

APPENDIX F6
Phase II Environmental Site Assessment and
UST Scan

Milligan Parking Lot Project



Phase I Environmental Site Assessment

Francia Property: 525 West Saint John and 140 Montgomery Street

Milligan Property: 130 & 150 N. Autumn Street and 405, 407, & 447 West St. John Street

San Jose, California

Prepared for:
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Phase I Environmental Site Assessment

Francia Property: 525 West Saint John and 140 Montgomery Street

Milligan Property: 130 & 150 N. Autumn Street and 405, 407, & 447 West St. John Street
San José, California

EXECUTIVE SUMMARY

The Environmental Services Department (ESD) has performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Standard Practice E1527-13 for two properties, the Francia Property consisting of 525 West Saint John and 140 Montgomery Street and the Milligan Property consisting of 130 and 150 N. Autumn, and 405, 407 and 447 W. St. John Street. The Francia Property is approximately 0.58-acres (APN:259-29-001 & 259-29-002) bounded by North Montgomery Street to the west, West St. John Street to the south, residential properties to the north and light industrial uses to the east. The Milligan Property is approximately 2.56-acres (APN's 259-29-033, 259-29-102, 259-29-072, 259-29-071, & 259-29-032) and bounded by N. Autumn Street to the west, W. St John to the south, Guadalupe Creek to the east and single-family residential to the north (Figure 1). It is understood that the City of San José is interested in purchasing these properties from the private owners for public improvements including the Autumn Street extension and for surface parking to serve the nearby SAP Center.

The purpose of this Phase I ESA is to determine if there are any recognized environmental conditions (RECs) indicating that presence or likely presence of any hazardous substances or petroleum products in, on or at the property due to a release to the environment, under conditions indicative of a release to the environment or under conditions that pose a material threat of a future release to the environment.

SITE HISTORY

Francia Property:

Historical research shows residences were located on the property dating back to 1884. The property was converted to industrial at least by 1939 and according to the 1950 Sanborn map the property is listed as a Foundry and Machine Shop (San Jose Foundry). San Jose Foundry operated until around 2008, when the business ceased operations and the site has been vacant since.

The site inspection performed for this assessment showed several concerns, including observations of various containers that store or stored small quantities of hazardous materials such as oils and solvents. Portions on the building are unpaved and some soil staining is visible. Two soil stockpiles were observed in paved portions of the site that appear to have been excavated from the interior unpaved portions.

The records review showed that in 1987 a 500-gal underground gasoline tank was removed and found to have leaked and released its contents in the surrounding soil and groundwater. Subsequent investigation and remediation were performed and the site has been closed by the regulatory agency with residual soil and groundwater contamination that has been determined to not be an impact based upon current use.

Analytical laboratory testing results from the real estate broker of the soil stockpiles show high concentrations of heavy metals in the soil, including concentrations of copper, lead, copper, nickel and zinc that exceed California Hazardous Waste criteria.

Milligan Property:

The site history shows that this area was originally occupied by several residences, a small stables, and agriculture related buildings from the late-1800's to at least 1915. By 1939, the present day existing building located on 447 West St. John had been constructed and was known to have at least been occupied by Food Machinery Corporation by 1950 followed by a paper products warehouse. The next reported use information regarding this property was for automotive repair recorded as Valaya Automotive in 2006. The present day existing Milligan News Company building was constructed on the 150 North Autumn property by 1959 and operated as a magazine facility distribution until it closed in 2014. The 130 Autumn property had a residential dwelling constructed from at least 1948 through 1969 and since 1969 has remained a vacant parking lot. The 407 West St. John street property consisted of a residential structure as early as 1915 with a garage constructed in 1956 and has remained the same to 2016. The remaining property located at 405 West St. John street was originally a Bocce game clubhouse in 1953 to be converted to an office/warehouse by 1969, towing company by 1970, an ice cream company by 1975, until it's present day use as an asphalt paved parking lot.

The site inspection did not indicate any significant environmental issues. The former Milligan news business at 150 N. Autumn is vacant. The address at 405 St. John is a vacant parking lot and 407 St. John is a residence. The only property occupied by a business is 447 St. John which is used for auto repair and the western portion is used for storage by the San Jose Sharks. While 447 St. John stores/uses some hazardous materials associated with auto repair such as waste oils, lubricants, etc. the housekeeping appeared adequate and no signs of spills or releases was observed.

Two underground storage tanks containing gasoline were removed in 1989 and found to have leaked contaminated the soil and groundwater at 150 N. Autumn. Contaminated soil was removed and contaminated groundwater was extracted and treated reducing contamination to levels acceptable for closure by the Santa Clara Valley Water District with no restrictions.

FINDINGS, OPINIONS AND CONCLUSIONS

Based on the results of the site reconnaissance, our review of available local, state, and federal environmental records, and the limited soil investigation, City of San Jose – Municipal Environmental Compliance Department has developed the following findings, opinions and conclusions:

Recognized Environmental Conditions (RECs)

Based on our review of available local, state, and federal environmental records, personal interviews conducted with knowledgeable parties, and a site reconnaissance, this assessment has revealed the following recognized environmental conditions in connection with the Site:

Francia Property:

- The historical nature of the Francia site and the surrounding area along with known releases on site as well as adjacent properties including the former PG&E coal gasification (current SAP Center), Custom Pad and Pattern, and Manada Tile have been well detailed in environmental reports and have received regulatory closure. However, it is still unclear whether or not groundwater has been tested in or within the vicinity of the 525 West St. John site for heavy metals and/or VOCs. It is the recommendation that further phase II soil and shallow groundwater be tested for additional analytes that may have been released from the site or migrated from an offsite source. The potential elevated concentrations for heavy metals and/or VOCs in groundwater is considered a REC.
- The earth floor and/or stockpiles located within the foundry area were tested by Environmental Restoration Services on December 13, 2016. City of San Jose staff obtained a copy of the analytical results for heavy metals and the concentrations for the following elevated heavy metals Copper 25,600 mg/kg, Lead 3,050 mg/kg, Nickel 1,430 mg/kg, and Zinc 15,500 mg/kg is considered an REC. The lack of detail regarding the location of the impacted soil and the extent is considered a REC and further delineation of these impacts is recommended.

Milligan Property:

- At the conclusion of the remediation of the former USTs located on the 150 North Autumn Street contaminated soil that was aerated on site to acceptable cleanup levels was reused on site as landscaping. ESD staff believes this soil may be the soil stockpile located on the northeastern portion of the Site. The lack of analytical results regarding this soil stockpile is considered a REC.

Controlled Environmental Recognized Conditions (CRECs)

Francia Property:

- The former leaking underground is a controlled environmental recognized condition due to a deed restriction finalized on September 15, 2004 between the property owner and Santa Clara Valley Water District (SCVWD) stating that “the Property Owner promises not to use, or allow the use of, the shallow groundwater beneath the property for drinking

water purposes or commercial/industrial use, until such time it is determined in writing by the SCVWD that the groundwater is suitable for such use. The installation of deep water supply wells requires the approval of the SCVWD”.

Milligan Property:

- This assessment has revealed no evidence of Controlled RECs (CRECs) in connection with the Site.

Historical Environmental Recognized Conditions (HRECs)

Francia Property:

- This assessment has revealed no evidence of Historical RECs (HRECs) in connection with the Site.

Milligan Property:

- This assessment has revealed no evidence of Historical RECs (HRECs) in connection with the Site.

***De Minimis* Conditions and Other Environmental Concerns**

Francia Property

- This assessment has revealed no evidence of de minimis conditions in connection with the Site.

Milligan Property

- The long site history and past site uses are an environmental concern. Past printing operations and current automotive repair activities use or have used hazardous materials. In addition some residual petroleum soil contamination remains beneath a portion of the site from a former fuel leak and a vent pipe was observed with an unknown final connection.

It is recommended that a site management plan (SMP) be prepared prior to redevelopment of the property to manage any potential issues discovered during excavation.

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1 INTRODUCTION

1.1 PURPOSE

At the request of the City of San José's(City) Office of Economic Development and Real Estate group, the Environmental Services Department (ESD) has performed a Phase I Environmental Site Assessment (ESA) for the Francia Property at 525 West Saint John and 140 Montgomery Street (APN:259-29-001 & 259-29-002) and the Milligan Property at >>>, approximately 0.58-acres and 130 & 150 North Autumn Street and 405, 407, 447 West St. John Street (APN: 259-29-033, 259-29-102, 259-29-072, 259-29-071, & 259-29-032), approximately 2.5-acres (Site; Figure 1-2). The site is generally bounded by North Montgomery Street to the west, West St. John Street to the south, residential properties to the north and the Guadalupe River to the east. The City is interested in purchasing this land from the private owners for a parking lot expansion for the San Jose Arena. The purpose of this Phase I is to determine if there are any environmental liabilities or concerns that exist on the subject site.

This report was prepared using the standard practice presented in the document titled "STANDARD PRACTICE FOR ENVIRONMENTAL SITE ASSESSMENTS: PHASE I ENVIRONMENTAL SITE ASSESSMENT PROCESS" (The American Society for Testing of Materials ASTM, E1527-13) and in general accordance with the federal EPA "All Appropriate Inquiries" (AAI) final rule in 40 CFR Part 312, effective November 1, 2006. This Phase I ESA is "intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability..." as defined in CERCLA Section 101(14) (§ 312.1 (c)) and conduct "an evaluation of business environmental risk associated with the parcel of commercial real estate..."

Under EPA and ASTM Standard Practice E1527-13, the purpose of conducting this Phase I ESA is to conduct an inquiry designed to identify whether a recognized environmental condition exists on the subject property. This practice is intended for voluntary use by persons that wish to assess the environmental condition of a property taking into account commonly known or reasonable ascertainable information.

As defined by ASTM Standard Practice E1527-13 standards, "the term recognized environmental condition (REC) means 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." The term is not intended to include de minimis conditions that generally do not present a threat to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis are not recognized environmental conditions (ASTM E1527-13, 3.2.22, page 4).

As defined by ASTM Standard Practice E1527-13 standards, a controlled recognized environmental condition (CREC) is "a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the

satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.”

As defined by ASTM Standard Practice E1527-13 standards, a historical recognized environmental condition (HREC) is “a past release or any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls.”

1.2 SCOPE OF WORK

The scope of the Phase I ESA includes research to the extent feasible of readily available records and information relevant to the environmental conditions of the property, past uses of the property, physical features on the property, a site reconnaissance, documentation of conditions on the property, interviews with persons knowledgeable of the property, and a statement of findings, opinions and conclusions.

The contents of this report and work conducted are summarized below:

Introduction: Identifies the property and the purpose of the Phase I ESA, scope of services, standard practice, significant assumptions, limitations, exceptions, special terms and conditions, and any additional services.

Site Description: Describes the sites location and condition at the time of this report.

User Provided Information: Describes provided information such as title records, environmental liens or activity and use limitations, specialized knowledge, commonly known or reasonably ascertainable information, valuation reduction for environmental issues, owner, property manager and occupant information, and special contractual conditions between user and environmental professional.

Physical Setting: Describes the sites local and regional geology and hydrogeology.

