PHASE I ENVIRONMENTAL SITE ASSESSMENT

615-749 WEST EL CAMINO REAL
MOUNTAIN VIEW, CALIFORNIA

Prepared For:
Greystar GP II, LLC
San Francisco, California

Prepared By:
Ramboll US Corporation
Emeryville, California

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RAMBOLL

ENVIRONMENT
& HEALTH

SIGNATURE AND ENVIRONMENTAL PROFESSIONAL STATEMENT

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professionals 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 site. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

DRAFT

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Jason Kane
Managing Consultant

DRAFT

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Nick Walchuk, PG
Principal

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1. SUMMARY OF CONCLUSIONS

Ramboll US Corporation (Ramboll)[1] was retained by Greystar GP II, LLC (Greystar or the "Client") to perform a Phase I Environmental Site Assessment (ESA) of the site located at 615-749 West El Camino Real in Mountain View, California[2] (herein referred to as the "facility" or the "site"). Ramboll's assessment was conducted in connection with a potential real estate transaction involving the site. The objective of the Phase I ESA, which was conducted in conformance with the scope and limitations of ASTM International's *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* E1527-13 (the "ASTM Standard"), was to identify Recognized Environmental Conditions (RECs), as defined in the ASTM Standard (see Section 2.1).

1.1 Site Summary

Metropolitan Life Insurance Company (MetLife) owns two adjoining parcels in Mountain View, California. The approximately 3.05-acre site is occupied by a Chase bank branch in the northwestern corner and Clarke's Charcoal Broiler, a barbeque restaurant, in the northeastern portion of the site. Other features include an unpaved vacant lot in the southeastern portion of the site, paved parking areas in the central and southwestern portions of the site, and landscaped areas throughout.

The site was developed for agricultural purposes until at least the early 1940s. Since the mid-1940s, the site has been used for commercial purposes and underwent several reconfigurations between 1948 and 1982. Site occupants during this time included a charcoal broiler restaurant (1950s to present) and a car dealership (1960s). During the 2000s and 2010s, site occupants included a real estate business and unknown operations conducted by Laura-Lou, Inc and One Done Club. The current bank building was built between 1978 and 1982 and the current restaurant building was constructed between 1950 and 1956.

1.2 Recognized Environmental Conditions

Ramboll performed a Phase I ESA of the site in conformance with the scope and limitations of the ASTM Standard. Any exceptions to, or deletions from, this practice are described in Section 6.2 of this report. This assessment has revealed no RECs in connection with the site.

1.3 Notable Other Findings

Although not considered a REC, Ramboll identified the following notable other findings. The term "other finding" is not defined by ASTM; rather, Ramboll uses the term to connote areas of contingent risk that are not clearly defined by the ASTM Standard.

- **Former USTs without Closure Documentation.** As part of this assessment, Ramboll was unable to speak with facility personnel or site owners who could provide additional information regarding former site operations, configurations, and/or investigations. According to the 1990 Subsurface Investigation report, prior to 1990 more than one UST was excavated and removed from the northwestern portion of the site, reportedly in association with a former on-site automotive service station. The report does not provide any information regarding oversight of the UST removals by a regulatory agency. A soil boring was installed in the area of the former

[1] Ramboll was previously known as Ramboll Environ US Corporation and ENVIRON International Corporation.

[2] According to historical fire insurance maps, past addresses include 716–799 West El Camino Real, Mountain View, California.

USTs in 1990. Soil screening did not observe any odors, staining, or elevated Organic Vapor Analyzer (OVA) readings. A soil sample collected from the boring did not detect any total petroleum hydrocarbons (TPH) or benzene, toluene, ethyl benzene, and xylenes (BTEX) above laboratory reporting limits. Because Ramboll's review did not identify documentation of a release, a suspected release, or a potentially material threat of a release of a hazardous substance or petroleum product related to this matter, it is not considered a REC; however, Ramboll notes that the limited scope of the historical investigation is considered insufficient to conclude that no residual impacts are present at the site in relation to the reported former USTs.

