," dated March 1989. These guidelines describe the steps for investigation and cleanup (remediation) that are necessary to resolve this matter and are available to you by calling the District's Self-Directed Case Advisor. Once the preliminary site assessment (PSA) phase has been completed you may qualify for the District's Conditional Case Closure Program; a guidance document is enclosed for your information. These documents have been sent to consultants known to work in Santa Clara County.

By December 30, 1991, please submit a technical report describing investigation and cleanup activities at the subject site and a proposed schedule for the next phases of work you plan to complete according to the enclosed summary. This technical report is being requested pursuant to the Regional Board's authority under the California Water Code, Section 13267.

Copies of all future reports, letters, etc., should be submitted to the District, Attention Self-Directed Program, the Regional Board, and the local fire department or agency which has jurisdiction over chemical storage on your site. The contacts and addresses are provided below:

Ms. Penny Sitzer
Regional Water Quality Control Board
2101 Webster Street, Suite 500
Oakland, CA 94512

Mr. Dan Firth
Hazardous Materials Division
San Jose Fire Department
4 North Second Street, Suite 1100
San Jose, CA 95113-1305

Until you receive further notice, your case is considered to be self-directed. Although we will not be providing you with detailed review and comments on your investigation and cleanup, you may contact the Self-Directed Case Advisor for general guidance and clarification. Please be advised that the District will routinely review selected self-directed cases to determine whether or not investigation or cleanup is being pursued in a timely manner. At that time, we may consider providing direct oversight or recommending that enforcement action be taken by the Regional Board if work is not being done in an appropriate time frame. We consider an appropriate time frame to be ten weeks to do the field work and write and submit an implementation report which contains the results of the fieldwork.

Please check with your consultants to determine whether or not they have the District's guidelines. If you or your consultants have questions, please call (408) 927-0710, extension 649, and ask to speak with the Self-Directed Case Advisor or write to the Self-Directed Fuel Leak Program at the District's address.

Sincerely,

Belinda A. Allen
Associate Civil Engineer
Groundwater Protection Division

Enclosure

cc: Ms. Penny Sibzer (w/enclosure)
Regional Water Quality Control Board
2101 Webster Street, Suite 500
Oakland, CA 94612

Mr. Dan Firth (w/enclosure)
Hazardous Materials Division
San Jose Fire Department
4 North Second Street, Suite 1100
San Jose, CA 95113-1305

STEPS FOR SOIL AND GROUNDWATER INVESTIGATION AND REMEDIATION

Generally, soil and groundwater investigations follow the steps outlined below:

1. Release discovery
2. Immediate source removal
3. Work Schedule Submittal
4. Preliminary Site Assessment
5. Migration Control
6. Remedial Investigation
7. Feasibility Study
8. Proposed Corrective Action
9. Implementation of the Corrective Action
10. Verification Monitoring
11. Remediation Effectiveness Evaluation
12. Case Closure or Certification of Abatement

After completing field work for each step, the responsible party must submit a technical report which contains a description of the work completed, the results, and a proposed work schedule for the next phase of work to be completed.

District or Regional Board staff may not be assigned to provide technical review for some sites. However, responsible parties for these unassigned sites shall begin and complete work based on the work schedule submitted to the agencies. On the other hand, responsible parties for sites which do receive technical review from agency staff should not begin field work prior to technical review by staff, unless emergency conditions exist and no adverse conditions are created as a result of the field work.

Copies of all technical reports should be sent to:

1. Santa Clara Valley Water District, Attention: Fuel Leak Section or assigned case handler
2. Regional Water Quality Control Board
3. Local implementing agency or other agency which oversees hazardous chemical storage for the site

These technical reports should be based on and contain the appropriate technical information listed in the Santa Clara Valley Water District's "Guidelines for Investigation and Technical Report Preparation," October 1990 revision (Appendix A), and other appropriate Regional Board and State Board guidance.

TELEPHONE CONVERSATION

DATE 10/17/91 TIME 9:07 PHONE NO. 408 578-5272

PERSON CALLING/CALLED Ken Lewis

AGENCY REPRESENTED Ken's Glass & Mirror

CONVERSATION 2905 Senter Rd.

attempted to call 10/16/91 9:30 am

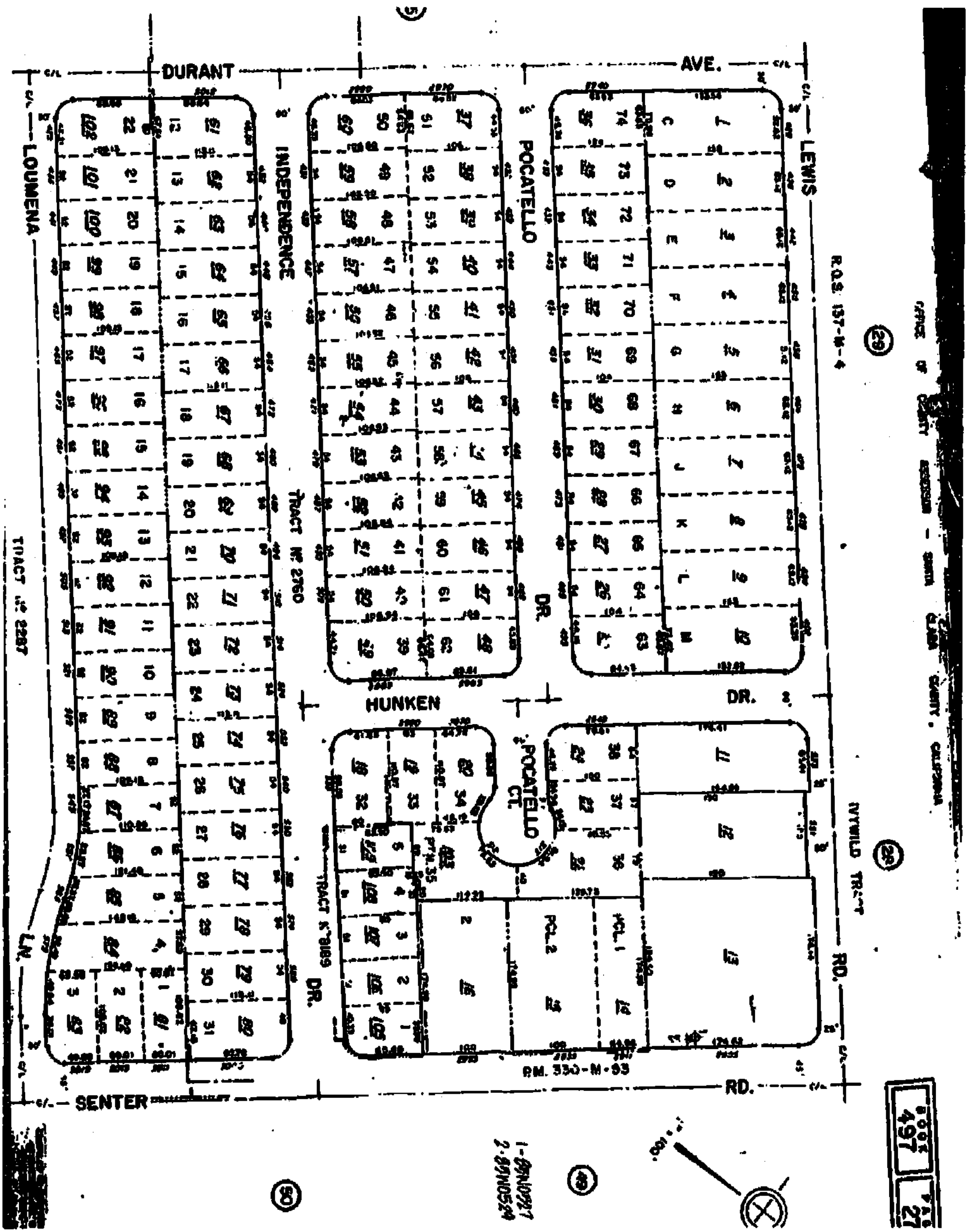
* Sand Mayor Industries *
Ready-Mix Concrete
55 Tully Rd.
San Jose, CA 95111
* Jerry Blat *

Mr. Lewis purchased property from the above who installed the tanks. I told him we would add them to our letters.

I told Mr. Lewis that it was not an acceptable solution to wait for the water level to rise before proceeding with the investigation. I told him there were 3 option: dig out to NO. Soil borings to define extent or install a new well. He said he couldn't afford this - told him I would send UST program info he should apply immediately - however he needs to stay in compliance with our request.

MKS.
(Initials)

Santa Clara Valley Water District
FC 412 (11-12-88)



DURANT AVE.
LEWIS RD.
LOUMENA LN.
INDEPENDENCE DR.
POCATELLO DR.
POCATELLO CT.
HUNKEN DR.
SENTER RD.
TRACT Nº 2760
TRACT Nº 2287
TRACT Nº 8189
IVYWILD TRACT
R.O.S. 137-M-4
P.M. 330-M-53
OFFICE OF COUNTY ASSESSOR - SANTA CLARA COUNTY, CALIFORNIA
BOOK 497 PAGE 27

D & D Management Consultants, Inc.
P.O. Box 23040
San Jose, CA 95153
(408) 629-4054
FAX (408) 629-2369

10/2 orig MS w/A
BAA
DJC

September 27, 1991

Santa Clara Valley Water District
5750 Almaden Expressway
San Jose, CA 95118

Attention: Ms. Marie Sturtevant

Subject: Fuel Leak Investigation at, Ken's Glass & Mirror,
2905 Senter Road, San Jose, CA 95111

Dear Ms. Sturtevant:

We have been working for Ken's Glass and Mirror regarding the recent tank removal and subsequent fuel leak investigation.

On April 22, 1985 a groundwater monitoring well was installed adjacent to the underground tank. At that time groundwater was logged at 44 feet below grade.

During the last week of August 1991 we attempted to determine the depth to groundwater and found the well to be dry.

Due to the limited funds available to Mr. Ken Lewis, the owner of Ken's Glass, and based upon a conversation with Kristine Cozzu, with the Water District, we are writing to request that no further work be undertaken at this time. When groundwater level rises to facilitate taking a water sample from the existing well, then a water sample will be taken.

At that time Mr. Lewis will know if groundwater contamination exists and if he might qualify for conditional case closure.

Enclosed is a copy of the monitoring well installation report, the laboratory results taken after removal of the tank and a letter from Mr. Lewis regarding this matter.