Site History: Evaluates the past uses of the site and adjacent properties based on a review of historical aerial photographs, Sanborn Fire Insurance Maps, City directories, historical topographic maps, and any other available records.

Records Review: Various records and databases are reviewed as available from federal, state, and local regulatory agencies regarding hazardous substance release, use, storage, or disposal activities at the site or within the ASTM specified search distance. Information provided by the client or owner, and physical site characteristics such as topography, soils, and groundwater conditions are reviewed.

Site Reconnaissance: Describes the observations made during the inspection of the site, such as the general site setting, interior and exterior observations, property uses and conditions, methods utilized, and limiting conditions.

Interviews: Summarizes telephone, email and in-person interviews conducted with past and present owners, and occupants. Additional interviews may be conducted with adjoining property representatives, state and local government officials, or persons with historical knowledge regarding the site.

Evaluation: Discusses the findings, opinions, and conclusions of the Phase I ESA, as well as data gaps, data failures, deletions, environmental professional statement and signatures.

1.3 SIGNIFICANT ASSUMPTIONS

The information obtained and utilized in completing this report has been derived in part from the City of San José employees or agents and third-party sources, such as, property occupants and/or representatives, government agencies and regulatory agency databases. This information is assumed to be reasonably accurate and complete, but no effort is conducted to validate the accuracy and completeness. It should be noted that this information is subject to professional interpretation, which leads to conclusions which may differ, based on opinions specific to individuals.

1.4 SPECIAL TERMS AND CONDITIONS

ESD was authorized to perform this Phase I ESA by the City of San José Office of Economic Development. Information regarding the property was provided by real estate agents for the Francia and Milligan property owners.

2 SITE DESCRIPTION

2.1 LOCATION AND LEGAL DESCRIPTION

Property information is summarized in the following table. A Site location, site plan and feature map, and parcel map is provided as Figure 1 through 3.

PARAMETER	DESCRIPTION
APN	Francia: 259-29-001 & 259-29-002 Milligan: 259-29-033, 259-29-102, 259-29-072, 259-29-071, & 259-29-032
Location	North Montgomery Street to the west, West St. John Street to the south, residential properties to the north and Guadalupe River Trail to the east.
Legal Description	Not provided
Size	0.58 (Francia) & 2.50 acres (Milligan)
Zoning	LI, Light Industrial

2.2 CURRENT AND PROPOSED SITE USES

The site's present day use is summarized in the table below

CURRENT USE	<p>140 Montgomery Street: Vacant concrete paved lot</p> <p>525 West St. John Street: Light industrial building formerly uses as a metal foundry. Currently non-operational and mostly vacant.</p> <p>130 N. Autumn Street: Vacant asphalt paved parking lot</p> <p>150 N. Autumn Street: Vacant office and warehouse and San Jose Sharks storage</p> <p>405 West St. John Street: Vacant asphalt paved parking lot</p> <p>407 West St. John Street: Single family residential</p> <p>447 West St. John Street: Automotive repair (Valaya Automotive) & San Jose Sharks storage</p>
PROPOSED USE	Asphalt paved parking lot and Autumn Street extension.

2.3 SITE VICINITY SETTING

The surrounding land is made of mixed-use properties including light industrial to the east, residential to the north, and the SAP Center and adjacent surface parking lot to the west and south and recreational park areas to the southeast.

The site vicinity located on the western boundary of the City of San Jose's Downtown district, west of highway 87. The area is undergoing major redevelopment construction properties transforming it from mostly light industrial/automotive services to transit oriented development mixed use comprised of residential, retail, and commercial office space.

3 USER PROVIDED INFORMATION

3.1 TITLE RECORDS

A review of the current Title Report was not reviewed for this Phase I ESA.

3.2 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS

A review of environmental lien or activity and use limitations were not reviewed for this Phase I ESA. During the review of previous environmental documents a deed restriction was reviewed dated September 15, 2004 (Appendix A). According to the deed restriction the use of the shallow groundwater beneath the Francia property (140 Montgomery Street and 525 West Saint John Street) for drinking water or non-potable uses is prohibited. In addition any subsurface invasive earth working is also restricted.

The deed restricting land use and land development is considered an environmental concern.

3.3 SPECIALIZED KNOWLEDGE

The City has no specialized knowledge about this site.

3.4 COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION

This investigation included the review of all commonly known or reasonably ascertainable information sources from the state, federal, and local agencies, property owner, and tenants.

3.5 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES

Environmental Services has not been informed of any valuation reductions for environmental issues.

3.6 OWNER, PROPERTY MANAGER, AND OCCUPANT INFORMATION

The site owner for the 140 Montgomery Street and 525 West Saint John Street is the Francia family and the 130 & 150 Autumn Street and 405, 407, 447 West Saint John Street is the Milligan family.

3.7 SPECIAL CONTRACTUAL CONDITIONS

The report was prepared for the City of San José, which is the only entity that may rely on this Phase I Environmental Site Assessment. The Environmental Professional that prepared the report is an employee of the City of San José.

4 PHYSICAL SETTING

Information about the physical setting and regional geology and hydrology is presented in the following two tables.

PHYSICAL PARAMETER	GENERAL INFORMATION
Regional Geology	<p>The Santa Clara Valley is a northwest-trending alluvial basin, bounded by the Santa Cruz Mountains to the west, the Diablo Range to the east, and San Francisco Bay to the north. The elongate valley lies between active Hayward and San Andreas faults that are a part of the California Coast Range Province. Consolidated sedimentary and metamorphic rocks, ranging from Jurassic to Pliocene age are exposed at the ground surface throughout the adjacent mountain areas. Semi-consolidated, Pliocene to Pleistocene-age sediments (conglomerate, sandstone, siltstone, and claystone) of the Santa Clara Formation occur along both flanks of the valley and in the valley trough beneath an accumulation of unconsolidated Pleistocene- through Holocene-age sediments. The consolidated deposits include stream-derived alluvium, alluvial fan deposits, and Bay deposits.</p> <p>Regional soil type is Clay loam. Based on the <i>City Monitored Site Naturally Occurring Asbestos Areas Map</i>, the site is not located within a naturally occurring asbestos (NOA) area.</p>
Regional Hydrology	<p>The site lies within the Santa Clara Groundwater Sub-basin made up of two aquifers. Regionally, groundwater flow is estimated to generally flow to the northwest, towards the San Francisco Bay. Groundwater in the regions deep aquifer begins between 95-250 feet below ground surface (bgs).</p>

5 SITE HISTORY

The history of the site was researched to identify obvious past land uses using available aerial photographs, Sanborn Fire Insurance Maps, historical topographic maps, and City directories provided by Environmental Database Resources, Inc. (EDR) in an environmental database resource package. The following table summarizes the availability of historical information reviewed during this assessment.

PARAMETER	YEARS REVIEWED
Aerial Photographs	1939, 1948, 1950, 1956, 1963, 1968, 1974, 1982, 1993, 1998, 2005, 2006, 2009, 2010, 2012
Sanborn Fire Insurance Maps	1884, 1891, 1915, 1950, 1956, 1966
Historical Topographic Maps	1889, 1897, 1953, 1961, 1968, 1973, 1980, 2012
City Directories	1922-2013
Previous Assessment(s)/ Records	Previous Environmental Reports were obtained from online regulatory databases and each properties respected realtor brokers.

5.1 AERIAL PHOTOGRAPHS

Historical aerial photographs of the site and surrounding vicinity were reviewed for the years referenced above and further discussed herein. Precise observations are limited, due to the extended scale of the aerials. The historical photos series are included in the EDR Aerial Photo Decade Package provided in Appendix B.

YEAR	DESCRIPTION
1939	525 West St. John is developed with a small warehouse similar to present day and 140 Montgomery is improved with a residential dwelling. The surrounding area is a mixed of industrial and residential properties. Notably there are large ASTs across Montgomery street believed to contain gasoline. The 130 and 150 Autumn street property is depicted as undeveloped with sparse trees and vegetation. The 447 West St. John Street site resembles its present day light industrial buildings as does with the 407 West Saint John residential structure. The 405 West Saint John Street appears to have a building and industrial storage.
1948	The site and surrounding properties appear similar to the 1939 photo.
1950	The site and surrounding properties appear similar to the 1948 photo.

1956	The site and surrounding properties appear similar to the 1950 photo.
1963	The site and surrounding properties appear similar to the 1956 photo, except the 130 Autumn street property is depicted as having a small warehouse constructed on it. The present day main warehouse structure at 150 Autumn street is located on site, with a barn like structure where the parking lot is presently.
1968	The site and surrounding properties appear similar to the 1963 photo, except the 150 North Autumn Street industrial building as expanded to its current present day configuration and the 405 West Saint John street appears vacant with the industrial storage areas removed.
1974	The site and surrounding properties appear similar to the 1968 photo, except the warehouse building located on 130 N Autumn street has since been removed and the smaller gasoline AST formerly located to the southwest has been removed.
1982	The site and surrounding properties appear similar to the 1974 photo, except the residential dwelling located at 140 Montgomery has since been demolished.
1993	The site and surrounding properties appear similar to the 1982 photo, except the large gasoline AST located across the street has been demolished and replaced with a surface parking lot in support of the SAP Center (Formerly HP Pavilion).
1998	The site and surrounding properties appear similar to the 1993 photo, except the barn like structure north of the 150 North Autumn Street main warehouse has since been removed.
2005	The site and surrounding properties appear similar to the 1998 photo.
2006	The site and surrounding properties appear similar to the 2005 photo.
2009	The site and surrounding properties appear similar to the 2006 photo.
2010	The site and surrounding properties appear similar to the 2009 photo.
2012	The site and surrounding properties appear similar to the 2010 photo.

In summary, the aerial photographs show the site and its surrounding properties have a long history of industrial use. The historical industrial use and large gasoline storage containers is an environmental concern due to potential spills and releases.

5.2 SANBORN FIRE INSURANCE MAPS

Sanborn maps for the site and nearby properties were reviewed for the years referenced above.

The Sanborn maps depicted residential dwellings constructed at both properties associated with the Francia property (525 West St. John and 140 Montgomery) between 1884 to 1915. By 1950 the present day small industrial warehouse has been built on the 525 West St. John property. The 1950, 1956, and 1966 Sanborn maps show 525 West St. John building labeled as the following: Foundry, Machine Shop, Core Oven, and Pattern Stage. The former foundry and machine shop use most likely used hazardous chemicals in the manufacturing, processing, and cleaning of metal castings and metal workings. Furthermore it is important to note that the Sanborn labels the foundry floor as "Earth Floor" vs a concrete floor. Therefore, any spills or releases of heavy metals or cleaning solvents could have been released into the environment and percolated into groundwater. The EDR Certified Sanborn Map Report is provided in Appendix C.

The Sanborn maps depicting the Milligan property display residential dwellings constructed on all 5 of the properties between 1884 to 1915. By 1950 the 447 West Saint John Street buildings are labeled as "Food Machy Corporation" with the building adjacent to 405 West Saint John labeled with an earth floor. No other changes to the other properties were observed. According to the 1956 Sanborn the 447 West Saint John's building use's label changed to "Paper Products". The 1966 Sanborn displays the newly constructed buildings on the 150 N. Autumn street and the building uses include the following: Magazine storage, truck loading shed, and Magazine w ho (warehouse). It is also important to note that the 447 West Saint John building is now listed as having a "concrete floor" and not an earth one.