- **Historical Agricultural Use of the Site.** Based on Ramboll's review of aerial photographs, the site may historically have been used for agricultural purposes from at least the 1930s to late 1940s. Ramboll was not provided with any specific information regarding historical agricultural chemical use, although pesticides or other agricultural chemicals may have been applied on the site and it is possible that residual concentrations of agricultural chemicals may be present in soil and potentially groundwater. Ramboll notes that the use of such substances in this region would have been widespread and ubiquitous. While the matter is not considered a REC, the potential presence of these compounds in the site subsurface cannot be ruled out. However, the potential presence of these compounds is likely minimized based on the past development in the 1950s and 1960s (e.g., leveling and grading activities). Ramboll also notes that this matter has not been a focus of regulatory scrutiny in relation to the site, and nearby cleanup cases have been closed with known residual concentrations of pesticides in soil.

A discussion of *de minimis* conditions is presented in Section 6.1 of this report.

1.4 Non-Scope Considerations

Ramboll identified the following findings that relate to non-scope considerations (as discussed in Section 2.2), as detailed below:

- **Asbestos-Containing Materials (ACMs).** The building on the western parcel was constructed between 1978 and 1982, likely before asbestos was generally phased out of use in many building material applications during the 1980s. Similarly, the building on the eastern parcel was constructed between 1950 and 1956. In addition, a formal asbestos survey has not been conducted at the facility. Ramboll conducted visual observations of limited areas of the building exteriors at the site and noted the presence of materials that are commonly identified as suspect ACM (e.g., roof tiles). Materials observed by Ramboll did not appear to be extensively damaged, broken, or deteriorated. Prior to renovation or demolition activities, federal regulations require the completion of a comprehensive ACM survey for building materials that will be affected by the planned renovation or demolition.
- **Lead-Based Paint.** Lead was a major ingredient in paint pigment prior to and through the 1940s. While other pigments were used in the 1950s, the use of lead in paint continued until the early 1970s. In 1978, the Consumer Products Safety Commission banned paint and other surfacing coating materials that are "lead-containing paint." Based on their building dates, it is possible that lead-based paint was used historically at the eastern parcel building. Ramboll observed the exterior paint to be in fair condition.
- **Radon.** Based on the environmental database report, the site is in an area categorized as Zone 2, which has average indoor basement radon levels between 2 and 4 picoCuries per liter (pCi/L). The United States Environmental Protection Agency's (USEPA) continuous exposure limit (the limit at which further testing or remedial action is suggested) is 4.0 pCi/L. This continuous exposure

limit applies to residential, not commercial, properties. According to the California Radon database, of 35 properties surveyed in the same zip code as the site (94040), none had radon levels above the continuous exposure limit. Similarly, a USEPA survey conducted in the same zip code as the site found the average radon level of a first-floor room at three properties was 0.600 pCi/L, below the continuous exposure limit.

2. INTRODUCTION

2.1 Purpose

Ramboll was retained by Greystar to conduct a Phase I ESA of the site. The purpose of the assessment was to identify RECs, which are defined in the ASTM Standard as:

> "The presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. *De minimis* conditions are not recognized environmental conditions."

2.2 Scope of the Assessment

Ramboll relied upon the references noted below and performed the following tasks, in completion of the Phase I ESA of the site:

- A visit to the site by Emily Cox of Ramboll on February 25, 2020 to observe the exterior features of the site and to identify the uses and conditions specified in the ASTM Standard. In addition, Ramboll observed the adjoining properties from the site or adjacent public thoroughfares. Photographs taken during the site visit are presented in Appendix A. Interior areas were not part of the site reconnaissance.
- An interview was not conducted during the site visit with anyone employed at the site, herein referred to as "facility personnel." An interview was not conducted with the site owner or the site owner's representative. This significant data gap is further discussed in Section 6.2.
- A review of information contained in federal and state environmental databases, as obtained from the sources noted below:
  - A radius report prepared by Environmental Data Resources, Inc. (EDR, see Appendix B), which presents the results of searches of federal and state databases for the site, as well as properties near the site (herein referred to as the "environmental database report." The radius searched for each database, as well as the databases themselves, were selected in accordance with the ASTM Standard.
  - The USEPA's Envirofacts database, which provides site information contained in multiple USEPA regulatory databases.
  - The State of California Environmental Protection Agency (CalEPA) Regulated Site Portal, the State Water Resources Control Board (SWRCB) GeoTracker database (GeoTracker), the California Department of Toxic Substances Control (DTSC) EnviroStor database (EnviroStor), the USEPA's Enforcement and Compliance History Online (ECHO) database, the Hazardous Waste Tracking System (HWTS), Bay Area Air Quality Management District (BAAQMD) Toxic Air Contaminant online database, and the California Department of Conservation: Division of Oil, Gas & Geothermal Resources database (DOGGR) Well Finder database.
- A review of standard historical sources (included as Appendix C) and local agency inquiries, as defined in the ASTM Standard. The following resources were reviewed:
  - Readily available historical sources (as identified in Section 4.2 of this report and included as Appendix C) to develop a history of the previous uses of the site and surrounding area.