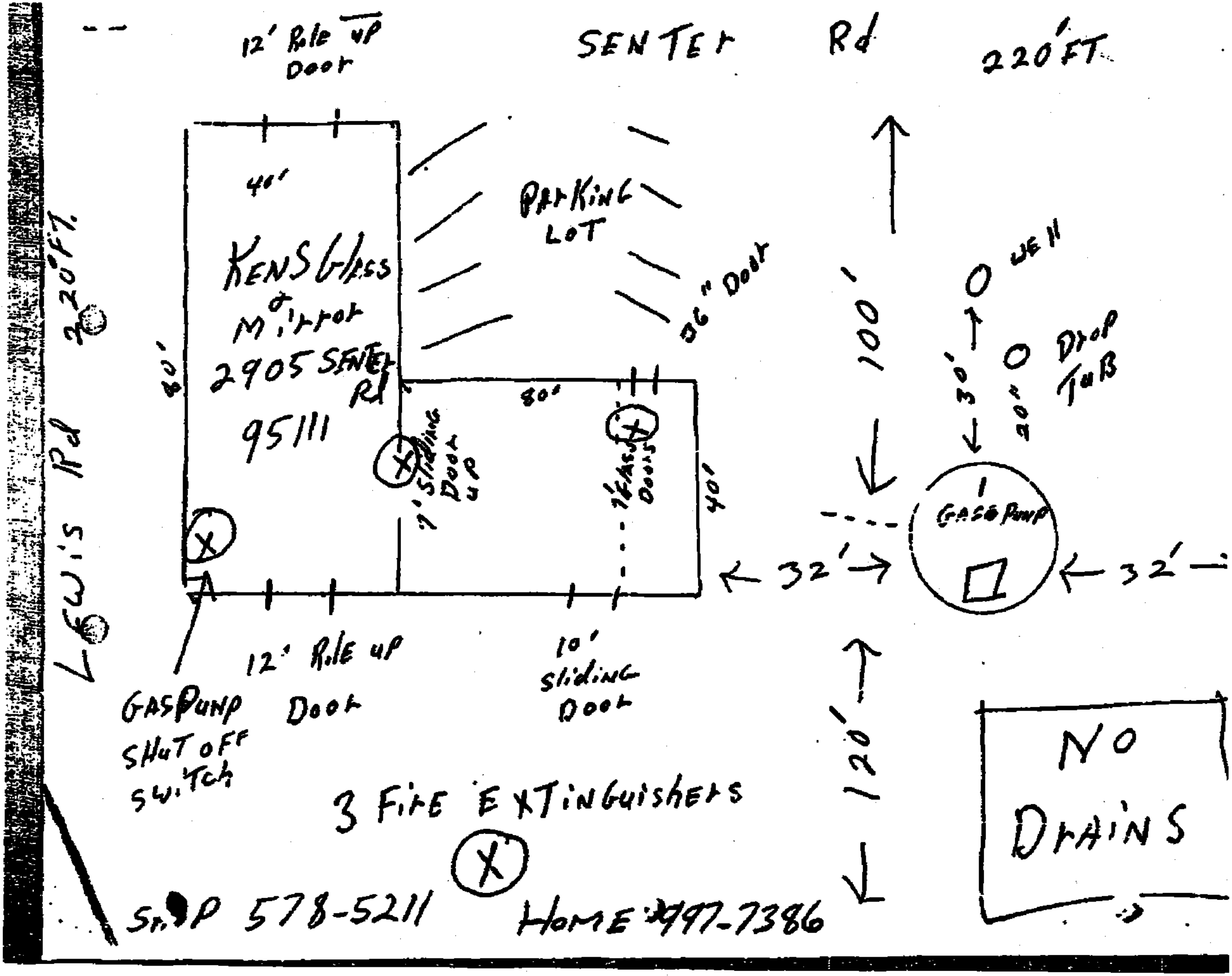
If you have any questions or need additional information please advise.

Very Truly Yours,

Paul T. Dzakowic
President

cc Mr. Ken Lewis
w/enclosure

PTD:sed


12' Role up Door
SENTER Rd
220' FT
40'
PARKING LOT
KENS Glass & Mirror 2905 SENTER Rd 95111
36" Door
100'
O Well
30'
20'
O Drop Tub
80'
80'
7' Sliding Door up
7' Glass Doors
40'
1 GAS Pump
32'
32'
Lewis Rd 220' FT
12' Role up Door
10' sliding Door
GAS Pump Shut off switch
120'
NO DRAINS
3 Fire Extinguishers
Shop 578-5211
Home 997-7386

ATTACHMENT 6
SURROUNDING CONTAMINATED SITE REPORTS

Chevron

Shelby Lathrop
Project Manager
Marketing Business Unit

Chevron Environmental Management Company
6101 Bollinger Canyon Road
San Ramon, CA 94583
Tel (925) 790-6691
slathrop@chevron.com

September 2 , 2015

Mr. Gerald O'Regan
County of Santa Clara Department of Environmental Health
Hazardous Materials Compliance Division
1555 Berger Drive, Suite 300
San Jose, California 95112-2716

Dear Mr. O'Regan:

Attached for your review is the *Remediation Workplan* for Former Texaco Service Station No. 211259, located at 2895 Senter Road, San Jose, CA.

This report was prepared by Stantec Consulting Services, Inc (Stantec). I declare under penalty of perjury that the information and/or recommendations contained in the attached report to the best of my knowledge are true, correct and appropriate.

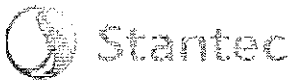
If you should have any further questions, please call me at (925) 790-6691.

Sincerely,

Shelby Lathrop
Project Manager

Remediation Work Plan

Former Texaco-branded Service Station 211259
2895 Senter Road
San Jose, California
SCVWDID: 07S1E26E01f



Prepared for:
Chevron Environmental Management Company
6101 Bollinger Canyon Road
San Ramon, CA 94583

Prepared by:
Stantec Consulting Services Inc.
15575 Los Gatos Blvd., Building C
Los Gatos, CA 95032

September 21, 2015

REMEDIATION WORK PLAN

Former Texaco-Branded Service Station 211259, 2895 Senter Road, San Jose, California
September 21, 2015

This document entitled Remediation Work Plan was prepared by Stantec Consulting Services Inc. ("Stantec") for the account of Chevron Environmental Management Company (the "Client"). Any reliance on this document by any third party is strictly prohibited. The material in it reflects Stantec's professional judgment in light of the scope, schedule and other limitations stated in the document and in the contract between Stantec and the Client. The opinions in the document are based on conditions and information existing at the time the document was published and do not take into account any subsequent changes. In preparing the document, Stantec did not verify information supplied to it by others. Any use which a third party makes of this document is the responsibility of such third party. Such third party agrees that Stantec shall not be responsible for costs or damages of any kind, if any, suffered by it or any other third party as a result of decisions made or actions taken based on this document.

Prepared by Erin O'Malley
(signature)

Erin O'Malley
Project Engineer

Reviewed by Marisa Kaffenberger
(signature)

Marisa Kaffenberger
Senior Engineer

Reviewed by _____
(signature)

Travis L. Flora
Associate Project Manager

Reviewed by _____
(signature)

Brian Westhoff, P.G.
Senior Geologist

PROFESSIONAL GEOLOGIST
BRIAN
WESTHOFF
STATE OF CALIFORNIA

Stantec

Table of Contents

LIST OF FIGURES

LIST OF APPENDICES

1.0 INTRODUCTION

On behalf of Chevron Environmental Management Company (Chevron), Stantec Consulting Services Inc. (Stantec) is pleased to submit this *Remediation Work Plan* for former Texaco-branded Service Station 211259, located at 2895 Senter Road, San Jose, Santa Clara County, California (Site - shown on **Figure 1**).

A *Revised Remediation Action Plan (Revised RAP)* was submitted by Leidos Engineering, LLC (Leidos) on December 22, 2014 (Leidos, 2014) and recommended activated carbon solution injection as the preferred remedial alternative at the Site. A letter from the property owner was submitted to the County of Santa Clara Department of Environmental Health (CSCDEH) on July 10, 2015, concurring with the proposed scope of work. The CSCDEH approved activated carbon solution injection as the selected remedial alternative in a letter dated August 10, 2015, and requested a Remediation Work Plan by September 22, 2015. A copy of the CSCDEH correspondence is included in **Appendix A**.

The purpose of this work plan is to provide the proposed scope of work to implement the Site remediation approach. Site background information, including Site description and land use, regional and local geology and hydrogeology, and previous investigations and remediation are provided in Leidos' *Conceptual Site Model (CSM)*, dated December 27, 2012 (Leidos, 2012), and subsequent groundwater monitoring reports. This work plan is organized into the following sections summarizing:

- Technology Design Rationale;
- Scope of Work; and
- Schedule of Activities.

2.0 TECHNOLOGY DESIGN RATIONALE

2.1 TARGET APPLICATION AREA

The targets of the activated carbon solution injection are the light non-aqueous phase liquid (LNAPL) and dissolved-phase benzene concentrations in wells VW-1, VW-3, P-1, and P-2. LNAPL was observed in all four of these wells during Third Quarter 2015 at thicknesses ranging from 0.04 to 0.72 feet, and dissolved benzene concentrations in each of these wells when last sampled were above the criteria of 3,000 micrograms per liter (µg/L) set in the State Water Resources Control Board's (SWRCB) Low-Threat Underground Storage Tank (UST) Case Closure Policy (LTCP). The Third Quarter 2015 groundwater monitoring report will be submitted under separate cover by October 30, 2015.

The proposed injections are intended to deliver activated carbon solution to the subsurface in the target area through the advancement of approximately nine direct push soil borings. The nine soil borings are located in a grid pattern across the treatment zone and are spaced approximately 15 feet apart. At each location, the solution will be injected under high pressure in the interval between the top of the groundwater column (currently approximately 40 feet below ground surface (bgs)) and the maximum depth of petroleum hydrocarbon impacts (approximately 47 feet bgs).

A Site Plan showing the conceptual distribution of proposed activated carbon solution injection locations is included as **Figure 2.**

2.2 TECHNOLOGY DESCRIPTION

The activated carbon solution consists of a proprietary formula mixed with water to form a slurry. The proprietary formula consists mostly of powdered activated carbon blended with sulfate reduction media, such as gypsum; micronutrients, such as phosphorous and nitrogen; and microorganisms. The activated carbon solution is designed to adsorb and degrade petroleum hydrocarbons in the subsurface. Upon contact with the activated carbon, groundwater contaminants and LNAPL are adsorbed onto the carbon surface and held there physically. Following initial petroleum hydrocarbon adsorption, biodegradation of the sorbed hydrocarbons by introduced and indigenous microorganisms occurs.

Microorganisms that degrade petroleum hydrocarbons in both aerobic and anaerobic environments (facultative bacteria) are included in the activated carbon solution, and micronutrients included in the solution aid in the growth of these microorganisms. Injection of the solution will introduce oxygen into the subsurface, which in turn will stimulate aerobic biodegradation. Once the oxygen is depleted, biodegradation will occur under anaerobic conditions and a time-release source of sulfate is included in the solution to stimulate degradation of petroleum hydrocarbons by sulfate-reducing bacteria (SRB).

In-situ groundwater bioremediation is a technology that encourages growth and reproduction of indigenous microorganisms to enhance biodegradation of organic constituents in the saturated zone. In-situ groundwater bioremediation can effectively degrade organic constituents that are dissolved in groundwater and adsorbed onto the soil matrix. In-situ bioremediation is dependent on the type of microorganisms, the type of contaminant, the availability of electron acceptors, and the hydrogeological conditions at a site. Petroleum hydrocarbons will degrade both aerobically and anaerobically.

In the aerobic process, oxygen serves as an electron acceptor; in this case, the hydrocarbon is degraded to carbon dioxide (CO_2) and water. Oxygen is often considered to be the primary growth-limiting factor for hydrocarbon-degrading bacteria; however, it is normally depleted in zones that have been contaminated with hydrocarbons. The stoichiometric ratio of oxygen per hydrocarbon is approximately 3.1 mass units of oxygen per 1.0 mass unit of hydrocarbons.

In an anaerobic process, SRB will utilize sulfate as an electron acceptor to degrade petroleum hydrocarbons in groundwater. In the process, the hydrocarbon is degraded to CO_2 and water and the sulfate is reduced to sulfide. The process has been documented to readily degrade benzene, toluene, ethylbenzene, and total xylenes (BTEX compounds). The degradation of benzene is shown below:

$$4C_6H_6 + 15SO_4^{2-} \rightarrow 24CO_2 + 15S^{-2} + 12H_2O$$

Optimum conditions for petroleum hydrocarbon degradation by SRB include oxidation-reduction potential (ORP) of groundwater between 0 and -200 millivolts (mV) and neutral pH. Approximately 4.6 mass units of sulfate are stoichiometrically required to degrade 1.0 mass unit of hydrocarbon.

Biodegradation of hydrocarbons by SRB is relatively common because these bacteria are extremely resilient and can be found in almost every environment. Most sites have millions of bacteria in the soil and groundwater that are readily capable of degrading petroleum hydrocarbons if geochemical conditions are suitable. Geochemical conditions are considered suitable when electron acceptors are available for the biodegradation processes. However, many petroleum-impacted sites are electron acceptor limited, so bioremediation kinetics are dependent upon the rate at which new electron acceptors are delivered to the subsurface through infiltration and dispersion.

3.0 SCOPE OF WORK

The proposed scope of work will involve advancing approximately nine soil borings in the residual source area and in close proximity to wells VW-1, VW-3, P-1, and P-2. The proposed soil borings are located in a grid pattern across the treatment zone and are spaced approximately 15 feet apart. A Site Plan showing the conceptual distribution of proposed activated carbon solution injection locations is included as **Figure 2**.