5.3 CITY DIRECTORIES

City directories for the site and nearby properties were reviewed for the years referenced above. Many listings were identified for the subject sites.

The listings provided for 525 West Saint John Street began in 1966 and include the following; San Jose Foundry, San Jose Foundry & Machine Shop, and South Bay Bronze & Aluminum Foundry. The length of time the 525 West Saint John property operated as a foundry and machine shop is considered an environmental concern. The listings provided for 140 Montgomery St are designated by full names, indicating residential land use beginning in 1922. The listings provided for 150 N. Autumn Street began in 1960 and include the following; Milligan News Co. Inc. Magazine Distributors, Milligan News Co., Milligan News Education. The listings provided for 130 N. Autumn Street are designated by full names, indicating residential land use beginning in 1922

The listings provided for 447 West Saint John Street begin in 1966 and include the following; Northern Distributing Company Whole Paper Products, vacant, Milligan, Valaya Racing, Valaya Automotive. The listings provided for 405 West St. John Street began in 1966 and include the following; Cal Towing, North Pole Ice Cream, and a personal name. The listings provided for 407 West Saint John Street are designated by full names, indicating residential land use beginning in 1966 and Valley Oak Pest Control in 2008.

The listings are included in the EDR-City Directory Abstract provided in Appendix D.

5.4 HISTORICAL TOPOGRAPHIC MAPS

Historical topographic maps for the property were reviewed for the years referenced above. From 1889 to 2012. The 1889 through 1899 maps does not show enough site detail to evaluate. The 1953 topographic map depicts two large AST's labeled as gasoline and water adjacent to the site to the west on the current SAP Pavilion parking lot. The 2012 Map depicts the tanks removed. The topographic maps did not reveal any additional relevant information not already covered in other sections of this report. The map series is included in The EDR Historical Topographic Map Report provided in Appendix E.

6 RECORDS REVIEW

6.1 ENVIRONMENTAL RECORD SOURCES

A review of environmental regulatory databases maintained by various federal, state, and local agencies was conducted by reviewing the environmental database resource report created by Environmental Database Resources, Inc. (EDR) specializing in environmental risk information services and data. The report is titled EDR Radius Map™ Report with GeoCheck® (radius report) and consists of data and information from the federal, state, and/or local agencies of known or suspected contaminated facilities, known generators or handlers of hazardous waste, known waste treatment, storage, and disposal facilities, and permitted underground storage tank sites. The radius report is provided in Appendix F.

6.2 RECORDS REVIEW FINDINGS

The radius report identifies facilities up to 1-mile search radii of the site at distances specified by ASTM standards for particular regulatory lists. Professional judgment was used factoring in the type of listing, distance, and location with respect to the expected groundwater gradient of northeast/northwest. Listings identified within ¼-mile of the site were closely evaluated for any existing environmental concerns to the site. The databases identified the following listings within 1-mile of the site.

ENVIRONMENTAL DATABASE	TOTAL LISTINGS
NPL	0
CERCLIS	6
RCRA-SQG	12
STATE and TRIBAL	14
US ENG CONTROLS	0
US INST CONTROLS	0
ENVIROSTAR	0
SW/LF	0
LUST	92
US BROWNFIELDS	3
SLIC	21
HIST LUST	51
VCP	0
WMUD/SWAT	0
HIST Cal-Sites	0
HIST UST	3
SWEEPS UST	3
DEED	6
RCRA NonGen/NLR	4
ROD	0
CORTESE	3
HIST CORTESE	49
SAN JOSÉ HAZ MAT	21

CUPA Listings	16
HAZNET	1
PRP	0
HWP	3
EDR US Hist Auto Stat	9
EDR Hist Cleaner	0

The site was identified under the following regulatory databases; RGA LUST, SWEEPS UST, HIST CORTESE, FINDS, LUST, HIST LUST. City of San Jose employees reviewed the information regarding the Site and the information reviewed regarding the Francia property was associated with the UST excavation and cleanup effort. No additional information was identified that has not already been discussed in Section 6.3.

The site information regarding the Milligan property was identified under the following regulatory databases; EDR Hist Auto, CUPA Listings, San Jose Hazmat. No additional information as identified that has not already been discussed in Section 6.3.

37 listings were identified within 1/8 mile; 136 between 1/8-1/4 mile; 138 between 1/4-1/2 mile; and 15 between 1/2-1 mile of the site.

The listings within the 1/8-mile that are located cross or up-gradient are comprised of the following three clusters south of West Saint John Street;

Cluster A: PG&E San Jose Gas Service Center SW (3 listings), Econo-line SW (2 listings), SCU/Paramedical services ESE (1 listing), Manada Tile (5 listings), Custom Pad W (3 listings).

Cluster A listing's include LUST, HIST LUST, RGA LUST, HAZNET, EDR Hist Auto, HIST CORTESE, FINDS, ECHO, and RCRA-SQG. Detailed information was provided on the LUST sites via the RWQCB's Geotracker database and summarized in Section 7.3. The potential for off-site migration is limited due to the extensive sampling and groundwater monitoring that has previously occurred on Site.

Cluster B & D listings are within close proximity to the Site, but are located downgradient and our therefore not considered an environmental concern.

Cluster C: San Jose Arena SSW (1 listing), Garden City Gas Works SW (1 listing).

Cluster E: San Jose Arena Ritchy Parcel SSE (1 listing), Tiernan Body Shop SSE (3 listings), SCV Paramedics SSE (2 listings).

Cluster G: Kosich Construction Company (2 listing), San Jose Sports Arena (5 listings), AT&T Mobility – SJ Sharks (4 listings), Bank of America/Wells Fargo (2 listings).

Cluster C, E, and G Listings include LUST, HIST LUST, RCRA-SQG, FINDS, ECHO, EDR MGP, RESPONSE, ENVIROSTOR, HIST Cal-Sites, DEED, HIST CORTESE, SAN JOSE HAZMAT, and SLIC. Detailed information was provided on the LUST sites via the RWQCB's Geotracker database and summarized in Section 7.3. The potential for off-site migration is limited due to the extensive sampling and groundwater monitoring that has previously occurred on Site.

A review of the surrounding database listings on the EDR Radius Map Report (Appendix F) supported the environmental concerns identified access the RWQCB's online Geotracker database discussed below and in section 7.1. The nature and historical surrounding uses upgradient of the Site are a significant environmental risk for off-site migration. However, due to the amount of soil and groundwater sampling that has already been performed on the property under regulatory oversight these records have only identified data gaps regarding the potential presence of elevated concentrations of VOCs and PAHs underneath the 525 West Saint John Street property and recommends further subsurface testing.

6.3 PREVIOUS ENVIRONMENTAL REPORTS

Francia Properties:

San Jose Foundry, 525 West Saint John Street:

The City of San Jose has obtained copies of numerous reports associated with the 525 West Saint John Street property via RWQCB's online database Geotracker. The following is a summary of reviewed previous reports:

Release History

During an underground storage tank (UST) excavation of a 500-gallon gasoline tank in March of 1987 evidence of a gasoline leak was discovered beneath the sidewalk of the property.

Investigations

As a response to the leak, four exploratory borings, SB-1 through SB-4 and three groundwater monitoring wells (LF-1 through LF-3) were installed at the property, one located at the former tank location (LF-1). Elevated concentrations of total petroleum hydrocarbons (TPH) – gasoline were detected in the groundwater samples collected from LF-1 (47,000 ug/L). Historic groundwater flow was determined to head toward the northeast.

In February 2002, the Alisto Engineering Group performed a soil vapor and ambient air sampling assessment. The results of the testing concluded that the risk of indoor inhalation of benzene vapor from dissolved-phase petroleum hydrocarbons in groundwater was minimal due to the following:

1. The concentration of BTEX in soil vapor samples was relatively low
2. The subsurface soil beneath the working area was covered by a competent, 6-inch concrete slab
3. The fine-grained soil beneath the site inhibits the mobility or migration of soil vapors

Regulatory closure was then attempted through the SCVWD in 2002. The SCVWD responded with a request for a deed restriction be put on the property due to the elevated concentrations of BTEX and TPH-gasoline being left untreated in groundwater. The deed restriction was filed and recorded on September 15, 2004 and is included as Appendix A. The deed restricts the following uses:

1. Conducting subsurface invasive activities, and remove any facility or equipment to perform invasive activities.
2. Using the shallow groundwater beneath the property for drinking water or industrial/commercial purposes.

An additional 11 direct-push exploratory borings and 10 groundwater wells (MW-4 through MW-13) were installed in 2005 and 2009. This additional effort determined the lateral extent of the plume and was defined to the north, east, west, and moderately to the south. The highest concentrations of petroleum impacted groundwater was located in the southwestern portion of the property.

Quarterly groundwater monitoring has been conducted from September of 1991 to January 2014, with the wells detected elevated concentrations of petroleum products being located in the southern portion of the Site. Offsite, downgradient, and deeper monitoring wells (LF-2, LF-3, and GW-1B) indicated no detectable petroleum-related compounds.

Remediation

In February 2011 a network of eight wells were installed (RW-1 through RW-8) by WellTest and three 30-day high vacuum extraction (HVE) events were performed between 01/28/11 to 06/09/11. A mobile system was setup to perform two-phase extraction (soil vapor and groundwater extraction) and recovered approximately 1,637 lbs (262 gallons) of gasoline product was from the wells.

Current Conditions

The most recent groundwater sampling event occurred on December 30, 2013 and included the onsite groundwater monitoring wells (LF-1 through LF-3, and MW-4 through MW-13). In general chemicals of concern that were detected were consistent with historical sampling results. The following remaining residual constituents in groundwater wells located on the southern portion of the property were detected; TPH-gasoline (3,640 ug/L – 21, 700 ug/L), benzene (226 ug/L – 2,820 ug/L), toluene (49 ug/L – 114 ug/L), ethylbenzene (113 ug/L – 1,730 ug/L), xylene (46.3 ug/L – 3,600 ug/L). MTBE was not detected.

Regulatory Status

The property received a case closure status from the regional water quality control board (RWQCB) via low-threat underground storage tank case closure policy in July 2014.

The remaining residual TPH-gasoline and BTEX constituents detected in onsite groundwater is considered an elevated environmental concern. Furthermore, there has not been any testing for heavy metals, polynuclear aromatic hydrocarbons (PAHs), and/or volatile organic compounds (VOCs). Due to the nature of the bronze and aluminum foundry and machine shop and historical evidence of its operation without a concrete floor (“earth floor”) there is the high probability that additional chemicals of concern like degreasing solvents (TCE & PCE), PAHs (Naphthalene), and/or heavy metals (Copper, arsenic, lead) could have been spilled and released into the subsurface.