  - Local building permit information, as obtained via EDR's Lightbox application.
  - Historical and site-specific information obtained from the following local agencies: City of Mountain View Building Department (Building Department), the City of Mountain View Fire Department (Fire Department), the Santa Clara County Consumer and Environmental Protection Agency's Department of Environmental Health (SCCDEH), and the Santa Clara County Assessor's Office (Assessor). Ramboll also requested information from BAAQMD and the Santa Clara Valley Water District (SCVWD) but personnel from these agencies reported having no information pertaining to the site.

- A review of documents provided to Ramboll by Greystar, including environmental permits, facility-prepared plans and procedures, and chemical use information. In addition, Ramboll was provided with the following previous environmental assessment reports, some of which are included as Appendix D (collectively, the "previous environmental reports"):
  - *Subsurface Investigation, 749 El Camino Real West, Mountain View, California,* prepared by BCM Engineers Inc. (BCM), dated July 1990 (the "1990 Subsurface Investigation").
- A review of physical setting sources, as defined in the ASTM Standard, including:
  - The current USGS 7.5-minute topographic map that shows the area on which the site is located.
  - Geologic, hydrogeologic, or hydrologic sources as provided in the environmental database report and in the previous environmental reports for the site, as listed above.
- A search for environmental liens or other activity and use limitations (AULs), provided by the third-party database provider (as shown in Appendix E). Ramboll ordered the lien search using both of the parcel numbers identified by the local tax assessor's office and other online resources as being associated with the main portion of the site.
- A review of information provided by the user of this assessment, including information consistent with Appendix X3 of the ASTM Standard. Pertinent information, if any, is discussed in the appropriate sections of this report.

This assessment was conducted in accordance with the methodology specified in ASTM Standard E1527-13, as agreed upon by Ramboll and Greystar in March 2020. The standard ASTM scope was expanded to include a limited review of asbestos-containing materials and lead-based paint based solely upon building age, and wetlands and radon based upon information contained in the environmental database report.

2.3 Significant Assumptions

In conducting this review, no significant assumptions were made, except for the following:

- Certain site-specific field measurements or other detailed hydrogeological information was not publicly available or reasonably ascertainable. In the absence of such data, Ramboll has assumed that the flow direction of shallow groundwater beneath the site and in the local vicinity generally mimics surface topography. Therefore, in evaluating potential on-site impacts from off-site sources, those off-site properties not located adjacent to or within one-quarter mile upgradient of the site are not considered to represent a significant concern to the site. This interpretation assumes that a hazardous material released to the subsurface generally does not migrate laterally within the unsaturated soil for a significant distance, although a hazardous material can migrate in

the groundwater in a generally downgradient direction. There are, however, limits to this interpretation.

2.4 Reliance and General Limitations

This report has been prepared for the exclusive use of Greystar and may not be relied upon by any other person or entity without Ramboll's prior express written permission.

This report is considered current only for a period of 180 days from the site inspection. The conclusions presented in this report represent Ramboll's best professional judgment based upon the information available and conditions existing as of the date of this report. In performing its assignment, Ramboll must rely upon publicly available information, information provided by the client, and information provided by third parties. Accordingly, the conclusions in this report are valid only to the extent that the information provided to Ramboll was accurate and complete. This review is not intended as legal advice, nor is it an exhaustive review of site conditions or facility compliance. Ramboll makes no representations or warranties, expressed or implied, about the conditions of the site.