Following activated carbon solution injection activities, a quarterly groundwater monitoring program will be implemented to evaluate the effects of the activated carbon treatment at target wells VW-1, VW-3, P-1, and P-2. Well VW-6, which is outside the identified treatment area, will also be monitored on a quarterly basis for comparison. The following tasks will be completed as part of the feasibility evaluation:

- Preliminary field activities;
- Baseline groundwater sampling;
- Activated carbon solution injection;
- Feasibility evaluation monitoring; and
- Data evaluation and reporting.

Each of these tasks is discussed in greater detail in the following sections.

3.1 PRELIMINARY FIELD ACTIVITIES

3.1.1 Permitting and Notifications

Stantec will obtain all necessary permits from the City of San Jose and the Santa Clara Valley Water District (SCVWD). On September 17, 2015, Stantec confirmed with Mr. Ralph Lambert of the California Regional Water Quality Control Board – San Francisco Bay Region (RWQCB) that a waste discharge requirement (WDR) permit is not required to perform injections for remediation work. As required by law, Underground Service Alert (USA) - North will be notified at least 48 hours prior to any intrusive activities. Prior to field work mobilization, notification will be provided to the site property owner in accordance with the private property access agreement between Mr. Vasilli Stratton and Chevron. In addition to notifying USA - North, Stantec will retain the service of a private utility locating contractor to determine if underground utilities are located near the proposed boring locations.

3.1.2 Health and Safety Plan

Stantec will generate a Site-specific health and safety plan (HASP) as required by the State of California General Industry Safety Order 5192 and Title 29 of the Code of Federal Regulations, Section 1910.120. The HASP will outline potential hazards to Stantec personnel and subcontractors during the field activities described herein. Job safety analyses (JSAs) for tasks to be performed by Stantec personnel (e.g., driving, oversight of boring advancement, etc.) will be included. The HASP will also include required personal protective equipment to be worn by Stantec field personnel for each task. In addition, Stantec will produce a Journey Management Plan (JMP) in an attempt to prevent motor vehicle incidents driving to and from the Site. A copy of Stantec's HASP and JMP will be available on Site during all field activities.

Subcontractors will also develop a Site-specific HASP and JSAs for tasks applicable to their scope of work (e.g., driving, boring advancement, etc.) to be available on Site.

3.2 FIELD ACTIVITIES

3.2.1 Activated Carbon Solution Injection

Stantec will contract a California-licensed (C-57) driller to advance each of the proposed soil borings within the residual source area and in proximity to wells VW-1, VW-3, P-1, and P-2 to a total depth of approximately 47 feet bgs. Approximately nine borings are estimated; however, the number of borings, proposed locations, configuration, and total depths may be adjusted as needed based on groundwater elevations, surface space constraints, subsurface utilities, and subsurface conditions. A Site Plan showing the conceptual distribution of the proposed activated carbon solution injection locations is included as **Figure 2**.

Field activities will be performed under the direction of a State of California professional geologist. Details of field activities will be recorded by Stantec field personnel and will include Site conditions, names of field personnel, pertinent dates and times, etc. If subsurface utilities are identified on Site, each soil boring may first be cleared by hand auger or air knife to a depth of approximately 8 feet bgs before advancing the boring to total depth using a direct push drill rig.

Once total depth is reached, the activated carbon solution will be injected under high pressure through the direct-push drill rods within the treatment interval from approximately 40 to 47 feet bgs. The injections will occur in approximately 2-foot intervals within treatment interval for a total of approximately 4 injection intervals per boring. The estimated volume to be injected into each injection interval is approximately 30 gallons (20 gallons carbon slurry and 10 gallons bacteria concentrate) for a total of approximately 120 gallons per boring. Approximately 60 pounds of carbon will be included in each injection interval for a total of 240 pounds of carbon per boring. During injection, information such as injection depths, pressures, and solution volumes, etc. will be recorded by Stantec field personnel.

The targeted pressure for these injections is approximately 400 pounds per square inch (psi); however, there is the potential for development of preferential pathways (i.e., short-circuiting) during injection and the pressure used for injection will need to be updated in the field based on subsurface conditions observed during drilling. Activated carbon solution injection pressures as low as 200 psi have previously been used at other sites. Following injection, the borings will be completed to ground surface using neat cement grout.

Investigation-derived waste (e.g., soil cuttings, decontamination water, etc.) generated during the proposed field activities will be placed in appropriate waste containers, e.g. a Department of Transportation-approved waste storage bin or 55-gallon drums. Composite waste soil samples will be collected and submitted to Test America Laboratories, Inc. (Test America), a State of California-certified analytical laboratory, for waste characterization purposes, as needed. A waste profile evaluation will be conducted by GHD, and GHD will arrange removal and disposal of all waste generated during this event.

3.2.2 Feasibility Evaluation Monitoring

Quarterly groundwater monitoring and sampling events will be conducted at wells VW-1, VW-3, VW-6, P-1, and P-2 for approximately 2 years following activated carbon solution injection activities. Groundwater analyses at these wells will include:

- Field measurement of pH, ORP (pre/post-purge), DO (pre/post-purge), conductivity, temperature, and DTW;
- TPH-GRO by US EPA Method 8015B;
- BTEX compounds, MtBE, TBA, TAME, EtBE, DIPE, 1,2-DCA, and 1,2-DBA by US EPA Method 8260B;

Results of the groundwater monitoring and sampling events will be evaluated against remedial objectives to assess the effectiveness of the activated carbon solution treatment and will be included in quarterly groundwater monitoring reports.

3.3 DATA EVALUATION AND REPORTING

Following completion of activated carbon solution injection, a final remedial implementation report will be prepared and submitted to the CSCDEH. The final remedial implementation report will include a description of field activities, a Site Plan showing the final boring locations, and conclusions and recommendations as appropriate.

Groundwater results are currently reported on a semi-annual schedule. Following the activated carbon solution injection, groundwater monitoring and sampling reports will be submitted on a quarterly basis according to the CSCDEH's current deliverable schedule (January 30, April 30, July 30, and October 30) and will present current groundwater conditions, brief updates or

evaluations of the effects of the activated carbon solution injection, and conclusions and recommendations or modifications to the monitoring plan as appropriate.

4.0 SCHEDULE OF ACTIVITIES

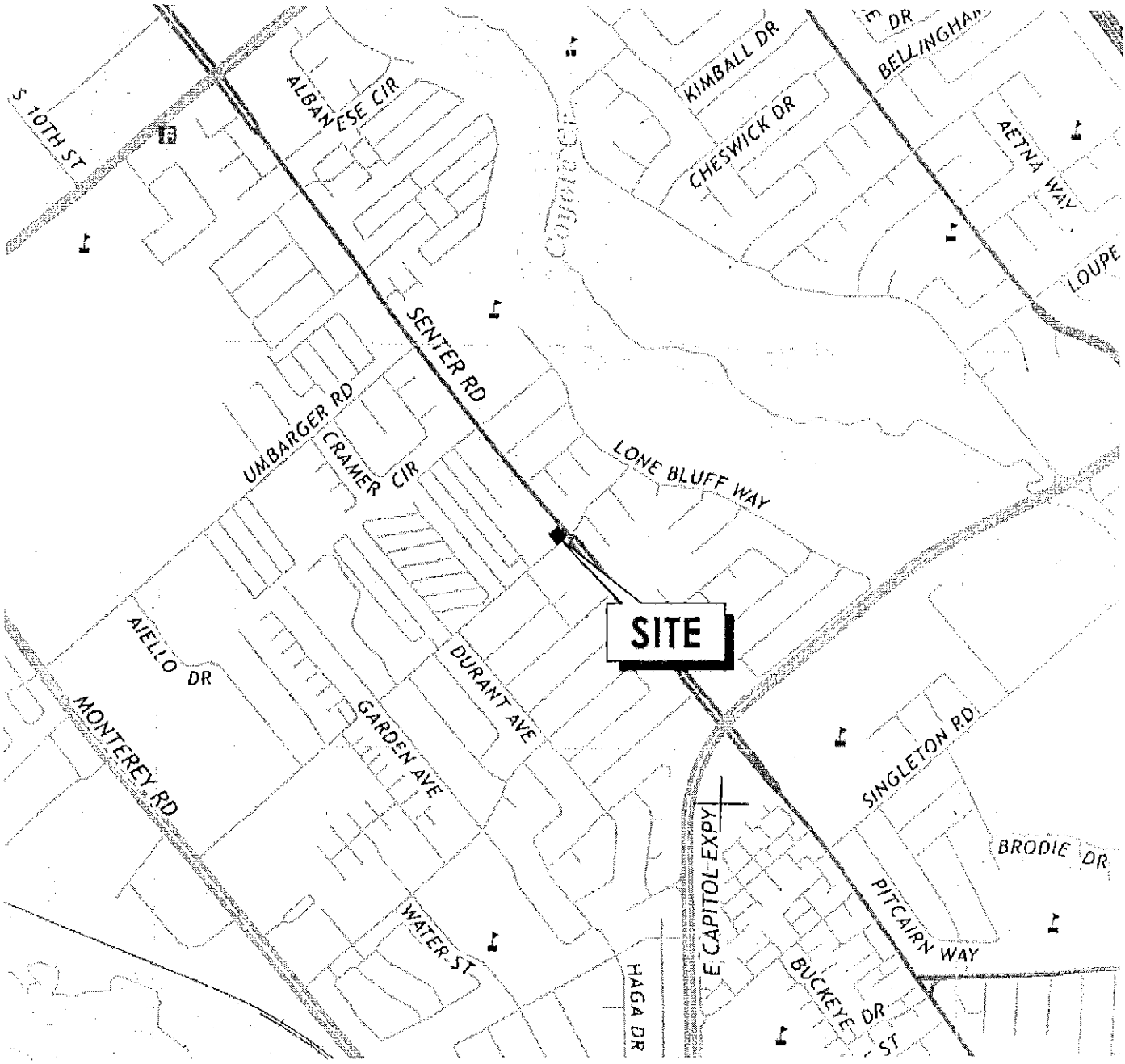
Stantec will begin planning and scheduling the proposed remediation activities following approval of this work plan by the CSCDEH. Field work scheduling will be coordinated with the property owner and the CSCDEH will be provided with a specific implementation schedule approximately 2 weeks prior to the start of field work. Stantec will submit a remediation implementation report to the CSCDEH approximately 45 days following completion of all injection activities. Post-application groundwater monitoring will then be conducted on a quarterly basis as described above, with reports submitted according to the CSCDEH's current deliverable schedule (January 30, April 30, July 30, and October 30).

5.0 REFERENCES

Leidos. 2012. *Conceptual Site Model*. December 27.