Further subsurface testing should be performed to investigate the above environmental concerns. This is further supported from analytical data that was obtained from the owners represented broker that contained the following concentrations of elevated heavy metals Copper 25,600 mg/kg, Lead 3,050 mg/kg, Nickel 1,430 mg/kg, and Zinc 15,500 mg/kg. The lack of detail regarding the location of the impacted soil and the extent is considered an elevated environmental concern and further delineation of these heavy metal impacts is recommended.

Milligan Properties:

Milligan News, 150 N Autumn Street:

The City of San Jose has obtained copies of numerous reports associated with the 150 North Autumn Street property via RWQCB’s online database Geotracker. The following is a summary of reviewed previous reports:

Release and Interim Remediation History

During an underground storage tank (UST) excavation of two 10,000-gallon gasoline tanks and associated piping in April of 1989 evidence of a gasoline leak was discovered on the northwestern portion of the property. Over-excavation of the tank area occurred down to a depth of 17 feet bgs and approximately 285 cubic yards of petroleum-impacted soil was removed. Excavated soil was aerated on site and re-used on site for landscaping.

Remediation

As a follow up response to the leak, a network of groundwater monitoring wells and soil vapor extraction wells were installed on the property in 1990. Groundwater remediation activities occurred from 1990 – 1992 and the briefly halted before restarted again from 1993 – 1996. By 1996, the remediation system removed 7 million gallons of treated groundwater and 8,800 pounds of soil vapor extraction. Historic groundwater flow was determined to head toward the to the north or northwest.

Regulatory Status Closure

The property received a case closure status from the Regional Water Quality Control Board (RWQCB) in January 1997. The remaining residual constituents in groundwater wells located in the northeastern portion of the property include the following; TPH-gasoline (11,000 ug/L,

benzene (34 ug/L), toluene (83 ug/L), xylene (920 ug/l), ethylbenzene (180 ug/L), and MTBE (110 ug/L).

The remaining residual TPH-gasoline and BTEX constituents detected in onsite groundwater is considered an elevated environmental concern.

Milligan Property Phase I ESA and UST Scan by Allwest, 2016:

A prior Phase I ESA (Allwest, 2016) was completed for the entire Milligan 2.5-acre property. Based on the information provided by Allwest, the Site was originally occupied by multiple residential residences, small stables, and agriculture related buildings from the late-1800's to at least 1915. By 1939, the present day existing building located on 447 West St. John had been constructed and was known to have at least been occupied by food machinery corporation by 1950 followed by a paper products warehouse. The next reported use information regarding this property was for automotive repair recorded as Valaya Automotive in 2006. The present day existing Milligan News Company building was constructed on the 150 North Autumn property by 1959 and operated as a magazine facility distribution until it closed in 2014. The 130 Autumn property had a residential dwelling constructed from at least 1948 through 1969 and since 1969 has remained a vacant parking lot. The 407 West St. John street property consisted of a residential structure as early as 1915 with a garage constructed in 1956 and has remained the same to 2016. The remaining property located at 405 West St. John street was originally a Bocce game clubhouse in 1953 to be converted to an office/warehouse by 1969, towing company by 1970, an ice cream company by 1975, until it's present day use as an asphalt paved parking lot.

According to Allwest, no RECs were identified within the Phase I ESA. However, the two environmental concerns mentioned included the unknown UST vent pipe and the potential for asbestos containing materials (ACMS) and lead based paint due to the age of the buildings.

Following up on the concern that the visible vent pipe on the south-eastern portion of the 447 West Saint Join property could be connected to a UST, Allwest hired a subsurface utility contractor to scan the property. According to their UST scan report dated October 10, 2016 no USTs were identified during the UST scan.

Although AllWest recommends that site development activities could disturb the petroleum hydrocarbon residual contamination located beneath 150 N. Autumn street the future proposed plans for the property being utilized for public improvements including the Autumn Street extension and for surface parking to serve the nearby SAP Center, it is our opinion that the risk for potentially encountering residual contamination during resurfacing of the site with an asphalt parking lot is very low.

7 OTHER RECORDS REVIEWED-AGENCIES CONTACTED

Regulatory agencies were utilized and contacted as indicated by the checklist below for reasonably ascertainable documentation regarding environmental conditions or history on the site and adjoining properties. The information provided by the state and federal agency databases listed below are usually included as part of the EDR Radius Map™ Report with GeoCheck® that was summarized above. However, because multiple sources of information are managed by different agencies, all reasonably ascertainable information is reviewed.

INQUIRED	AGENCY	DATABASE
X	California Department of Toxic Substances Control (DTSC)	Envirostar http://www.envirostor.dtsc.ca.gov/public/
X	Regional Water Quality Control Board-San Francisco (SFRWQCB)	Geotracker http://geotracker.waterboards.ca.gov/
X	Santa Clara County Department of Environmental Health (SCCDEH)	Local Oversight Program Public Record Document http://lustop.sccgov.org/
X	City of San José Planning and Building Division	https://www.sjpermits.org/permits/
X	San José Fire Department (SJFD)	https://www.sjpermits.org/permits/

7.1 Regulatory Agencies

The DTSC, SFRWQCB and SCCDEH regulatory databases were reviewed on December 26th 2016. The databases identified that the site is has two listings as a case closed LUST cleanup property. The documents provided by the SFRWQCB database has been reviewing and previously summarized in section 6.3. No additional information was obtained from the above sources that has not been already addressed in other sections of the report.

Several adjacent/upgradient properties were identified during the regulatory database search that are known locations of hazardous spills and leaks and are summarized below:

Manada Tile, 517 West Saint John Street:

City of San Jose reviewed an “Underground Storage Tank Case Closure Letter” by SCVWD, May 30, 1996. According to the letter, two 2,000-gallon gasoline UST’s were removed on August 13, 1993 on the eastern portion of the property adjacent to Autumn Street. During the excavation no holes were observed in the tanks or associated piping. However, overfills were reported by facility personal and low severity contamination was observed and approximately 120 cubic yards was over excavated and aerated on site. Closure was given by SCVWD due to low levels of detected petroleum hydrocarbons beneath the tanks and over excavated area and SCVWD did not believe that there is substantial evidence of a larger significant release or threat to future beneficial use.

Although this release and property is adjacent to the Site, it does not appear to pose a significant threat the the subject properties?

Custom Pad and Pattern, 555 West St. John Street:

City of San Jose reviewed a "Closure Letter and Summary" by RWQCB dated April 9, 1997. According to the letter, one 550-gallon gasoline UST was removed in 1985 on the former Trump property west of the site, current day arena parking lot. The tank was excavated along with 80 cubic yards of surrounding soil that was aerated on site and disposed of at class III landfill. Residual levels of contamination remains in soil and groundwater, but at levels warranting closure. Future site management requirements require compliance with the parking lot's deed restriction that no future uses of the site are allowed without consideration and assessment of the potentially encountering the low-levels of residual contamination. Deed restrictions include; restricted use of shallow groundwater, central groundwater pump system sampling and operation procedures, operations and maintenance procedures of the site asphalt cap and slurry wall, health and safety plans as appropriate.

Although this release and property is adjacent to the Site, based upon the facility's regulatory closure in 1997 and the ongoing compliance with the site-wide management plan for residual contamination finds this not an environmental concern.

SJ Sports Arena, 525 West Santa Clara Street:

City of San Jose reviewed the "Second Five-Year Review" by City of San Jose dated April 2013 along with the associated deed restriction dated May 23, 2003. The arena and associated parking lot were built on a formerly historically industrial area of downtown San Jose. Previous uses included a Pacific Gas & Electric (PG&E) coal gasification plant, various automotive repair and service businesses, gas stations and miscellaneous light industries. During site development many sources of hazardous waste were identified including polycyclic aromatic hydrocarbons (PAHs) due to former PG&E coal gasification, petroleum hydrocarbons and BTEX due to USTs and oil/water clarifiers.

Remediation of the identified hazardous waste included the removal of over 30 USTs and oil/water clarifiers and a slurry wall constructed around the perimeter of the arena installed to a depth of 35 bgs. In addition, the approximately 20,000 cubic yards of PAH impacted soil was re-used on site and encapsulated beneath the paved parking lot to the north and west of the Arena. The petroleum impacted soil, approximately 100,000 cubic yards, was treated through a vapor extraction system and then reused on site. Following the completion of remediation activities a deed restriction was placed on the property restricting the land use to the following:

1. Commercial, industrial, parks, and/or open space use only
2. No residences
3. No hospitals
4. No schools or day care centers for children

5. No agricultural or crops for farm animal feed
6. Drilling for water, oil, or gas.

Furthermore, any disturbance of the cap during future site improvements must require notification to the DTSC.

Although this release and property is adjacent to the Site City of San Jose personnel find that the facility's annual inspection in compliance with the deed restriction and regulatory closure managing the capped residual contamination finds this a de minimis concern.

7.2 City of San Jose Planning and Building Department

A review of on-line records from the City of San José Planning and Building Department for the two Francia properties located at 525 West St. John Street and 140 Montgomery Street on December 28th 2018 were reviewed via the City's online database sjpermits.org.

A review was also performed for the Milligan properties located at 130 & 150 N. Autumn Street, and 405, 407, and 447 West Sain John street were reviewed via the City of San Jose's online database sjpermits.org on March 15, 2017.

There were limited records regarding the Francia property and the records reviewed for the Milligan property did not reveal any additional relevant information not already covered in other sections of this report.

7.3 City of San Jose Fire Department

A review of on-line records from the City of San José Fire Department for the Site properties located at 525 West St. John Street and 140 Montgomery Street on December 28th 2018 were reviewed via the Cities online database sjpermits.org.

A review was also performed for the Milligan properties located at 130 & 150 N. Autumn Street, and 405, 407, and 447 West St. John street were reviewed via the City of San Jose's online database sjpermits.org on March 15, 2017.

There were limited records regarding the Francia property and the records reviewed for the Milligan property did not reveal any additional relevant information not already covered in other sections of this report.

8 SITE RECONNAISSANCE

8.1 METHODOLOGY AND LIMITING CONDITIONS

An inspection of the Francia property was conducted on February 13, 2017 and the Milligan property conducted on March 10, 2017 by Environmental Services Department staff. The entire site was traversed on foot and a limited visual inspection of the adjacent properties was performed from the site. Photographs of the site were taken on February 13, 2017 and March 10, 2017 and are included as Appendix F.

8.2 OBSERVATIONS

Francia Properties:

8.2.1 525 West Saint John Street

A field inspection of the 0.58-acre Francia property was completed on February 13, 2017. The weather on this day was sunny with clear skies. At the time of inspection, the property was no longer in operational use and former equipment and tools were scattered around the Site. The property is surrounded by a chain link fence except for where the building fronts West St. John Street.

The 525 West Saint John property consists of the original foundry building constructed circa 1930 and asphalt paved parking area. The asphalt was in okay condition with some minor and major cracks. It is important to note that the former main pouring areas did not have an impermeable surface and had an earth floor. Therefore any accidents, spills, or leaks from the foundry operation could have been released to the soil and/or possibly the groundwater beneath the site within this area.

Previous soil excavation and stockpiling has been performed on site due to heavy metals contamination in the sands, however at the timing of this report it is not clear if the delineation of these heavy metals within shallow soil beneath the site has occurred.