Ramboll's scope of work for this assignment did not include collecting samples of any environmental media. As such, this review cannot rule out the existence of latent conditions including contamination not identified and defined by the data and information available for Ramboll's review; however, this report is intended, consistent with normal standards of practice and care, to assist the client in identifying the risks of such latent conditions.

The scope of work for this assessment did not include an asbestos survey or inspection. According to federal OSHA regulations (29 CFR §1910.1001) and the Model Accreditation Plan (MAP; 40 CFR Part 763, Subpart E, Appendix C), the inspection, testing, evaluation, and/or sampling of suspect asbestos-containing materials must be conducted by an accredited inspector; these activities were not performed as part of this environmental review. Comments in this report regarding the condition of building materials at the site, including presumed or suspect ACM, represent only Ramboll's observations at the time of the site visit and are not intended to be consistent with definitions regarding ACM condition in the Asbestos Hazard Emergency Response Act (AHERA) or in other federal or state asbestos regulations or industry standards.

Other issues considered outside the scope of the ASTM Standard and this review include water intrusion/mold, lead in drinking water, wetlands, PCBs in building materials, cultural and historic resources, ecological resources, endangered species, and high voltage power lines.

3. SITE DESCRIPTION

3.1 Site Setting

MetLife owns two parcels located at 615-749 West El Camino Real in Mountain View, Santa Clara County, California. Currently, a bank and barbeque restaurant occupy buildings on site. The approximately 3.05-acre site is located approximately 11 miles northwest of San Jose (Figure 1). According to the Assessor, the assessor's parcel numbers (APNs) for the site are 193-02-049 (western parcel) and 193-02-050 (eastern parcel).

The western parcel is improved with a building in the northwestern corner of the parcel that houses Chase Bank. A paved parking area is located to the south of the Chase Bank building. The eastern parcel is improved with a one-story building that houses Clarke's Charcoal Broiler restaurant. An unpaved vacant lot is located to the south of the restaurant and a paved parking lot is located to the west of the restaurant. Ancillary features include gated trash bin areas (east-central portion of site) and landscaped areas.

The site is accessed via pedestrian access points on Castro Street and El Camino Real at the northern site boundary, and by driveways on Castro Street and El Camino Real via the western and eastern site boundaries. The non-building portions of the site are either paved parking areas and walkways or landscaped. There are no on-site water bodies. Table 1 provides an overview of physical setting and utility information for the site.

Table 1: Physical Setting and Utility Information

Conditions	Source	Description
Topography		
Elevation (above mean sea level)	USGS Topographic Map; Google Earth; Visual observations	Ranges from approximately 102 feet at the northern corner to approximately 106 feet at the southern corner.
Topographic Gradient	USGS Topographic Map; Google Earth; Visual observations	Relatively flat on site, with a gentle slope to the north. Regional topography slopes gently downward to the north-northeast, toward Stevens Creek and San Francisco Bay.
Hydrology		
Storm Water Runoff	Visual observations	Percolates into the ground surface at unpaved areas or enters catch basins that discharge to the municipal storm sewer system.
Nearest Surface Water Body to the Site	USGS Topographic Map; Google Earth; Visual observations	Permanente Creek, located approximately 1,500 feet west at its nearest point. Permanente Creek ultimately discharges to San Francisco Bay, located approximately 3.3 miles to the north.
Flood Plain	FEMA*	The site is not located within a 500-year flood zone.