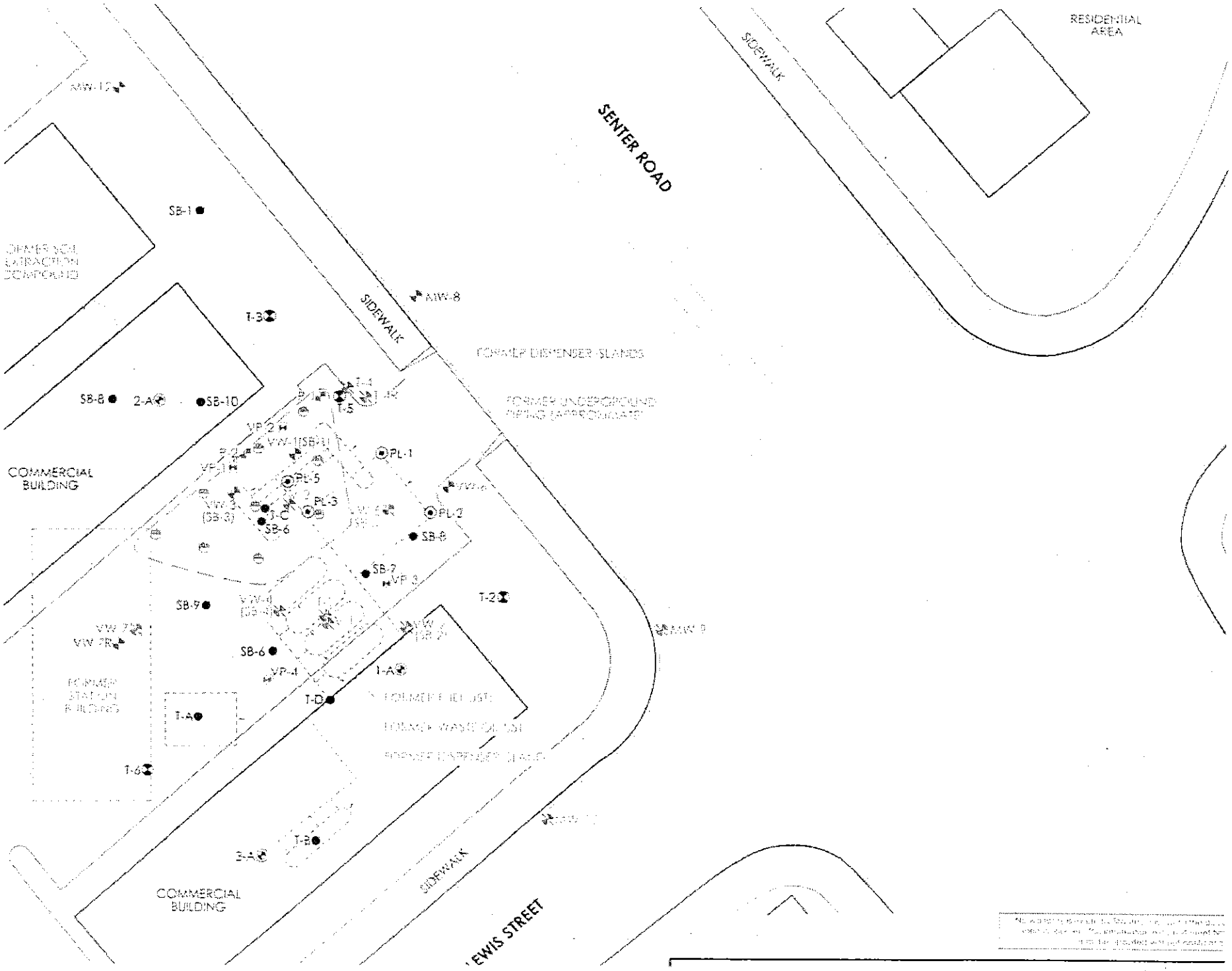
Leidos. 2014. *Revised Remediation Action Plan*. December 22.

FIGURES



REFERENCE: USGS 7.5 MINUTE QUADRANGLE;
SAN JOSE EAST, CALIFORNIA; 2015

Stantec 15575 Los Gatos Blvd, Building C Los Gatos, CA 95032 PHONE: (408)356-6124 FAX: (408)356-6138	FOR: FORMER TEXACO-BRANDED SERVICE STATION 211259 2895 SENTER ROAD SAN JOSE, CALIFORNIA	SITE LOCATION MAP		FIGURE: 1
JOB NUMBER: 185750412	DRAWN BY: JRO	CHECKED BY: CEO/MRC	APPROVED BY: TLF	DATE: 09/16/15


SENTER ROAD
SIDEWALK
RESIDENTIAL AREA
SIDEWALK
MW-12
SB-1
MW-8
T-3
SB-8
2-A
SB-10
T-4
T-5
VP-2
VW-1 (SB-1)
PL-1
COMMERCIAL BUILDING
VP-1
PL-5
PL-3
VW-3 (DB-3)
3-C
SB-6
PL-2
SB-7
VP-3
SB-9
T-2
VW-4 (DB-4)
VW-2R
VW-7R
SB-6
VP-4
T-A
T-D
T-A
T-6
3-A
T-B
COMMERCIAL BUILDING
SIDEWALK
LEWIS STREET

APPENDIX A
CSCDEH CORRESPONDENCE, DATED AUGUST 10, 2015

County of Santa Clara

Department of Environmental Health

1555 Berger Drive, Suite 300
San Jose, California 95112-2716
(408) 918-3400
www.EHInfo.org

August 10, 2015

Ms. Shelby Lathrop (SLathrop@chevron.com)
Chevron Environmental Management Company
6101 Bollinger Canyon Road
San Ramon, California 94583

Ms. Carol Campagna
Shell Oil Products
20945 S. Wilmington Avenue
Carson, California 90810

Mr. Vasili Stratton (vasilistratton@gmail.com)
Stratton Properties
2875 Senter Road
San Jose, California 95111

Mr. Manoochehr Javaherian
535 Almer Road, Apt. 4
Burlingame, California 94010

Subject: Fuel Leak Investigation: Texaco, 2895 Senter Road, San Jose, CA, Case No. 20-026, SCVWDID No. 07S1E26E011

Dear Sirs and Madams:

Thank you for submitting the Revised Remediation Action Plan (RAP) prepared by your consultant Leidos Engineering, LLC (Leidos) and dated December 22, 2014. In addition to the Revised RAP, a July 10, 2015 letter from McPharlin Sprikles & Thomas LLP as the representative for Stratton Properties was forwarded to our office. With these submittals you are back in compliance with regulatory directives.

Based on the documents received, both Stratton Properties and Chevron Environmental Management Company are recommending the injection of activated carbon solution at the site. We concur with this recommendation. Please prepare a work plan for the implementation of the corrective action. The work plan should include the schedule for implementation.

This letter is also intended to inform you that you case has been assigned to Gerald O'Regan, whose contact information is contained in this letter.

TECHNICAL REPORT REQUEST

Please submit the following technical report to DEH (Attention: Mr. Gerald O'Regan), according to the following schedule:

Remediation Work Plan **September 22, 2015**

This technical report is being requested pursuant to our authority under Sections 25289 and 25296.10 of the California Health and Safety Code. Each report shall include conclusions and recommendations for the next phases of work required to protect water resources, human health and safety, and the environment at the site. We request that all required work be performed in a prompt and timely manner. Revisions to the schedule shall be requested at least two (2) weeks prior to the due date in writing with appropriate justification for the anticipated delays and a proposed revised schedule.

Please be aware that this report request date does not constitute an extension of any previously requested reports that may be considered to be late or outstanding. Further, this schedule of report submittal may not be a comprehensive list of all reports due to DEH.

The California Business and Professions Code (Sections 6735, 7835, and 7835.1) require that work plans and technical or implementation reports containing geologic or engineering evaluations and/or judgments must be performed under the direction of an appropriately registered or certified professional.

PERJURY STATEMENT

All proposals and reports submitted to this office must be accompanied by a cover letter from the responsible party which states, at a minimum, the following:

> "I declare, under penalty of perjury, that the information and/or recommendations contained in the attached proposal or report is true and correct to the best of my knowledge."

This letter must be signed by an officer or legally authorized representative of your company. Future submittals made without a perjury statement may be returned as insufficient.

If you have any questions, please feel free to contact me at (408) 918-1974 or via email.

Sincerely,

Gerald O'Regan
Environmental Health Geologist
Local Oversight Program
Gerald.o'regan@deh.sccgov.org

cc: Mr. Travis Flora, Stantec Consulting Services (travis.flora@stantec.com)
File

Chevron

Eric Roehl
Project Manager
Marketing Business Unit

Chevron Environmental Management Company
145 South State College Blvd.
Brea, CA 92821
Tel (714) 671-3347
EricRoehl@chevron.com

January 15, 2013

Ms. Lani Lee
County of Santa Clara Department of Environmental Health
Hazardous Materials Compliance Division
1555 Berger Drive, Suite 300
San Jose, California 95112-2716

Dear Ms. Lee:

Attached for your review is the *Low-Threat Case Closure Evaluation* for Former Texaco Service Station No. 211259, located at 2895 Senter Road, San Jose, California 95111. This report was prepared by SAIC Energy, Environment & Infrastructure, LLC (SAIC), whose assistance and advice I have relied upon. I declare under penalty of perjury that the information and/or recommendations contained in the attached report are true and correct, to the best of my knowledge.

If you should have any further questions, please do not hesitate to contact me or the SAIC project manager, Brady Nagle at (408) 364-4702.

Sincerely,

Eric Roehl
Project Manager

SAIC

January 15, 2013 AN: 06102.20120111.002

Ms. Lani Lee
County of Santa Clara Department of Environmental Health
Hazardous Materials Compliance Division
1555 Berger Drive, Suite 300
San Jose, California 95112-2716

Re: **Low-Threat Case Closure Evaluation**
Former Texaco Service Station No. 211259
2895 Senter Road
San Jose, California 95111

Dear Ms. Lee:

On behalf of Chevron Environmental Management Company (CEMC), SAIC Energy, Environment & Infrastructure, LLC (SAIC) prepared this case closure evaluation for the above-referenced site. The case closure evaluation is intended to address the concerns of the County of Santa Clara Department of Environmental Health (County) as presented in their letter dated November 1, 2012. In that letter, the County requested submittal of a work plan for additional investigation with a due date of December 14, 2012. On November 27, 2012, SAIC, on behalf of CEMC, submitted an email to the County requesting to first submit a Conceptual Site Model (CSM) by December 31, 2012, followed by submittal of the requested work plan by January 15, 2013. The County approved the request in a November 30, 2012 letter to CEMC.

The CSM, dated December 27, 2012, was submitted to the County, and included the following:

- Site assessment and remediation history;
- A discussion of the nature and extent of petroleum hydrocarbons in soil and groundwater;
- An evaluation of the results of analysis of groundwater samples for indicators of intrinsic biodegradation;
- A preliminary risk assessment evaluating contaminant fate and transport, exposure pathways, potential receptors, and risks associated with current site use; and

- An evaluation of site assessment data gaps.

As such, these topics are not discussed herein. To date, the County has not provided a written response to the CSM.

On May 1, 2012, the State Water Resources Control Board (SWRCB) adopted the Low-Threat Underground Storage Tank Closure Policy (Low-Threat Policy) to establish a consistent statewide case closure criterion. On August 17, 2012, the Low-Threat Policy became effective. The document states:

> "In the absence of site-specific conditions that demonstrably increase the risk associated with residual petroleum constituents, cases that meet the general and media-specific criteria described in this policy do not pose a threat to human health, safety or the environment and are appropriate for closure pursuant to Health and Safety Code section 25296.10. Cases that meet the criteria in this policy do not require further corrective action and shall be issued a uniform closure letter consistent with Health and Safety Code Section 25296.10"[1].

In lieu of a site assessment work plan and in light of the findings presented in the CSM, CEMC considered it important to evaluate site conditions under the recently adopted Low-Threat Policy, and therefore requested that SAIC submit this case closure evaluation to determine whether current site conditions meet the general and media-specific criteria of the Low-Threat Policy. An evaluation of the applicability of low-threat closure for this site is summarized below.

GENERAL CRITERIA

The general criteria for low-threat closure as defined by the SWRCB are discussed below.

a) **The unauthorized release is located within the service area of a public water system:** Potable water supply to the site is provided by the City of San Jose.

b) **The unauthorized release consists of only petroleum:** Laboratory analysis of soil and groundwater samples, as wells as applicable records, indicates that the release consists of gasoline- and diesel-range petroleum hydrocarbons.

c) **The unauthorized release has been stopped:** In July 1985 the four 4,000-gallon fuel underground storage tanks (USTs) and one 550-gallon used-oil UST were removed from the site, and in April 1993 the product lines between the former fuel USTs and the dispenser island were removed from the site.

---

1. SWRCB, 2012. *Low-Threat Underground Storage Tank Case Closure Policy.* May 1.

d) **Free product has been removed to the maximum extent practicable:** Free product (light non-aqueous phase liquid) has not been observed in any monitoring wells or piezometers since the Fourth Quarter groundwater sampling event on December 8, 2010.

e) **A conceptual site model has been developed:** The CSM was submitted to the County on December 27, 2012.

f) **Secondary source removal has been addressed:** According to the Low-Threat Policy, " 'Secondary Source' is defined as petroleum-impacted soil or groundwater located at or immediately beneath the point of release from the primary source." Review of the geologic cross section presented on Figures 4 through 7 in the CSM, which include soil sample analytical data, indicate the following:

- Compliance soil samples 1 through 6 collected beneath the former fuel USTs and used-oil UST do not indicate the presence of secondary source material immediately beneath the former UST locations.