The original furnace structure is still in place along with hanging racks of previously used molds. Adjacent to the foundry pouring room was a shed that contained numerous 5-gallon buckets and 55-gal drums that had a black/oily substance along with two air compressors. Although this area was not labeled, City of San Jose staff believe this area to be the main hazardous waste storage area. Unfortunately, due to a broken sliding door, this area was inaccessible. The poor housekeeping of hazardous materials and visible stains on the concrete floor and uncertainty of what chemicals have been and currently stored in this area are an environmental concern.

The storage area west of the hazardous storage shed was inaccessible to do poor housekeeping. The shed appeared to have many wood racks that are presumed to have been used for storing finished products.

The portion of the building running along West Saint John Street was the former machining shop area. Presently, there was a stockpile on top of and covered by plastic sheeting. The stockpile is believed to be additional sources of heavy metal contaminated sand and is approximately 30 cubic yards. The former machine shop was mostly empty except for former utility lines running through the rafters and miscellaneous equipment scattered around. The concrete flooring, although dirty, appeared to be in good condition. However it is important to note there were two unidentified trenches with wood covering them. The purposes of these trenches is unknown and could be a conduit and/or pathway for any spills or accidents within this room. It is also important to note that one of the trenches contained what appeared to contain a sideways 55-gallon drum. No liquid or solution was visibly present inside the drum. On the western portion of the former machine shop was a room that five 10-gallon containers with absorbent spill material at the base of it. The labels including the following

- “Black”
- “Cutting”
- “Soluble”
- “Solvent”
- “Kerosene”

Although this room also had a concrete floor adjacent to the chemical storage containers was another unidentified floor trench covered with wood slats. The observation of the absorbent spill materials is evidence that leaks occurred and is very likely that over time these spills could have flowed into the adjacent trench. The purpose of this trench and/or if it could’ve served as a conduit pathway for pollutants to migrate into the soil and/or groundwater is an environmental concern.

8.2.2 140 Montgomery Street

The 140 Montgomery Street property was mostly vacant except for a concrete slab and stockpile. The mostly sandy stockpile originated from inside the foundry and is made up of approximately top one-foot layer of the earth floor. The stockpile is supposedly contaminated with heavy metals from the years of foundry operations that lead to accidents or spills absorbed by the sand. The stockpile is approximately 15 cubic yards in size. Adjacent to the stockpile was a dumpster full of miscellaneous trash including cardboard, quikrete, and household supplies and an empty unlabeled 55-gallon drum. Sparse vegetation was growing through cracks through the concrete slab.

Below is a summary of general observations for the **Francia Properties**:

GENERAL OBSERVATIONS	REMARKS	OBSERVED	NOT OBSERVED
Current Use	Vacant	x	
Current Use likely to indicate REC's	Poor housekeeping of hazardous chemicals	x	

Past use likely to indicate REC's	Surface layer of sand contaminated with heavy metals.	x	
Structures	Chain Link Fence, metal building, original furnaces	x	
Roads	Former Asphalt Parking Lot	x	
Topography of site and surrounding area	Flat	x	
Above ground storage tank			x
Asbestos and Lead			x
Below grade vaults			x
Burned or buried debris	Former burn ash from furnaces	x	
Chemical storage	5-gal & 55-gallon	x	
Chemical Mixing areas			x
Discolored soil or water	Stained soil throughout the property	x	
Ditches, streams			x
Drains and piping (e.g. floor drains/trenches, bay drains, sand traps, grease traps)	Poor visible access to floor throughout. Two unknown trenches were observed	x	
Drums	Unlabeled 55-gallon drum observed	x	
Electrical or hydraulic equipment/potential PCB transformer			x
Fill Dirt from unknown sources			x
Fill dirt from a known source			x
Hazardous chemical and petroleum products in connection with known use	Storage of solvents and oils for machining process was observed	x	
Non-hazardous containers with contents			x
Hazardous Waste storage	Entire shed full of opened 5 gallon and 55-gall drums that visibly have stained the concrete floor beneath	x	
Heating and cooling system and fuel source			x

Industrial waste treatment equipment			x
Loading and unloading areas			x
Odors	The machine shop had a sweet chemical smell, possibly from the soil stockpile	x	
Pits, Ponds, Lagoons			x
Pools of liquids			x
Process wastewater			x
Sanitary sewer system			x
Septic system (e.g. tank and leach fields)			x
Soil piles	Two ~45 cubic yards in all of reportedly contaminated heavy metal soil	x	
Solid waste			x
Unauthorized dumping	Household Debris from homeless encampments	x	
Stained pavement or concrete	Throughout the property on the earth and concrete floors	x	
Stains or corrosion (interior, non-water)			x
Storm drains/catch basins			x
Stressed vegetation			x
Sumps and clarifiers	Unknown 55-gallon drum inside trench	x	
Surface water			x
Underground storage tanks including heating oil tanks			x
Unidentified substance containers	Throughout the property	x	
Waste water discharge			x
Water supplies (potable and process)			x
Wells (irrigation, monitoring, or domestic)	Monitoring wells from the previous UST spill investigation were observed on site. Some were overexcited and drilled out, others were abandoned in place.	x	

Wells (dry)			x
Wells (oil and gas)			x

Milligan Properties:

A field inspection of the 2.5-acre Milligan property was completed on March 10, 2017. The weather on this day was sunny with clear skies. At the time of inspection, the property was mostly vacant except for sparse storage from San Jose Sharks and the current automotive repair use at 447 West Saint John Street. The property is surrounding by a chain link fence except for where the building fronts West St. John Street.

8.2.3 150 Autumn Street

The 150 Autumn Street property consists of the original Milligan News building constructed approximately in 1959 and asphalt paved parking area. The asphalt was in fair condition with some minor and major cracks. The former monitoring well network and remediation system was observed with/in the asphalt as the monitoring wells observed on the site appeared to backfilled with a concrete slurry.

The former warehouse storage area and offices were observed and mostly vacant. Floor drains during the site walk were not observed throughout the property. Minor oily stains were observed on the concrete foundation floors, but the floors were in good condition and this issue is not considered a significant environmental concern.

The northeastern property contains a raised area of soil about 4 to 5 feet above the ground surface that is believed to have been the aerated soil from the previous LUST case closure remediation activities reused on site. The former reuse of the contaminated soil on site for landscaping in the northeastern corner of the site is considered an environmental concern.

8.2.4 130 Autumn Street

The 130 Autumn Street property was observed to consist of an asphalt paved parking lot in poor condition with cars parked on top associated with Valaya automotive repair.

8.2.5 447 St. John Street

This property is split into two buildings with the southwestern corner piece currently being used by San Jose Sharks for general storage purposes. Observed storage materials include, but are not limited to the following; storage boxes, carpets, fan supplies, water, plywood, wall board, and chairs. On the other side of the property is an automotive repair shop. The automotive repair shop was in general very cluttered with numerous part storage areas and vehicles currently under repair. However, the hazardous materials were stored centrally near the rear of the building and stored properly within secondary containment area. Furthermore the air compressors also appeared to be in good condition and had minimal staining on the concrete beneath their locations.

An environmental concern identified during the site visit for the automotive repair shop was that the southeastern corner of the 447 West Saint John property was inaccessible to view the final connection of a 4" vent pipe observed on the outside of the building.

8.2.6 405 St. John Street

The 405 West St. John Street property was observed to consist of a vacant asphalt paved parking lot in poor condition presumed to be used for excess parking.

8.2.7 407 St. John Street

The 407 West St. John Street property was observed as a residential property.

Below is a summary of general observations for the **Milligan Properties**:

GENERAL OBSERVATIONS	REMARKS	OBSERVED	NOT OBSERVED
Current Use	Vacant, SJ Sharks storage, automotive repair, residential	x	
Current Use likely to indicate REC's			x
Past use likely to indicate REC's			x
Structures	Chain Link Fence, metal building, concrete floors	x	
Roads	Former Asphalt Parking Lot	x	
Topography of site and surrounding area	Flat	x	
Above ground storage tank			x
Asbestos and Lead			x
Below grade vaults			x
Burned or buried debris			x
Chemical storage	5-gal & 55-gallon of waste oil and automotive fluids	x	
Chemical Mixing areas			x
Discolored soil or water			x
Ditches, streams			x
Drains and piping (e.g. floor drains/trenches, bay drains, sand traps, grease traps)			x

Drums	55-gallon drum observed, labeled "used oil"	x	
Electrical or hydraulic equipment/potential PCB transformer			x
Fill Dirt from unknown sources			x
Fill dirt from a known source	~285 cubic yard stockpile in northeastern portion of site	x	
Hazardous chemical and petroleum products in connection with known use	Storage of oil and automotive fluids	x	
Non-hazardous containers with contents	Cleaning supplies for Milligan property	x	
Hazardous Waste storage	Area in rear portion of automotive repair show maintaining hazardous materials w/in secondary containment	x	
Heating and cooling system and fuel source			x
Industrial waste treatment equipment			x
Loading and unloading areas			x
Odors			x
Pits, Ponds, Lagoons			x
Pools of liquids			x
Process wastewater			x
Sanitary sewer system			x
Septic system (e.g. tank and leach fields)			x
Soil piles	~285 stock pile	x	
Solid waste			x
Unauthorized dumping	Household Debris from homeless encampments	x	
Stained pavement or concrete	Throughout the property on the asphalt and concrete floors	x	
Stains or corrosion (interior, non-water)			x
Storm drains/catch basins			x
Stressed vegetation			x

Sumps and clarifiers			x
Surface water			x
Underground storage tanks including heating oil tanks			x
Unidentified substance containers			x
Waste water discharge			x
Water supplies (potable and process)			x
Wells (irrigation, monitoring, or domestic)	Monitoring wells from the previous UST spill investigation were observed on site. Most has evidence of concrete slurry backfill	x	
Wells (dry)			x
Wells (oil and gas)			x

INTERVIEWS

8.3 INTERVIEW WITH OWNER

Contact information for previous site owners was not provide to us. Therefore, interviews with previous site owners could not be performed. Interviews were performed by staff to Martin Chiechi, broker and representative for the Francia property and John Machado, broker and representative for the Milligan property. Except for additional environmental technical reports no further information was provided during these interviews that has not been addressed in other sections of this report.

8.4 INTERVIEWS WITH LOCAL GOVERNMENT OFFICIALS

No other government agency representatives were contacted regarding the history of the property. Information from appropriate government agencies was accessed via the internet.

9 EVALUATION

9.1 FINDINGS

Recognized Environmental Conditions (REC's) are defined by the ASTM Standard Practice E1527-13 as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.

This investigation did not reveal any recognized environmental conditions associated with the subject property, except for the following:

Francia Property:

- The historical nature of the Francia site and the surrounding area along with known releases on site as well as adjacent properties including the former PG&E coal gasification (current SAP Center), Custom Pad and Pattern, and Manada Tile have been well detailed in environmental reports and have received regulatory closure. However, it is still unclear whether or not groundwater has been tested in or within the vicinity of the 525 West St. John site for heavy metals and/or VOCs. It is recommended that further phase II soil and shallow groundwater be tested for additional analytes that may have been released from the site or migrated from an offsite source. The potential elevated concentrations for heavy metals and/or VOCs in groundwater is considered a REC.
- The earth floor and/or stockpiles located within the foundry area was tested by Environmental Restoration Services on December 13, 2016. City of San Jose staff obtained a copy of the analytical results for heavy metals and the concentrations for the following elevated heavy metals Copper 25,600 mg/kg, Lead 3,050 mg/kg, Nickel 1,430 mg/kg, and Zinc 15,500 mg/kg is above California hazardous waste criteria and is considered an REC. The lack of detail regarding the location of the soil samples and any other testing is a concern as the extent of contamination is unknown.

Milligan Property:

- At the conclusion of the remediation of the former USTs located on the 150 North Autumn Street contaminated soil that was aerated on site to acceptable cleanup levels was reused on site as landscaping. ESD staff believes this soil may be the soil stockpile located on the northeastern portion of the Site. The lack of analytical results regarding this soil stockpile is considered a REC.

Controlled Recognized Environmental Conditions (CREC's) are defined by the ASTM Standard Practice E1527-13 as a recognized environmental condition resulting from a past release of

hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.

This investigation did not reveal any controlled recognized environmental conditions associated with the subject property, except for the following;

Francia Property:

- The former leaking underground is a controlled environmental recognized condition due to a deed restriction finalized on September 15, 2004 between the property owner and Santa Clara Valley Water District (SCVWD) stating that “the Property Owner promises not to use, or allow the use of, the shallow groundwater beneath the property for drinking water purposes or commercial/industrial use, until such time it is determined in writing by the SCVWD that the groundwater is suitable for such use. The installation of deep water supply wells requires the approval of the SCVWD”.

Milligan Property:

- This assessment has revealed no evidence of Controlled RECs (CRECs) in connection with the Site.

Historic Recognized Environmental Conditions (HREC’s) are defined by the ASTM Standard Practice E1527-13 as a past release or any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls.

This investigation did not reveal any historical recognized environmental conditions associated with the subject property , except for the following;

Francia Property:

- This assessment has revealed no evidence of Historical RECs (HRECs) in connection with the Site.

Milligan Property:

- This assessment has revealed no evidence of Historical RECs (HRECs) in connection with the Site.

9.2 OPINIONS

This assessment of the Francia and Milligan properties brought up several environmental concerns with the area’s historical industrial use. Site assessments and remedial activities

occurred with regulatory oversight, however there are still additional risks that should be further investigated as discussed above.

9.3 CONCLUSIONS

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Standard Practice E15727-13 for the properties located at 525 West Saint John and 140 Montgomery Street (APN:259-29-001 & 259-29-002) and 130 & 150 North Autumn Street and 405, 407, 447 West St. John Street (APN: 259-29-033, 259-29-102, 259-29-072, 259-29-071, & 259-29-032). Any exceptions to, or deletions from, this practice will be described in the scope of work and/or limitations of this report. This assessment has revealed the possibility of soil impacted with TPH-g, BTEX, heavy metals, and/or groundwater impacted with VOCs and/or heavy metals. There is not enough data presently available to address these concerns and it is the conclusion of this report that further subsurface testing is warranted.

9.4 DATA GAPS

ASTM Standard Practice E1527-13 requires the environmental professional to comment on significant data gaps that affect the ability to identify recognized environmental conditions. A data gap is a lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information. A data gap by itself is not inherently significant; it only becomes significant if it raises reasonable concerns. No significant data gaps were identified during this Phase I ESA, except for the following

- The area on the southeastern corner of the Valaya Automotive property located at 447 West Saint John Street was inaccessible not allowing for access to view the final connection of the unknown vent pipe.

9.5 DATA FAILURE

ASTM Standard Practice E1527-13 requires the environmental professional to comment on significant data failures that affect the ability to identify recognized environmental conditions. A data failure is occurs when all of the standard historical sources that are reasonably ascertainable and likely to be useful have been reviewed and yet the objectives have not been met, despite good faith efforts by the environmental professional to gather such information. A data failure is not uncommon in trying to identify the use of the property at five year intervals back to the first use of 1940 (whichever is first). A data failure is one type of data gap. A data failure by itself is not inherently significant; it only becomes significant if it raises reasonable concerns. No significant data failures were identified during this Phase I ESA.

9.6 LIMITATIONS

The scope of work was limited to observation of the property at the time of the site visit, readily available information, and persons available during the time of interviews. The extent of information obtained is based on the reasonable limits of time and budgetary constraints. This Phase I ESA cannot wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with the property. This assessment is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental

conditions. ESD makes no warranty, expressed or implied, except that our services have been performed in accordance with the environmental principles generally accepted at this time and location.

Site conditions and activities could change at any time after the completion of this report, therefore, observations, findings and opinions can be presumed valid for 180 days prior to the date of acquisition of the property (date on which a person acquires title to the property) or for transactions not involving an acquisition, the date of the intended transaction (per Section 4.6 of the ASTM Standard).

The scope of this Phase I ESA does not incorporate ASTM standard non-scope considerations such as wetlands, regulatory compliance, asbestos containing materials, lead paint, cultural and historical resources, industrial hygiene, ecological resources, endangered species, high voltage lines and electromagnetic radiation, natural gas pipelines, or indoor air quality.

9.7 SIGNATURE OF ENVIRONMENTAL PROFESSIONAL

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 inquires in conformance with the standards and practices set forth in 40 CFR Part 312.

Prepared by:



Joseph Lovewell

Associate Environmental Services Specialist
Environmental Services Department



GEOFF BLAIR

Associate Engineer
Environmental Services Department

Figures:

Figure 1 - Site Location Map

Figure 2 - Parcel Map

Figure 3 – Site Plan w/ Features

Appendices:

Appendix A - Previous Environmental Reports

Appendix B - EDR – Aerial Photo Report

Appendix C - EDR – Sanborn Map Report

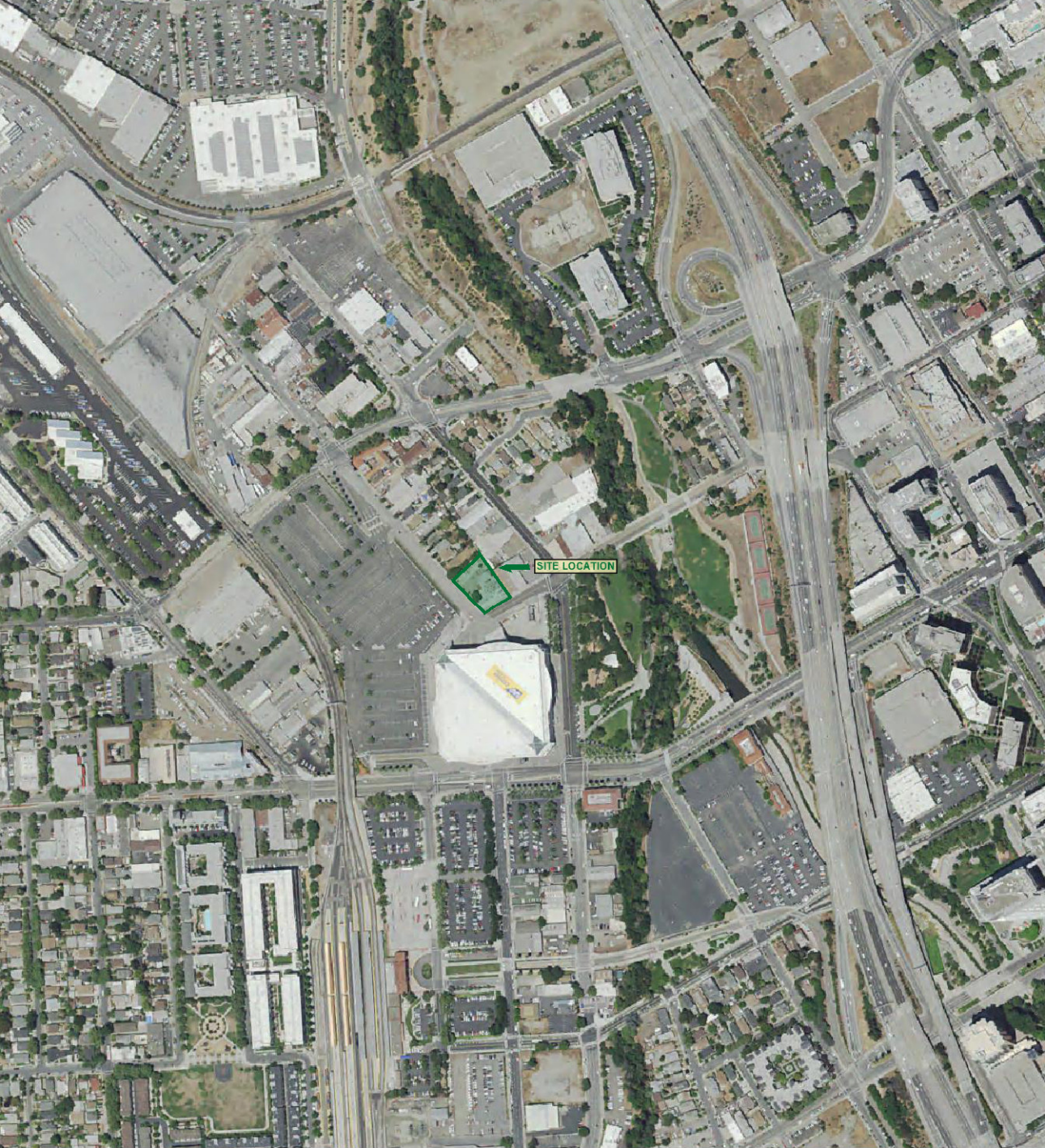
Appendix D – EDR – City Directory Abstract