- Although the soil sample from well boring T-1 at 13 feet below ground surface (bgs) at the former fuel UST location contained 3,400 milligrams per kilogram (mg/kg) total petroleum hydrocarbons as gasoline (TPHg) and 3.7 mg/kg benzene, this soil sample was collected in February 1993, prior to active soil vapor extraction (SVE) and treatment system remediation. Subsequent, post-remediation soil samples at nearby borings SB-6 and SB-7 do not show TPHg soil concentrations over 100 mg/kg above 20 feet bgs, suggesting the soil impact at boring T-1 is limited in extent and/or was mitigated by site remediation efforts.

- Compliance soil samples PL-1 through PL-4 collected beneath the former fuel piping do not indicate the presence of secondary source material.

- Although the soil sample from well boring VW-1 (SB-1) at 11 feet bgs at the former fuel piping location contained 2,900 mg/kg TPHg and 1.5 mg/kg benzene, this soil sample was collected in August 1994, prior to active SVE remediation. Subsequent, post-remediation soil samples at nearby borings P-1 and P-2 do not show TPHg soil concentrations above 100 mg/kg until 31 feet bgs, suggesting the soil impact at boring VW-1 is limited in extent and/or was mitigated by site remediation efforts..

g) **Soil and groundwater have been tested for MTBE and results reported in accordance with Health and Safety Code section 25296.15:** Analysis of soil samples have reported methyl tert butyl ether (MTBE) at concentrations of up to 14 mg/kg in boring P-3, which was collected beneath the former piping at 5 feet bgs. Analysis of groundwater samples collected during the Second Semi-Annual event of August 10, 2012, did not report MTBE at or above the laboratory reporting limits in any groundwater samples.

h) **Nuisance as defined by Water Code Section 13050 does not exist at the site:** As stated in the Low-Threat Policy, nuisance is defined as anything that meets each of the specified requirements. These requirements are presented below along with a discussion of applicability to the site.

1) *Is injurious to health, or is indecent or offensive to the senses, or an obstruction to the free use of property, so as to interfere with the comfortable enjoyment of life or property."*

As discussed in the Preliminary Risk Assessment presented in Section 4 of the CSM, there are no potentially complete exposure pathways associated with the residual petroleum hydrocarbon in the subsurface. To date, the presence of petroleum hydrocarbons in soil and groundwater has not interfered with the use of the property as a commercial shopping center.

2) *Affects at the same time an entire community or neighborhood, or any considerable number of persons, although the extent of the annoyance or damage inflicted upon individuals may be unequal.*

Site assessment activities indicate that the extent of residual petroleum hydrocarbon in the subsurface is limited to the site property, with the exception of low concentrations of dissolved-phase petroleum hydrocarbons in well MW-8, located in the public right of way of Senter Road. Therefore, there is no potential for residual petroleum hydrocarbons to affect the nearby community.

3) *Occurs during, or as a result of, the treatment of disposal of wastes.*

There is currently no treatment of impacted soil or groundwater occurring at the site, and investigation-derived wastes previously generated during site assessment activities were removed in a timely manner.

In summary, site conditions do not meet any of the three requirements defining a nuisance to others.

MEDIA-SPECIFIC CRITERIA

The media-specific criteria for low-threat closure as defined by the SWRCB are discussed below.

Groundwater. The following elements of Category 1 of the groundwater-specific low-threat closure criteria are satisfied:

a) The contaminant plume that exceeds water-quality objectives is less than 100 feet in length, as shown on Figure 14 of SAIC's December 27, 2012 CSM.

b) Free product has not been detected in site monitoring wells since December 8, 2010.

c) The nearest existing water-supply well or surface water body is greater than 250 feet from the defined plume boundary.

Petroleum Vapor Intrusion to Indoor Air. Site-specific conditions satisfy all of the characteristics and screening criteria of Scenario 4 of the Low-Threat Policy for soil gas sampling. Soil vapor samples collected in the wet and dry seasons contained greater than 4-percent oxygen, therefore a bioattenuation zone has been established at the site. As presented in the Soil Gas Criteria table[2], residential levels are <85,000 micrograms per cubic meter ($\mu g/m^3$) benzene, <1,100,000 $\mu g/m^3$ ethylbenzene, and <93,000 $\mu g/m^3$ naphthalene. The highest concentrations in soil vapor samples collect at the site have been 9.8 $\mu g/m^3$ benzene, 19 $\mu g/m^3$ ethylbenzene, and naphthalene has not been reported at or above the laboratory reporting limits.

Direct Contact and Outdoor Air Exposure. Site data indicates that benzene, ethylbenzene, and naphthalene concentrations in soil samples collected from depths ranging from 0 to 5 feet bgs have not exceeded the concentrations that would have significant risk of adversely affecting human health in a residential setting as presented in Table 1 of the Low-Threat Policy.

Naphthalene has not been analyzed in soil samples collected at the site. However, the potential concentrations of naphthalene relative to the concentration of TPHg can be calculated based on the average percentage of naphthalene in gasoline at 0.25 percent[3]. Soil data collected between 0 and 10 feet bgs show that the highest reported TPHg concentration was 780 mg/kg reported as "total volatiles" in compliance soil sample 5, which was collected after removal of the fuel USTs in 1985. By multiplying the highest reported TPHg concentration of 780 mg/kg in soil by 0.25-percent naphthalene, the estimated concentration of naphthalene was calculated to be 1.95 mg/kg. This concentration is below the 9.7 mg/kg naphthalene concentration in soil "that will have no significant risk of adversely affecting human health" at a residential land use according to the Low-Threat Policy. Therefore the lack of naphthalene analysis of soil samples does not appear to be a data gap.

Comparison of polynuclear aromatic hydrocarbon concentrations is not appropriate for this site because soil is not reportedly affected by waste oil or Bunker C fuel.

SUMMARY OF EVALUATION OF SITE FOR LOW-THREAT CASE CLOSURE

The site appears to meet the requirements for closure under the SWRCB Low-Threat Policy as discussed above. A Low-Threat Case Closure Checklist is presented as Attachment A.

As a result, with County concurrence we request a rescission of the proposed scope of work presented in SAIC's October 15, 2012 groundwater remediation work plan because this work does not appear necessary to achieve regulatory case closure under the

2. Page 15 of the Low-Threat Policy.
3. SWRCB, *Leaking Underground Fuel Tank Guidance Manual*, September 2012, Page 13-5,Table 13-1,

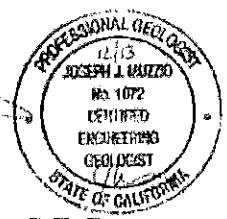
understood framework of the SWRCB Low-Threat Policy. Additionally, the County's November 1, 2012 letter requested submittal of a corrective action plan by March 29, 2013. This submittal does not appear necessary, because site conditions appear to meet the criteria for closure under the Low-Threat Policy.

In closing, SAIC and CEMC acknowledge that the County previously determined that the site does not meet all criteria for a low-threat closure due to lack of vertical delineation around boring SB-9, remaining source and plume instability. It is our opinion that these County concerns were addressed in the recently submitted CSM (see page 17 of the December 27, 2012 CSM), and based on our understanding of the Low-Threat Closure policy criteria as described herein.

Please call Brady Nagle of SAIC at (408) 364-4702 or Eric Roehl of CEMC at (714) 671-3347, if you have any questions regarding the contents of this submittal or would like to meet in person to review our evaluation.

Sincerely,

SAIC Energy, Environment & Infrastructure, LLC



Brady Nagle
Project Manager

Joseph Muzzio, P.G., C.E.G.
Program Manager
P.G. 1672

Attachment: A – Low-Threat Underground Storage Tank Case Closure Checklist

cc: Mr. Eric Roehl, CEMC
145 South State College Boulevard, Brea, CA 92821 (No Hard Copy)
Mr. Vasili Stratton, Stratton Properties
2875 Senter Road, San Jose, CA 95111
Geotracker Database
SAIC Document Files

REPORT LIMITATIONS

This technical document was prepared on behalf of Chevron, and is intended for its sole use and for use by the local, state or federal regulatory agency that the technical document was sent to by SAIC. Any other person or entity obtaining, using, or relying on this technical document hereby acknowledges that they do so at their own risk, and that SAIC shall have no responsibility or liability for the consequences thereof.

Site history and background information provided in this technical document are based on sources that may include interviews with environmental regulatory agencies and property management personnel, and a review of acquired environmental regulatory agency documents and property information obtained from CEMC and others. SAIC has not made, nor has it been asked to make, any independent investigation concerning the accuracy, reliability, or completeness of such information beyond that described in this technical document.

Recognizing reasonable limits of time and cost, this technical document cannot wholly eliminate uncertainty regarding the vertical and lateral extent of impacted environmental media.

Opinions and recommendations presented in this technical document apply only to site conditions and features as they existed at the time of SAIC's site visits or site work, and cannot be applied to conditions and features of which SAIC is unaware and has not had the opportunity to evaluate.

All sources of information that SAIC has relied upon while making its conclusions, including direct field observations, are identified by reference in this technical document or in appendices attached to this technical document. Any information not listed by reference or in appendices has not been evaluated or relied upon by SAIC in the context of this technical document. The conclusions, therefore, represent our professional opinion based on the identified sources of information.

Attachment A:
Low-Threat Underground Storage Tank Case Closure Checklist

Site Name: Former Texaco Station 111239
Site Address: 2695 Senter Road, San Jose, CA

Site meets the criteria of the Low-Threat Underground Storage Tank (UST) Case Closure Policy as described below.[1]

General Criteria General criteria that must be satisfied by all candidate sites:	
Is the unauthorized release located within the service area of a public water system?	☒ Yes ☐ No
Does the unauthorized release consist only of petroleum?	☒ Yes ☐ No
Has the unauthorized ("primary") release from the UST system been stopped?	☒ Yes ☐ No
Has free product been removed to the maximum extent practicable?	☒ Yes ☐ No ☐ NA
Has a conceptual site model that assesses the nature, extent, and mobility of the release been developed?	☒ Yes ☐ No
Has secondary source been removed to the extent practicable?	☒ Yes ☐ No
Has soil or groundwater been tested for MTBE and results reported in accordance with Health and Safety Code Section 25296.15?	☒ Yes ☐ No
Does nuisance as defined by Water Code section 13050 exist at the site?	☐ Yes ☒ No
Are there unique site attributes or site-specific conditions that demonstrably increase the risk associated with residual petroleum constituents?	☐ Yes ☒ No
Media-Specific Criteria Candidate sites must satisfy all three of these media-specific criteria: **1. Groundwater:** To satisfy the media-specific criteria for groundwater, the contaminant plume that exceeds water quality objectives must be stable or decreasing in areal extent, and meet all of the additional characteristics of one of the five classes of sites:	
Is the contaminant plume that exceeds water quality objectives stable or decreasing in areal extent?	☒ Yes ☐ No ☐ NA
Does the contaminant plume that exceeds water quality objectives meet all of the additional characteristics of one of the five classes of sites?	☒ Yes ☐ No ☐ NA
If YES, check applicable class: ☒ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5	

[1] Refer to the Low-Threat Underground Storage Tank Case Closure Policy for closure criteria for low-threat petroleum UST sites.

Site Name: [illegible]
Site Address: 2895 Senter Road, San Jose, CA

For sites with releases that have not affected groundwater, do mobile constituents (leachate, vapors, or light non-aqueous phase liquids) contain sufficient mobile constituents to cause groundwater to exceed the groundwater criteria?	☐ Yes ☐ No ☐ NA
2. Petroleum Vapor Intrusion to Indoor Air: The site is considered low-threat for vapor intrusion to indoor air if site-specific conditions satisfy all of the characteristics of one of the three classes of sites (a through c) or if the exception for active commercial fueling facilities applies. **Is the site an active commercial petroleum fueling facility?** Exception: Satisfaction of the media-specific criteria for petroleum vapor intrusion to indoor air is not required at active commercial petroleum fueling facilities, except in cases where release characteristics can be reasonably believed to pose an unacceptable health risk. **a. Do site-specific conditions at the release site satisfy all of the applicable characteristics and criteria of scenarios 1 through 3 or all of the applicable characteristics and criteria of scenario 4?** If YES, check applicable scenarios: ☐ 1 ☐ 2 ☐ 3 ☒ 4 **b. Has a site-specific risk assessment for the vapor intrusion pathway been conducted and demonstrates that human health is protected to the satisfaction of the regulatory agency?** **c. As a result of controlling exposure through the use of mitigation measures or through the use of institutional or engineering controls, has the regulatory agency determined that petroleum vapors migrating from soil or groundwater will have no significant risk of adversely affecting human health?**	☐ Yes ☒ No ☒ Yes ☐ No ☐ NA ☐ Yes ☒ No ☐ NA ☐ Yes ☒ No ☐ NA
3. Direct Contact and Outdoor Air Exposure: The site is considered low-threat for direct contact and outdoor air exposure if site-specific conditions satisfy one of the three classes of sites (a through c). **a. Are maximum concentrations of petroleum constituents in soil less than or equal to those listed in Table 1 for the specified depth below ground surface (bgs)?** **b. Are maximum concentrations of petroleum constituents in soil less than levels that a site specific risk assessment demonstrates will have no significant risk of adversely affecting human health?** **c. As a result of controlling exposure through the use of mitigation measures or through the use of institutional or engineering controls, has the regulatory agency determined that the concentrations of petroleum constituents in soil will have no significant risk of adversely affecting human health?**	☒ Yes ☐ No ☐ NA ☐ Yes ☒ No ☐ NA ☐ Yes ☒ No ☐ NA

Appendix D-2

Limited Soil Survey

IRC Environmental Consulting, LLC
www.irc-enviro.com

NEAR SURFACE SOIL

SAMPLING REPORT

2905 and 2911 Senter Road
San Jose, California

Prepared For

Hien Chung Nguyen
6348 Skywalker Drive
San Jose, CA 95135-2221

c/o Tran Nguyen
Rescom Development and Investment, Inc.
2726 Aborn St. Suite 207
San Jose, CA 95121

Prepared By

IRC Environmental Consulting, LLC
1622 W. Campbell Avenue, Suite 107
Campbell, CA 95008-1535

Project Number 3382

Date of Report: January 25, 2018

IRC Environmental Consulting, LLC

www.irc-enviro.com

January 25, 2018
Project Number 3382

Hien Chung Nguyen
6348 Skywalker Drive
San Jose, CA 95135-2221

c/o Tran Nguyen
Rescom Development and Investment, Inc.
2726 Aborn St. Suite 207
San Jose, CA 95121
Via email to: tran@rescomdevelopmentinc.com
CC to Christine Chang: christine@rescomdevelopmentinc.com

Attn: Tran Nguyen

Subject: **Near Surface Soil Sampling Report**
Site: 2905 and 2911 Senter Road, San Jose, California

Dear Ms. Nguyen,

IRC Environmental Consulting, LLC (IRC) is pleased to present the enclosed *Near Surface Soil Sampling Report* which documents sampling activities performed on January 16, 2018 and presents soil sample results for pesticides, arsenic and lead. The work was performed in accordance with communications with Ms. Reema Mahamood and Mr. Geoff Blair with the City of San Jose and the IRC proposal dated and authorized on January 8 and 10, 2018, respectively.

IRC appreciates the opportunity to have been of service. Should you have any questions or require additional information or services please contact me at (408) 313 - 9376 or ircenvironmental@gmail.com.

Sincerely,

Benjamin Berman
IRC Environmental Consulting

IRC Environmental Consulting, LLC

www.irc-enviro.com

Near Surface Soil Sampling Report
2905 and 2911 Senter Road, San Jose, California

CONTENTS & ENCLOSURES

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Enclosures

1.0 Introduction and Background

IRC Environmental Consulting, LLC (IRC) presents herein our summary report documenting field sampling activities and presenting sample results. The work was performed in general accordance with the IRC proposal dated January 8 and authorized on January 10, 2018. The subject site property is located at 2905 and 2911 Senter Road, San Jose, California. The site is identified as Santa Clara County Assessor's Parcel Numbers (APNs): 497-27-013 (2905 Senter Rd.) and 497-27-014 (2911 Senter Rd.) (two contiguous parcels) and was previously associated with Ken's Glass and Mirror Company. The site location and vicinity are shown on Figure 1.

A Phase I Environmental Site Assessment (ESA) was performed for the subject property and the findings were presented in the following document: *Phase I Environmental Site Assessment Report, Ken's Glass & Mirror, 2905 Senter Road, San Jose, Santa Clara County, California*, prepared by Farshad T. Vakili and dated August 21, 2016. The findings indicated that the site was previously agricultural.

The sampling described in this report was performed by IRC in accordance with City of San Jose requirements as indicated by Ms. Reema Mahamood with the City of San Jose (Planning, Building and Code Enforcement) and Mr. Geoffrey Blair (Environmental Services Department) in email and telephone communications during January 2018. Based on the historical agricultural use findings from the Phase ESA report, Mr. Blair indicated that four (4) discrete soil samples, collected from accessible locations and tested for pesticides, arsenic and lead were adequate to meet the needs of the city (the scope of work was not otherwise intended to meet the requirements of any specific regulatory agency).

2.0 Sample Locations and Collection Methods

The four sampling locations, S1 through S4, are shown on Figure 2. Discrete soil samples were collected by IRC on January 16, 2018 from the four accessible locations spread across the site, using hand tools and equipment. All the soil samples were collected from depths of approximately 0.5 feet below the ground surface (bgs). Care was taken to collect soil samples with minimal roots, other plant material, imported gravel, and other foreign materials to the extent practical.

Sampling tools were cleaned before and after each use, by lightly spraying with tap water mixed with a non-phosphate cleaning agent from a spray bottle, wiping with a clean paper towel, and spraying again with purified water and wiping a second time with a paper towel. A new pair of disposable nitrile gloves was used for each sample collected. Each paper towel and pair of disposable gloves was used only once and then discarded.

Soil samples were properly labeled with the sample ID / location, collection time, date, job number, and initials of the sampler, placed into a Ziplock™ plastic bag, and placed into a cooler containing bagged water ice for delivery to the certified laboratory for analysis.

3.0 Sample Handling and Analytical Methods

All soil samples were sent for analysis to Enthalpy Analytical (formally Curtis & Tompkins), in Berkeley, California, a certified analytical laboratory (ELAP Certification No. 2896). The samples were picked up by the lab courier at IRC's office in Campbell, California on January 16, 2018 (the same day they were collected). The Chain-Of-Custody Record and Certified Laboratory Analytical Report are presented in Enclosure 1. The samples were analyzed for organochlorine (OC) pesticides by EPA Method 8081A and total arsenic and total lead by EPA Method 6010B.

4.0 Sample Analytical Results

Detected pesticide results are summarized in Table 1 and detected arsenic and lead results are summarized in Table 2. The summary tables also present Environmental Screening Levels (ESLs) for comparison to sample results. ESL references are provided as numerical notes in the tables. Table 2 also presents concentration levels of naturally occurring arsenic and lead in soil (references provided as numerical notes in Table 2).

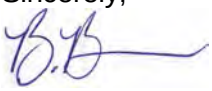
There were no pesticide detections in soil samples S1-0.5, S2-0.5 and S3-0.5 at or above the laboratory reporting limits. Only two pesticides were detected: 4,4'-DDE and gamma-Chlordane, both in soil sample S4-0.5. Both detections were at low trace level concentrations well below the ESLs (Table 1).

Arsenic and lead were detected in all four soil samples at relatively low concentrations well below the ESLs and below or within naturally occurring background levels (Table 2).

5.0 CLOSURE

If you have any questions or need more information, please contact Benjamin Berman, at (408) 313 - 9376, or ircenvironmental@gmail.com. IRC's Standard Limitations (Enclosure 1) apply to this report.

Sincerely,



Benjamin Berman
Project Manager
IRC Environmental Consulting, LLC

FIGURES

SITE LOCATION & VICINITY (GOOGLE EARTH IMAGE)

IRC ENVIRONMENTAL CONSULTING, LLC
1622 W. CAMPBELL AVE., STE 107
CAMPBELL, CA 95008 - 1535
(408) 313 - 9376

NEAR SURFACE SOIL SAMPLING REPORT
2905 & 2911 SENTER ROAD
SAN JOSE, CALIFORNIA

FILENAME:	3382
DATE:	01-19-2018
DRAWN BY:	BB
CHECKED BY:	BB

FIGURE: 1

SITE & SAMPLING LOCATIONS (GOOGLE EARTH IMAGE)

IRC ENVIRONMENTAL CONSULTING, LLC
1622 W. CAMPBELL AVE., STE 107
CAMPBELL, CA 95008 - 1535
(408) 313 - 9376

NEAR SURFACE SOIL SAMPLING REPORT
2905 & 2911 SENTER ROAD
SAN JOSE, CALIFORNIA

FILENAME:	3382
DATE:	01-19-2018
DRAWN BY:	BB
CHECKED BY:	BB

FIGURE: 2

TABLES

Table 1

Summary of Pesticide Detections in Soil

Site: 2905, 2911 Senter Road, San Jose, California

Sample ID	Sample Date	Sample Depth (feet)	4,4'-DDE (mglKg)	gamma-Chlordane (mg/Kg)
S1-0.5	01-16-2018	~0.5	<0.016	<0.0085
S2-0.5	01-16-2018	~0.5	<0.033	<0.017
S3-0.5	01-16-2018	~0.5	<0.0017	<0.0085
S4-0.5	01-16-2018	~0.5	**0.071**	**0.019** [4]
ESL-R [1]			**1.9**	**0.48**
ESL-C/I [2]			**8.5**	**2.2**
ESL-CW [3]			**57**	**14**

Table 1 (continued)

Table Notes

General Notes:

- Pesticide sample results were reported by the laboratory in µg/Kg and converted to mg/Kg.
- Detected sample result at or above the reporting limit is **bold**.
- <: less than the reporting limit, followed by the reporting limit / not detected at or above the laboratory reporting limits. Elevated reporting limits, if any, are typically the result of sample dilution, with a dilution factor above 1 due to elevated concentrations of one or more detected target analytes; for dilution factors (and reporting limits), see certified laboratory analytical report.
- There are no listed ESLs specifically for 4,4'-DDE and gamma-Chlordane; ESLs for DDE and Chlordane were used, respectively.

Numerical Notes:

1. ESL-R: Environmental Screening Level (ESL), Residential Land Use. Tier 1 / Summary Tables. San Francisco Bay Regional Water Quality Control Board (RWQCB). February 2016 (Rev.3). Accessed from the internet.

2. Environmental Screening Level (ESL), Commercial / Industrial Land Use. Tier 1 / Summary Tables. San Francisco Bay Regional Water Quality Control Board (RWQCB). February 2016 (Rev.3). Accessed from the internet.

3. ESL-CW: Environmental Screening Level (ESL), Construction Worker. Tier 1 / Summary Tables. San Francisco Bay Regional Water Quality Control Board (RWQCB). February 2016 (Rev.3). Accessed from the internet.

4. Qualifer flag in laboratory report: "Presence confirmed, but RPD between columns exceeds 40%". RPD: relative percent difference.

Table 2

Summary of Arsenic and Lead Detections in Soil

Site: 2905, 2911 Senter Road, San Jose, California

Sample ID	Sample Date	Sample Depth (feet)	Arsenic (mg/Kg)	Lead (mg/Kg)
S1-0.5	01-16-2018	~0.5	**4.2**	18
S2-0.5	01-16-2018	~0.5	**2.8**	17
S3-0.5	01-16-2018	~0.5	**3.6**	10
S4-0.5	01-16-2018	~0.5	**7.9**	30
BKGD-HR[1]			**11**	**97.1**
BKGD-99[2]			**23.2**	**148**
ESL-R [3]			**0.067**	**80**
ESL-C/I [4]			**0.31**	**320**
ESL-CW [5]			**0.98**	**160**

Table 2 (continued)

Table Notes

General Notes:

- Sample result at or above one or more screening levels is **bold**.