Appendix E – EDR – Historical Topographic Map Report

Appendix F – EDR – Radius Map Report

Appendix G – Photographic Log

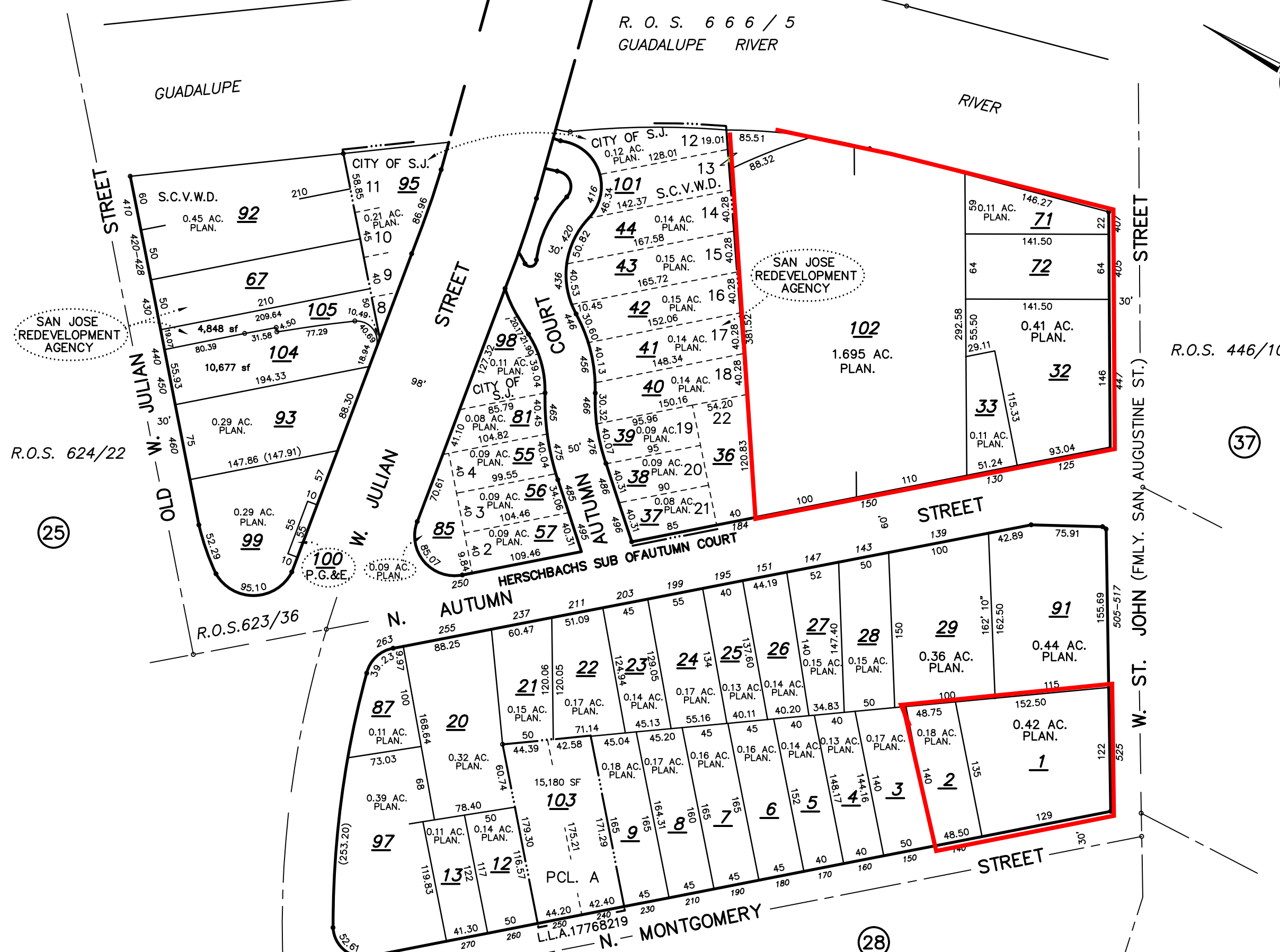
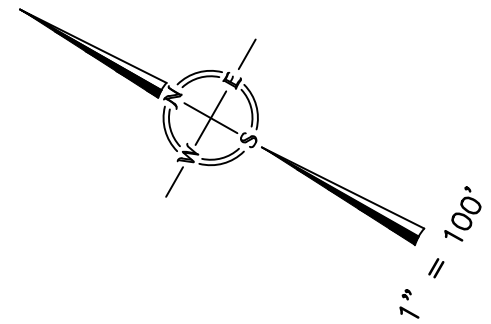
FIGURES



SITE LOCATION

30

R. O. S. 666/5
GUADALUPE RIVER



SAN JOSE REDEVELOPMENT AGENCY

SAN JOSE REDEVELOPMENT AGENCY

R.O.S. 624/22

R.O.S. 446/10

25

37

R.O.S. 623/36

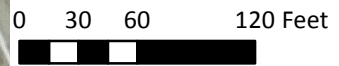
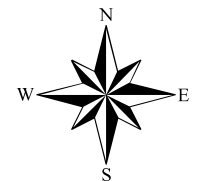
28

TRA DET. MAP 115
LAWRENCE E. STONE — ASSESSOR
Cadastral map for assessment purposes only.
Compiled under R. & T. Code, Sec. 327.
Effective Roll Year 2016-2017



Features

- Remediated Soil Stockpile
- Heavy Metal Soil Stockpile
- Unknown Vent Pipe
- Haz Mat Shed
- Former UST Area
- Site Area
- Parcels



All locations are approximate

Site Plan with Features

Figure #3

Created by:
Allison Gibson

Basemap from USGS



October 10, 2016

Milligan Family
c/o Mr. John Machado
450 West Santa Clara Street
San Jose, CA 95113

**RE: UST Scan, 130 & 150 North Autumn Street and
405, 407 & 447 West St. John Street, San Jose, CA
AllWest Project 16107.20.30.50**

Dear Mr. Machado,

On September 14, 2016, AllWest visited to the subject property with Golden Gate Tank Removal (GGTR) to conduct an underground storage tank (UST) tank scan, to determine if any USTs were still present on the subject property.

AllWest observed GGTR scanning the parking lots of 405 West St. John Street and 130 North Autumn Street, and the fenced exterior portion of the 150 North Autumn Street parcel adjoining north and west of the 150 North Autumn Street building. Additionally, GGTR scanned the sidewalk in front of the subject property along West St John Street and in front of the buildings along North August Street. Access to the 407 West St. John Street property was not granted the day of the UST scan.

No USTs were identified during the UST scan at the subject property.

If you have any questions or concerns or would like additional information, please feel free to contact AllWest at 415-391-2510.

Sincerely,

AllWest Environmental, Inc.

Sara K. Bloom
Project Manager

Attachments:
Golden Gate Tank Removal - Visual Property Inspection Report Forms

Limitations

AllWest has prepared this report for the exclusive use of Milligan Family for this particular project and in accordance with generally accepted practices at the time of the work. No other warranties, certifications or representations, either expressed or implied, are made as to the professional advice offered.

The services provided for the Milligan Family were limited to their specific requirements; the limited scope allows for AllWest to form no more than an opinion of the actual site conditions. No matter how much research and sampling may be performed, the only way to know about the actual composition and condition of the subsurface of a site is through excavation.

The conclusions and recommendations contained in this report are made based on observed conditions existing at the site, laboratory test results of the submitted samples, and interpretation of a limited data set. It must be recognized that changes can occur in subsurface conditions due to site use or other reasons. Furthermore, the distribution of chemical concentrations in the subsurface can vary spatially and over time. The results of chemical analysis are valid as of the date and at the sampling location only. AllWest is not responsible for the accuracy of the test data from an independent laboratory or for any analyte quantities falling below the recognized standard detection limits or for the method utilized by the independent laboratories.

Background information that AllWest has used in preparing this report, including but not limited to previous field measurements, analytical results, site plans, and other data, has been furnished to AllWest by the Client, its previous consultants, and/or third parties. AllWest has relied on this information as furnished. AllWest is not responsible for nor has it confirmed the accuracy of this information.

ATTACHMENTS



VPI # 76698

INSPECTION DATE: 9/14/2016

INSPECTION TIME: 12:00

PROPOSAL # _____

COD/PD # _____

VISUAL PROPERTY INSPECTION FOR UNDERGROUND FUEL TANKS

PROPERTY ADDRESS: 447 W ST. JOHN ST. CROSS STREET: N AUTUMN ST

PERSON REQUESTING INSPECTION: (Sidewalk only) CONTACT PERSON ON-SITE: _____

NAME SARA BLOOM sara@allwestl.com
COMPANY ALLWEST ENVIRONMENTAL
ADDRESS 2141 MISSION ST, STE 100
CITY SAN FRANCISCO ZIP 94110
PHONE (415) 391-2510
FAX (650) 872-8028

NAME _____
PHONE _____

- AREAS NOT ACCESSIBLE**
- BASEMENT
 - GARAGE
 - HEATING AREA
 - LIVING AREA
 - DRIVEWAY
 - SIDE OF PROPERTY
 - REAR OF PROPERTY
 - PARKING STRIP

YES	NO	NOT ACCESSIBLE	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	IS A VENT PIPE OR SIGNS OF PREVIOUS VENT LINE VISIBLE
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	IS A FILL CAP OR SIGNS OF PREVIOUS FILL CAP VISIBLE
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	WAS A TANK INDICATED WITH AN ELECROMAGNETIC METAL DETECTOR
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	WAS A TANK INDICATED WITH AN AUDIO FREQUENCY LINE LOCATOR
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	IS A DISPENSER OR SIGNS OF PREVIOUS DISPENSER VISIBLE
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	IS A SUPPLY OR RETURN LINE VISIBLE NEAR THE HEATER AREA
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	IS AN ELECTRIC FUSE BOX OR KNIFE SWITCH LABELED "OIL BURNER"
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	WAS A REMOTE FUEL GAUGE LOCATED ON THIS PROPERTY
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	WAS THERE SIGNS OF A PREVIOUS TANK REMOVED FROM THIS PROPERTY

RESULT OF VISUAL INSPECTION TANK INDICATED YES NO

If an underground fuel tank is located on this property within two years of the date of this inspection, Golden Gate Tank Removal, Inc. will pay \$1,000 toward the removal of the tank. This payment guarantee is the limit of our liability and no other warranty is expressed or implied.



An additional copy of a paid inspection can be obtained free of charge for 90 days from the date of the inspection. Following 90 days, an administrative fee will be charged for each request. A subsurface investigation was not performed nor a specific attempt made to review historical records for this property. Unknown underground obstructions may create inconclusive readings that inhibit the detection of an underground fuel tank. Golden Gate Tank Removal, Inc. does not state or imply any guarantees or warranties that the subject property is or is not free of environmental impairment.

Tim Hallen
ASSESSOR'S SIGNATURE

ASCENSION MORA
INSPECTOR'S NAME

Ascension Mora
INSPECTOR'S SIGNATURE

9/14/16
DATE



VPI # 76694

INSPECTION DATE: 9/14/2016

INSPECTION TIME: 12:00

PROPOSAL # _____

COD/PD # _____

VISUAL PROPERTY INSPECTION FOR UNDERGROUND FUEL TANKS

PROPERTY ADDRESS: 130 N AUTUMN ST. CROSS STREET: W ST. JOHN ST

PERSON REQUESTING INSPECTION: (Parking Lot & Sidewalk)

CONTACT PERSON ON-SITE:

NAME SARA BLOOM sara@allwest1.com

NAME _____

COMPANY ALLWEST ENVIRONMENTAL

PHONE _____

ADDRESS 2141 MISSION ST, STE 100

CITY SAN FRANCISCO ZIP 94110

PHONE (415) 391-2510

FAX (650) 872-8028

AREAS NOT ACCESSIBLE	
<input type="checkbox"/> BASEMENT	<input type="checkbox"/> DRIVEWAY
<input type="checkbox"/> GARAGE	<input type="checkbox"/> SIDE OF PROPERTY
<input type="checkbox"/> HEATING AREA	<input type="checkbox"/> REAR OF PROPERTY
<input type="checkbox"/> LIVING AREA	<input type="checkbox"/> PARKING STRIP

YES	NO	NOT ACCESSIBLE
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- IS A VENT PIPE OR SIGNS OF PREVIOUS VENT LINE VISIBLE
- IS A FILL CAP OR SIGNS OF PREVIOUS FILL CAP VISIBLE
- WAS A TANK INDICATED WITH AN ELECTROMAGNETIC METAL DETECTOR
- WAS A TANK INDICATED WITH AN AUDIO FREQUENCY LINE LOCATOR
- IS A DISPENSER OR SIGNS OF PREVIOUS DISPENSER VISIBLE
- IS A SUPPLY OR RETURN LINE VISIBLE NEAR THE HEATER AREA
- IS AN ELECTRIC FUSE BOX OR KNIFE SWITCH LABELED "OIL BURNER"
- WAS A REMOTE FUEL GAUGE LOCATED ON THIS PROPERTY
- WAS THERE SIGNS OF A PREVIOUS TANK REMOVED FROM THIS PROPERTY

RESULT OF VISUAL INSPECTION TANK INDICATED YES NO

If an underground fuel tank is located on this property within two years of the date of this inspection, Golden Gate Tank Removal, Inc. will pay \$1,000 toward the removal of the tank. This payment guarantee is the limit of our liability and no other warranty is expressed or implied.