Numerical Notes:

1. BKGD-HR: High end of Range of naturally occurring background soil concentrations. From *Background Concentrations of Trace and Major Elements in California Soils – Kearney Foundation Special Report* (Kearney Foundation of Soil Science, Division Of Agricultural And Natural Resources, University Of California, March 1996). ***NOTE: on this table only the high end of the range is presented.***

   Note Regarding Arsenic:
   The California Department of Toxic Substances Control (DTSC) and Regional Water Quality Control Board (RWQCB) have used 11 mg/Kg as a screening level for naturally occurring background levels of arsenic in soil. Eleven (11) mg/Kg is the proposed upper estimate for background arsenic (99th percentile) within undifferentiated urbanized flatland soil from a master's thesis completed in December 2011 (Duverge, Dylan J, 2011, *Establishing Background Arsenic in Soil of the Urbanized San Francisco Bay Region*, MS Thesis, San Francisco State University, December, 2011). From the following RWQCB webpage accessed on 01-10-2018: https://www.waterboards.ca.gov/sanfranciscobay/water_issues/programs/esl.html

2. BKGD-99: 99th percentile background soil concentration. From *Inorganic Chemicals in Ground Water and Soil: Background Concentrations at California Air Force Bases*. (Air Force Center for Environmental Excellence, Brooks City-Base, Texas, Department of Toxic Substances Control, CalEPA, Sacramento, and San Antonio, Texas, March 2005).

3. ESL-R: Environmental Screening Level (ESL), Residential Land Use. Tier 1 / Summary Tables. San Francisco Bay Regional Water Quality Control Board (RWQCB). February 2016 (Rev.3). Accessed from the internet.

4. Environmental Screening Level (ESL), Commercial / Industrial Land Use. Tier 1 / Summary Tables. San Francisco Bay Regional Water Quality Control Board (RWQCB). February 2016 (Rev.3). Accessed from the internet.

5. ESL-CW: Environmental Screening Level (ESL), Construction Worker. Tier 1 / Summary Tables. San Francisco Bay Regional Water Quality Control Board (RWQCB). February 2016 (Rev.3). Accessed from the internet.

ENCLOSURE 1

ENTHALPY

ANALYTICAL

Enthalpy Analytical

2323 Fifth Street, Berkeley, CA 94710, Phone (510) 486-0900

Laboratory Job Number 296357
ANALYTICAL REPORT

IRC Environmental Consulting
1622 West Campbell Ave.
Campbell, CA 95008

Project : 3382
Location : 2905, 2911 Senter Rd, San Jose
Level : II

Sample ID	Lab ID
S1-0.5	296357-001
S2-0.5	296357-002
S3-0.5	296357-003
S4-0.5	296357-004

This data package has been reviewed for technical correctness and completeness. Release of this data has been authorized by the Laboratory Manager or the Manager's designee, as verified by the following signature. The results contained in this report meet all requirements of NELAP and pertain only to those samples which were submitted for analysis. This report may be reproduced only in its entirety.

Signature: _____ Date: 01/23/2018

Patrick McCarthy
Project Manager
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(510) 204-2236

CA ELAP# 2896, NELAP# 4044-001

ENTHALPY ANALYTICAL

CASE NARRATIVE

Laboratory number:	**296357**
Client:	**IRC Environmental Consulting**
Project:	**3382**
Location:	**2905, 2911 Senter Rd, San Jose**
Request Date:	**01/16/18**
Samples Received:	**01/16/18**

This data package contains sample and QC results for four soil samples, requested for the above referenced project on 01/16/18. The samples were received cold and intact.

Pesticides (EPA 8081A):

All samples underwent sulfur cleanup using the copper option in EPA Method 3660B. All samples underwent florisil cleanup using EPA Method 3620C. Matrix spikes QC916796,QC916797 (batch 255663) were not reported because the parent sample required a dilution that would have diluted out the spikes. S1-0.5 (lab # 296357-001) and S2-0.5 (lab # 296357-002) were diluted due to the color of the sample extracts. No other analytical problems were encountered.

Metals (EPA 6010B):

No analytical problems were encountered.

Enthalpy Analytical LLC
2323 Fifth Street
Berkeley, CA 94710
(510) 486-0900 Phone
(510) 486-0532 Fax

CHAIN OF CUSTODY

Chain of Custody # : _____

C&T LOGIN # 296357

Project No: 3382
Project Name: 2905, 2911 Santa Rd, San Jose
EDD Format: _____ Rpt Level: II III IV
Turnaround Time: ☐ RUSH _____ (S) Standard

Sampler: **Benjamin Berman**
Report To: **Benjamin Berman**
Company : **IRC Environ. Consult.**
Telephone: **(408) 313 - 9376**
Email: **ircenvironmental@gmail.com**

Lab No.	Sample ID.	Sampling Date	Sampling Time	Matrix: Water	Matrix: Soil	Matrix:	# of Containers	Chemical Preservative: HCl	H_2SO_4	HNO_3	NaOH	None*	Analytical Request: OC Pesticides (8081)	Total Lead (6010)	Total Arsenic (6010)
	S1-0.5	01-16-2018	9:35		X		2					X	X	X	X
	S2-0.5	01-16-2018	10:05		X		2					X	X	X	X
	S3-0.5	01-16-2018	10:45		X		2					X	X	X	X
	S4-0.5	01-16-2018	11:25		X		2					X	X	X	X

Notes:
* ice

SAMPLE RECEIPT
☐ Intact ☐ Cold
☐ On Ice ☐ Ambient

RELINQUISHED BY:	DATE/TIME	RECEIVED BY:	DATE/TIME
	01-16-2018, 13:45		1.16 1345
	1.16 1720		1-16-18 17:20
	DATE/TIME		DATE/TIME

COOLER RECEIPT CHECKLIST

ENTHALPY Berkeley

Login # 296357 Date Received 01/16/18 Number of coolers 1
Client IRC Environ. Consult. Project 3382

Date Opened 1/16/18 By (print) TKY (sign) TKY
Date Logged in 1 By (print) EAS (sign)
Date Labelled 1 By (print) TKY (sign) TKY

1. Did cooler come with a shipping slip (airbill, etc) YES (NO)
   Shipping info
2A. Were custody seals present? .... ☐ YES (circle) on cooler on samples ☒ NO
   How many Name Date
2B. Were custody seals intact upon arrival? YES NO (N/A)
3. Were custody papers dry and intact when received? (YES) NO
4. Were custody papers filled out properly (ink, signed, etc)? (YES) NO
5. Is the project identifiable from custody papers? (If so fill out top of form) (YES) NO
6. Indicate the packing in cooler: (if other, describe)

☐ Bubble Wrap ☐ Foam blocks ☒ Bags ☐ None
☐ Cloth material ☐ Cardboard ☐ Styrofoam ☐ Paper towels

7. Temperature documentation: * Notify PM if temperature exceeds 6°C

Type of ice used: ☒ Wet ☐ Blue/Gel ☐ None Temp(°C) 4.2

☐ Temperature blank(s) included? ☐ Thermometer# ☒ IR Gun# A

☐ Samples received on ice directly from the field. Cooling process had begun

8. Were Method 5035 sampling containers present? YES (NO)
   If YES, what time were they transferred to freezer?
9. Did all bottles arrive unbroken/unopened? (YES) NO
10. Are there any missing / extra samples? YES (NO)
11. Are samples in the appropriate containers for indicated tests? (YES) NO
12. Are sample labels present, in good condition and complete? (YES) NO
13. Do the sample labels agree with custody papers? (YES) NO
14. Was sufficient amount of sample sent for tests requested? (YES) NO
15. Are the samples appropriately preserved? YES NO (N/A)
16. Did you check preservatives for all bottles for each sample? YES NO (N/A)
17. Did you document your preservative check? (pH strip lot#) YES NO (N/A)
18. Did you change the hold time in LIMS for unpreserved VOAs? YES NO (N/A)
19. Did you change the hold time in LIMS for preserved terracores? YES NO (N/A)
20. Are bubbles > 6mm absent in VOA samples? YES NO (N/A)
21. Was the client contacted concerning this sample delivery? YES (NO)
   If YES, Who was called? By Date:

COMMENTS

Rev 14, 8/01/17

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Detections Summary for 296357

Results for any subcontracted analyses are not included in this summary.

Client : IRC Environmental Consulting
Project : 3382
Location : 2905, 2911 Senter Rd, San Jose

Client Sample ID : S1-0.5 Laboratory Sample ID : 296357-001

Analyte	Result	Flags	RL	Units	Basis	IDF	Method	Prep Method
Arsenic	4.2		1.5	mg/Kg	As Recd	1.000	EPA 6010B	EPA 3050B
Lead	18		1.0	mg/Kg	As Recd	1.000	EPA 6010B	EPA 3050B

Client Sample ID : S2-0.5 Laboratory Sample ID : 296357-002

Analyte	Result	Flags	RL	Units	Basis	IDF	Method	Prep Method
Arsenic	2.8		1.5	mg/Kg	As Recd	1.000	EPA 6010B	EPA 3050B
Lead	17		0.99	mg/Kg	As Recd	1.000	EPA 6010B	EPA 3050B

Client Sample ID : S3-0.5 Laboratory Sample ID : 296357-003

Analyte	Result	Flags	RL	Units	Basis	IDF	Method	Prep Method
Arsenic	3.6		1.4	mg/Kg	As Recd	1.000	EPA 6010B	EPA 3050B
Lead	10		0.93	mg/Kg	As Recd	1.000	EPA 6010B	EPA 3050B

Client Sample ID : S4-0.5 Laboratory Sample ID : 296357-004

Analyte	Result	Flags	RL	Units	Basis	IDF	Method	Prep Method
4,4'-DDE	71		33	ug/Kg	As Recd	20.00	EPA 8081A	EPA 3550C
gamma-Chlordane	19	C	17	ug/Kg	As Recd	20.00	EPA 8081A	EPA 3550C
Arsenic	7.9		1.5	mg/Kg	As Recd	1.000	EPA 6010B	EPA 3050B
Lead	30		1.0	mg/Kg	As Recd	1.000	EPA 6010B	EPA 3050B

C = Presence confirmed, but RPD between columns exceeds 40%

ENTHALPY ANALYTICAL

Organochlorine Pesticides

Lab #:	296357	Location:	2905, 2911 Senter Rd, San Jose
Client:	IRC Environmental Consulting	Prep:	EPA 3550C
Project#:	3382	Analysis:	EPA 8081A
Field ID:	S1-0.5	Batch#:	255663
Lab ID:	296357-001	Sampled:	01/16/18
Matrix:	Soil	Received:	01/16/18
Units:	ug/Kg	Prepared:	01/17/18
Basis:	as received	Analyzed:	01/20/18
Diln Fac:	10.00		

Analyte	Result	RL
alpha-BHC	ND	8.5
beta-BHC	ND	8.5
gamma-BHC	ND	8.5
delta-BHC	ND	8.5
Heptachlor	ND	8.5
Aldrin	ND	8.5
Heptachlor epoxide	ND	8.5
Endosulfan I	ND	8.5
Dieldrin	ND	8.5
4,4'-DDE	ND	16
Endrin	ND	16
Endosulfan II	ND	16
Endosulfan sulfate	ND	16
4,4'-DDD	ND	16
Endrin aldehyde	ND	16
4,4'-DDT	ND	16
alpha-Chlordane	ND	8.5
gamma-Chlordane	ND	8.5
Methoxychlor	ND	85
Toxaphene	ND	300

Surrogate	%REC	Limits
TCMX	DO	30-127
Decachlorobiphenyl	DO	33-136

DO= Diluted Out
ND= Not Detected
RL= Reporting Limit

ENTHALPY ANALYTICAL

Organochlorine Pesticides

Lab #:	296357	Location:	2905, 2911 Senter Rd, San Jose
Client:	IRC Environmental Consulting	Prep:	EPA 3550C
Project#:	3382	Analysis:	EPA 8081A
Field ID:	S2-0.5	Batch#:	255663
Lab ID:	296357-002	Sampled:	01/16/18
Matrix:	Soil	Received:	01/16/18
Units:	ug/Kg	Prepared:	01/17/18
Basis:	as received	Analyzed:	01/20/18
Diln Fac:	20.00		

Analyte	Result	RL
alpha-BHC	ND	17
beta-BHC	ND	17
gamma-BHC	ND	17
delta-BHC	ND	17
Heptachlor	ND	17
Aldrin	ND	17
Heptachlor epoxide	ND	17
Endosulfan I	ND	17
Dieldrin	ND	17
4,4'-DDE	ND	33
Endrin	ND	33
Endosulfan II	ND	33
Endosulfan sulfate	ND	33
4,4'-DDD	ND	33
Endrin aldehyde	ND	33
4,4'-DDT	ND	33
alpha-Chlordane	ND	17
gamma-Chlordane	ND	17
Methoxychlor	ND	170
Toxaphene	ND	590

Surrogate	%REC	Limits
TCMX	DO	30-127
Decachlorobiphenyl	DO	33-136

DO= Diluted Out
ND= Not Detected
RL= Reporting Limit

ENTHALPY ANALYTICAL

Organochlorine Pesticides

Lab #:	296357	Location:	2905, 2911 Senter Rd, San Jose
Client:	IRC Environmental Consulting	Prep:	EPA 3550C
Project#:	3382	Analysis:	EPA 8081A
Field ID:	S3-0.5	Batch#:	255663
Lab ID:	296357-003	Sampled:	01/16/18
Matrix:	Soil	Received:	01/16/18
Units:	ug/Kg	Prepared:	01/17/18
Basis:	as received	Analyzed:	01/20/18
Diln Fac:	1.000		

Analyte	Result	RL
alpha-BHC	ND	0.85
beta-BHC	ND	0.85
gamma-BHC	ND	0.85
delta-BHC	ND	0.85
Heptachlor	ND	0.85
Aldrin	ND	0.85
Heptachlor epoxide	ND	0.85
Endosulfan I	ND	0.85
Dieldrin	ND	0.85
4,4'-DDE	ND	1.7
Endrin	ND	1.7
Endosulfan II	ND	1.7
Endosulfan sulfate	ND	1.7
4,4'-DDD	ND	1.7
Endrin aldehyde	ND	1.7
4,4'-DDT	ND	1.7
alpha-Chlordane	ND	0.85
gamma-Chlordane	ND	0.85
Methoxychlor	ND	8.5
Toxaphene	ND	30

Surrogate	%REC	Limits
TCMX	76	30-127
Decachlorobiphenyl	96	33-136

ND= Not Detected
RL= Reporting Limit

ENTHALPY ANALYTICAL

Organochlorine Pesticides

Lab #:	296357	Location:	2905, 2911 Senter Rd, San Jose
Client:	IRC Environmental Consulting	Prep:	EPA 3550C
Project#:	3382	Analysis:	EPA 8081A
Field ID:	S4-0.5	Batch#:	255663
Lab ID:	296357-004	Sampled:	01/16/18
Matrix:	Soil	Received:	01/16/18
Units:	ug/Kg	Prepared:	01/17/18
Basis:	as received	Analyzed:	01/23/18
Diln Fac:	20.00		

Analyte	Result	RL
alpha-BHC	ND	17
beta-BHC	ND	17
gamma-BHC	ND	17
delta-BHC	ND	17
Heptachlor	ND	17
Aldrin	ND	17
Heptachlor epoxide	ND	17
Endosulfan I	ND	17
Dieldrin	ND	17
4,4'-DDE	71	33
Endrin	ND	33
Endosulfan II	ND	33
Endosulfan sulfate	ND	33
4,4'-DDD	ND	33
Endrin aldehyde	ND	33
4,4'-DDT	ND	33
alpha-Chlordane	ND	17
gamma-Chlordane	19 C	17
Methoxychlor	ND	170
Toxaphene	ND	600

Surrogate	%REC	Limits
TCMX	DO	30-127
Decachlorobiphenyl	DO	33-136

C= Presence confirmed, but RPD between columns exceeds 40%
DO= Diluted Out
ND= Not Detected
RL= Reporting Limit

ENTHALPY ANALYTICAL

Batch QC Report

Organochlorine Pesticides

Lab #:	296357	Location:	2905, 2911 Senter Rd, San Jose
Client:	IRC Environmental Consulting	Prep:	EPA 3550C
Project#:	3382	Analysis:	EPA 8081A
Type:	BLANK	Diln Fac:	1.000
Lab ID:	QC916794	Batch#:	255663
Matrix:	Soil	Prepared:	01/17/18
Units:	ug/Kg	Analyzed:	01/18/18

Analyte	Result	RL
alpha-BHC	ND	0.85
beta-BHC	ND	0.85
gamma-BHC	ND	0.85
delta-BHC	ND	0.85
Heptachlor	ND #	0.85
Aldrin	ND	0.85
Heptachlor epoxide	ND	0.85
Endosulfan I	ND	0.85
Dieldrin	ND	0.85
4,4'-DDE	ND	1.7
Endrin	ND	1.7
Endosulfan II	ND	1.7
Endosulfan sulfate	ND	1.7
4,4'-DDD	ND	1.7
Endrin aldehyde	ND	1.7
4,4'-DDT	ND	1.7
alpha-Chlordane	ND #	0.85
gamma-Chlordane	ND	0.85
Methoxychlor	ND	8.5
Toxaphene	ND	30

Surrogate	%REC	Limits
TCMX	35	30-127
Decachlorobiphenyl	92	33-136

#= CCV drift outside limits; average CCV drift within limits per method requirements
ND= Not Detected
RL= Reporting Limit

ENTHALPY ANALYTICAL

Batch QC Report

Organochlorine Pesticides

Lab #:	296357	Location:	2905, 2911 Senter Rd, San Jose
Client:	IRC Environmental Consulting	Prep:	EPA 3550C
Project#:	3382	Analysis:	EPA 8081A
Type:	LCS	Diln Fac:	1.000
Lab ID:	QC916795	Batch#:	255663
Matrix:	Soil	Prepared:	01/17/18
Units:	ug/Kg	Analyzed:	01/18/18

Analyte	Spiked	Result	%REC	Limits
gamma-BHC	6.645	5.373	81	41-127
Heptachlor	6.645	5.021 #	76	33-134
Aldrin	6.645	4.915	74	39-130
Dieldrin	6.645	6.274 #	94	44-139
Endrin	6.645	6.537 #	98	39-150
4,4'-DDT	6.645	6.533 #	98	38-141

Surrogate	%REC	Limits
TCMX	65	30-127
Decachlorobiphenyl	90	33-136

#= CCV drift outside limits; average CCV drift within limits per method requirements

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Arsenic

Lab #:	296357	Location:	2905, 2911 Senter Rd, San Jose
Client:	IRC Environmental Consulting	Prep:	EPA 3050B
Project#:	3382	Analysis:	EPA 6010B
Analyte:	Arsenic	Batch#:	255645
Matrix:	Soil	Sampled:	01/16/18
Units:	mg/Kg	Received:	01/16/18
Basis:	as received	Prepared:	01/17/18
Diln Fac:	1.000	Analyzed:	01/19/18

Field ID	Type	Lab ID	Result	RL
S1-0.5	SAMPLE	296357-001	4.2	1.5
S2-0.5	SAMPLE	296357-002	2.8	1.5
S3-0.5	SAMPLE	296357-003	3.6	1.4
S4-0.5	SAMPLE	296357-004	7.9	1.5
	BLANK	QC916720	ND	1.5

ND= Not Detected
RL= Reporting Limit

ENTHALPY ANALYTICAL

Lead

Lab #:	296357	Location:	2905, 2911 Senter Rd, San Jose
Client:	IRC Environmental Consulting	Prep:	EPA 3050B
Project#:	3382	Analysis:	EPA 6010B
Analyte:	Lead	Batch#:	255645
Matrix:	Soil	Sampled:	01/16/18
Units:	mg/Kg	Received:	01/16/18
Basis:	as received	Prepared:	01/17/18
Diln Fac:	1.000	Analyzed:	01/19/18

Field ID	Type	Lab ID	Result	RL
S1-0.5	SAMPLE	296357-001	18	1.0
S2-0.5	SAMPLE	296357-002	17	0.99
S3-0.5	SAMPLE	296357-003	10	0.93
S4-0.5	SAMPLE	296357-004	30	1.0
	BLANK	QC916720	ND	1.0

ND= Not Detected
RL= Reporting Limit

ENTHALPY ANALYTICAL

Batch QC Report

Arsenic

Lab #:	296357	Location:	2905, 2911 Senter Rd, San Jose
Client:	IRC Environmental Consulting	Prep:	EPA 3050B
Project#:	3382	Analysis:	EPA 6010B
Analyte:	Arsenic	Diln Fac:	1.000
Field ID:	S1-0.5	Batch#:	255645
MSS Lab ID:	296357-001	Sampled:	01/16/18
Matrix:	Soil	Received:	01/16/18
Units:	mg/Kg	Prepared:	01/17/18
Basis:	as received	Analyzed:	01/19/18

Type	Lab ID	MSS Result	Spiked	Result	%REC	Limits	RPD	Lim
BS	QC916721		47.17	50.19	106	80-120		
BSD	QC916722		47.62	51.79	109	80-120	2	20
MS	QC916723	4.177	52.63	63.66	113	71-123		
MSD	QC916724		50.00	59.59	111	71-123	2	27

RPD= Relative Percent Difference

ENTHALPY ANALYTICAL

Batch QC Report

Lead

Lab #:	296357	Location:	2905, 2911 Senter Rd, San Jose
Client:	IRC Environmental Consulting	Prep:	EPA 3050B
Project#:	3382	Analysis:	EPA 6010B
Analyte:	Lead	Diln Fac:	1.000
Field ID:	S1-0.5	Batch#:	255645
MSS Lab ID:	296357-001	Sampled:	01/16/18
Matrix:	Soil	Received:	01/16/18
Units:	mg/Kg	Prepared:	01/17/18
Basis:	as received	Analyzed:	01/19/18

Type	Lab ID	MSS Result	Spiked	Result	%REC	Limits	RPD	Lim
BS	QC916721		47.17	46.75	99	80-120		
BSD	QC916722		47.62	48.02	101	80-120	2	20
MS	QC916723	17.65	52.63	58.76	78	53-128		
MSD	QC916724		50.00	57.75	80	53-128	2	48

RPD= Relative Percent Difference

ENCLOSURE 2

LIMITATIONS

This document has been prepared according to generally accepted practices. No other warranty, either expressed or implied as to the methods, results, conclusions or recommendations is made. The user is notified that uncertainty is not eliminated, assessments are not exhaustive, reasonable time and cost constraints and other limitations are inherent, certain conditions may not be detected during an assessment of this type, and no level of assessment can guarantee that a site is completely free of hazardous substances. This assessment was based on a specific scope of work with a defined budget, was not intended to be comprehensive, identify all potential concerns, or eliminate the possibility of any environmental impacts to the subject property. Sampling is inherently limited; each sample point is at a specific lateral location and vertical depth or height; conditions may differ away from any specific sample point.

The results of all assessments are subject to differing professional interpretations and opinions, the conclusions of others may differ. If you wish to reduce the level of uncertainty associated with this study, we should be contacted for additional consultation. Regulatory agency environmental regulations, priorities, and enforcement change over time and tend to get stricter / more conservative; potential impacts previously unknown or of little concern, such as but not limited to vapor intrusion, tend to become more important environmental regulatory concerns over time. Work not performed under the regulatory oversight of any local, state, or federal regulatory oversight agency is not intended to meet specific public agency requirements.

The findings, analysis, opinions, conclusions and recommendations contained in this document are based on site conditions as they existed at the time of our assessment, sample results and review of practically reviewable information relevant to the site conditions that was reasonably available and ascertainable at the time of this assessment. Changes in the information or data gained from any of these sources could result in changes in our opinions, conclusions or recommendations. If such changes do occur, we should be advised so that we can review our document in light of those changes. This assessment and document are for the sole use of the client unless indicated otherwise. Unless indicated otherwise, reliance upon the information in this document by others is solely at their own risk. Nothing in this document shall be construed as a legal opinion. This assessment / document may be based in part upon verbal or written information possessed by the client / user or other non-public privately-owned information. All of IRC Environmental Consulting, LLC's (IRC) Standard Terms and Conditions and Limitations apply at all times to this document and all documents by IRC.