An additional copy of a paid inspection can be obtained free of charge for 90 days from the date of the inspection. Following 90 days, an administrative fee will be charged for each request. A subsurface investigation was not performed nor a specific attempt made to review historical records for this property. Unknown underground obstructions may create inconclusive readings that inhibit the detection of an underground fuel tank. Golden Gate Tank Removal, Inc. does not state or imply any guarantees or warranties that the subject property is or is not free of environmental impairment.

Tim Hallen
ASSESSOR'S SIGNATURE

ASCENSION MORA
INSPECTOR'S NAME

Ascension Mora
INSPECTOR'S SIGNATURE

9-14-16
DATE



VPI # 76695

INSPECTION DATE: 9/7/2016 ¹⁴

INSPECTION TIME: 12:00

PROPOSAL # _____

COD/PD # _____

VISUAL PROPERTY INSPECTION FOR UNDERGROUND FUEL TANKS

PROPERTY ADDRESS: 150 N AUTUMN ST. CROSS STREET: W ST. JOHN ST

PERSON REQUESTING INSPECTION: (sidewalk & paved area all north of block)

CONTACT PERSON ON-SITE:

NAME SARA BLOOM sara@allwest1.com

NAME _____

COMPANY ALLWEST ENVIRONMENTAL

PHONE _____

ADDRESS 2141 MISSION ST, STE 100

CITY SAN FRANCISCO ZIP 94110

PHONE (415) 391-2510

FAX (650) 872-8028

- AREAS NOT ACCESSIBLE**
- BASEMENT
 - GARAGE
 - HEATING AREA
 - LIVING AREA
 - DRIVEWAY
 - SIDE OF PROPERTY
 - REAR OF PROPERTY
 - PARKING STRIP

YES	NO	NOT ACCESSIBLE	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	IS A VENT PIPE OR SIGNS OF PREVIOUS VENT LINE VISIBLE
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	IS A FILL CAP OR SIGNS OF PREVIOUS FILL CAP VISIBLE
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	WAS A TANK INDICATED WITH AN ELECTROMAGNETIC METAL DETECTOR
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	WAS A TANK INDICATED WITH AN AUDIO FREQUENCY LINE LOCATOR
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	IS A DISPENSER OR SIGNS OF PREVIOUS DISPENSER VISIBLE
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	IS A SUPPLY OR RETURN LINE VISIBLE NEAR THE HEATER AREA
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	IS AN ELECTRIC FUSE BOX OR KNIFE SWITCH LABELED "OIL BURNER"
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	WAS A REMOTE FUEL GAUGE LOCATED ON THIS PROPERTY
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	WAS THERE SIGNS OF A PREVIOUS TANK REMOVED FROM THIS PROPERTY

RESULT OF VISUAL INSPECTION TANK INDICATED YES NO

If an underground fuel tank is located on this property within two years of the date of this inspection, Golden Gate Tank Removal, Inc. will pay \$1,000 toward the removal of the tank. This payment guarantee is the limit of our liability and no other warranty is expressed or implied.



An additional copy of a paid inspection can be obtained free of charge for 90 days from the date of the inspection. Following 90 days, an administrative fee will be charged for each request. A subsurface investigation was not performed nor a specific attempt made to review historical records for this property. Unknown underground obstructions may create inconclusive readings that inhibit the detection of an underground fuel tank. Golden Gate Tank Removal, Inc. does not state or imply any guarantees or warranties that the subject property is or is not free of environmental impairment.

Tim Hallen
ASSESSOR'S SIGNATURE

ASCENSION MORA
INSPECTOR'S NAME

Ascension Mora
INSPECTOR'S SIGNATURE

9-14-16
DATE



VPI # 76696

INSPECTION DATE: 14
9/7/2016

INSPECTION TIME: 12:00

PROPOSAL # _____

COD/PD # _____

VISUAL PROPERTY INSPECTION FOR UNDERGROUND FUEL TANKS

PROPERTY ADDRESS: 405 W ST. JOHN ST. **CROSS STREET:** N AUTUMN ST

PERSON REQUESTING INSPECTION:

NAME SARA BLOOM sara@allwest1.com
COMPANY ALLWEST ENVIRONMENTAL
ADDRESS 2141 MISSION ST, STE 100
CITY SAN FRANCISCO ZIP 94110
PHONE (415) 391-2510
FAX (650) 872-8028

CONTACT PERSON ON-SITE:

NAME _____
PHONE _____

AREAS NOT ACCESSIBLE	
<input type="checkbox"/> BASEMENT	<input type="checkbox"/> DRIVEWAY
<input type="checkbox"/> GARAGE	<input type="checkbox"/> SIDE OF PROPERTY
<input type="checkbox"/> HEATING AREA	<input type="checkbox"/> REAR OF PROPERTY
<input type="checkbox"/> LIVING AREA	<input type="checkbox"/> PARKING STRIP

YES	NO	NOT ACCESSIBLE	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	IS A VENT PIPE OR SIGNS OF PREVIOUS VENT LINE VISIBLE
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	IS A FILL CAP OR SIGNS OF PREVIOUS FILL CAP VISIBLE
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	WAS A TANK INDICATED WITH AN ELECROMAGNETIC METAL DETECTOR
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	WAS A TANK INDICATED WITH AN AUDIO FREQUENCY LINE LOCATOR
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	IS A DISPENSER OR SIGNS OF PREVIOUS DISPENSER VISIBLE
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	IS A SUPPLY OR RETURN LINE VISIBLE NEAR THE HEATER AREA
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	IS AN ELECTRIC FUSE BOX OR KNIFE SWITCH LABELED "OIL BURNER"
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	WAS A REMOTE FUEL GAUGE LOCATED ON THIS PROPERTY
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	WAS THERE SIGNS OF A PREVIOUS TANK REMOVED FROM THIS PROPERTY

RESULT OF VISUAL INSPECTION TANK INDICATED YES NO

If an underground fuel tank is located on this property within two years of the date of this inspection, Golden Gate Tank Removal, Inc. will pay \$1,000 toward the removal of the tank. This payment guarantee is the limit of our liability and no other warranty is expressed or implied.



An additional copy of a paid inspection can be obtained free of charge for 90 days from the date of the inspection. Following 90 days, an administrative fee will be charged for each request. A subsurface investigation was not performed nor a specific attempt made to review historical records for this property. Unknown underground obstructions may create inconclusive readings that inhibit the detection of an underground fuel tank. Golden Gate Tank Removal, Inc. does not state or imply any guarantees or warranties that the subject property is or is not free of environmental impairment.

Tim Hallen
ASSESSOR'S SIGNATURE

ASCENSION MORA
INSPECTOR'S NAME

[Signature]
INSPECTOR'S SIGNATURE

9-17-16
DATE

Unable to Access - No Survey



VPI # 76697

INSPECTION DATE: 9/7/2016

PROPOSAL # _____

INSPECTION TIME: 09:00

COD/PD # _____

VISUAL PROPERTY INSPECTION FOR UNDERGROUND FUEL TANKS

PROPERTY ADDRESS: 407 W ST. JOHN ST. **CROSS STREET:** N AUTUMN ST

PERSON REQUESTING INSPECTION:
 NAME SARA BLOOM sara@allwestl.com
 COMPANY ALLWEST ENVIRONMENTAL
 ADDRESS 2141 MISSION ST, STE 100
 CITY SAN FRANCISCO ZIP 94110
 PHONE (415) 391-2510
 FAX (650) 872-8028

CONTACT PERSON ON-SITE:
 NAME _____
 PHONE _____

AREAS NOT ACCESSIBLE	
<input type="checkbox"/> BASEMENT	<input type="checkbox"/> DRIVEWAY
<input type="checkbox"/> GARAGE	<input type="checkbox"/> SIDE OF PROPERTY
<input type="checkbox"/> HEATING AREA	<input type="checkbox"/> REAR OF PROPERTY
<input type="checkbox"/> LIVING AREA	<input type="checkbox"/> PARKING STRIP

YES	NO	NOT ACCESSIBLE
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- IS A VENT PIPE OR SIGNS OF PREVIOUS VENT LINE VISIBLE
- IS A FILL CAP OR SIGNS OF PREVIOUS FILL CAP VISIBLE
- WAS A TANK INDICATED WITH AN ELECTROMAGNETIC METAL DETECTOR
- WAS A TANK INDICATED WITH AN AUDIO FREQUENCY LINE LOCATOR
- IS A DISPENSER OR SIGNS OF PREVIOUS DISPENSER VISIBLE
- IS A SUPPLY OR RETURN LINE VISIBLE NEAR THE HEATER AREA
- IS AN ELECTRIC FUSE BOX OR KNIFE SWITCH LABELED "OIL BURNER"
- WAS A REMOTE FUEL GAUGE LOCATED ON THIS PROPERTY
- WAS THERE SIGNS OF A PREVIOUS TANK REMOVED FROM THIS PROPERTY

RESULT OF VISUAL INSPECTION TANK INDICATED YES NO

If an underground fuel tank is located on this property within two years of the date of this inspection, Golden Gate Tank Removal, Inc. will pay \$1,000 toward the removal of the tank. This payment guarantee is the limit of our liability and no other warranty is expressed or implied.



An additional copy of a paid inspection can be obtained free of charge for 90 days from the date of the inspection. Following 90 days, an administrative fee will be charged for each request. A subsurface investigation was not performed nor a specific attempt made to review historical records for this property. Unknown underground obstructions may create inconclusive readings that inhibit the detection of an underground fuel tank. Golden Gate Tank Removal, Inc. does not state or imply any guarantees or warranties that the subject property is or is not free of environmental impairment.

Tim Hallen
 ASSESSOR'S SIGNATURE

ASCENSION MORA
 INSPECTOR'S NAME

Ascension Mora
 INSPECTOR'S SIGNATURE

9-14-16
 DATE



AERIAL PHOTOGRAPH

Scale: 1:???
 Date: 7/18/16
 Photo ID No. Google Earth

Approx. boundaries
 of areas surveyed N↑



Site Name: 130 & 150 N. Autumn Street and
 405, 407 & 447 W. St. John Street
 San Jose, California 95110

Project Number: 16107.20