Table 1: Physical Setting and Utility Information		
Conditions	**Source**	**Description**
Wetlands	NWI*; Visual observations	There are no federally-designated wetlands on site, although wetlands areas are present along Permanente Creek. Ramboll did not identify any obvious suspected wetlands at the site during the site visit.
Geology and Hydrogeology		
Presumed Direction of Shallow Groundwater Flow	USGS Topographic Map; GeoTracker	Based on groundwater monitoring data in the vicinity of the site and the regional topographic gradient, shallow groundwater is presumed to flow north-northeast toward San Francisco Bay.
Depth to Groundwater	GeoTracker	Historical subsurface investigations at a property located 0.2 miles northeast of the site encountered groundwater at 42 feet below ground surface (bgs).
On-site Wells	Visual observations; DOGGR Well Finder	No production, monitoring, or injection wells.
Nearest Groundwater Supply Wells	Database report	There is one federally registered public supply well located adjacent to the north of the site. Ramboll was unable to locate the well during the site visit. Additionally, there is one municipal well that may be used for water supply within one-quarter mile south of the site and one abandoned municipal well in the same area. There are also five private or municipal wells between one-quarter mile and one-half mile of the site.
Geologic Conditions	Boring log from 1990 Subsurface Investigation	Silts and clays to approximately 22 feet bgs with slightly sandy lenses at 4 and 8.5 feet bgs and increasing gravel from 14 to 22 feet bgs, and sand and gravel from 22 to 25 feet bgs. No groundwater was encountered in a soil boring installed to 25 feet bgs.
Site Utility Information		
Heating and Cooling Equipment	None	Unknown**
Natural Gas Service	None	Unknown** (likely Pacific Gas & Electric [PG&E])
Use of Fuel Oil for Building Heat	None	Unknown** (given presumed connection to municipal utilities and the relative lack of fuel oil use at similar commercial buildings in the Bay Area, it is unlikely that fuel oil is used for heating on site)
Water Supply	None	Unknown** (likely San Francisco Public Utilities Commission [SFPUC])

Table 1: Physical Setting and Utility Information		
Conditions	**Source**	**Description**
Sanitary Sewer	None	Unknown** (the site is presumed to be connected to the City of Mountain View sewer system)
Septic Systems	None	Unknown** (given presumed connection to the City sewer system and similar commercial buildings in the Bay Area, it is unlikely that the site uses a septic system)

Notes:

FEMA = Federal Emergency Management Agency; NCSS = National Cooperative Soil Survey; NWI = National Wetlands Inventory

* - Source was provided in the environmental database report.

** - Ramboll was unable to evaluate these issues without access to the interior areas of the buildings or a conversation with facility personnel.

3.2 Current Use of Site

The site is occupied by Chase Bank and Clarke's Charcoal Broiler restaurant. Other on-site features include an unpaved vacant lot in the southeastern corner, paved parking areas, and landscaped areas.

Historical and current use of chlorinated solvents is unknown.

3.3 Current Uses of Adjoining Properties

The property is located in a mixed commercial and residential land use area. The nearest residences are adjacent on all sides of the site. Based on Ramboll's visual observations from the site boundary and public rights-of-way, and a limited review of publicly available information, a general determination of the current use of adjacent properties was developed, as described Table 2.

Table 2: Current Use of Adjacent Properties		
Direction	**Property/Land Use**	**Ramboll's Observations**
Northwest	Castro Street, beyond which are apartment residences with retail spaces including Peet's Coffee and Rose Market on the ground floor.	No apparent exterior manufacturing or chemical storage operations were observed. No concerns were noted.
Northeast	El Camino Real, beyond which is a park, Cognition Cyclery (a bicycle shop), and the California Bank & Trust.	
Southeast	Lane Avenue, beyond which is Sherwin-Williams Paint Store and single-family residences.	
Southwest	Residences and Victor Way, beyond which are additional residences and a vacant lot.	

Table 2: Current Use of Adjacent Properties		
Direction	**Property/Land Use**	**Ramboll's Observations**
Notes: During the site visit, Ramboll walked by the borders of these properties that are adjacent to the site. Ramboll did not enter the neighboring properties.		

4. REVIEW OF PUBLIC RECORDS AND OTHER INFORMATION SOURCES

4.1 Environmental Regulatory Database Review

Ramboll contracted with EDR in February 2020 to prepare of summary of listings in federal and state agency databases for the site and facilities within applicable radii of the site, as specified by the ASTM standard.[3] A copy of the environmental database report is presented in Appendix B.

4.1.1 Database Review for Site

Ramboll reviewed the results of the state and federal environmental database searches performed by the third-party database provider (see Appendix B) and also reviewed information available in the following state databases: GeoTracker, EnviroStor, Envirofacts, ECHO, DOGGR, HWTS, and CalEPA Regulated Site Portal. The site is listed on several environmental databases, as discussed in Table 3.

Table 3: Summary of Environmental Database Listings for the Site

Summary of Information Contained in Database	Ramboll's Comments
Western Parcel (193-02-049)	
DCI Management Group Ltd. (711 W El Camino Real) is listed on the EDR Exclusive Historical Dry Cleaners (EDR Hist Cleaner) database in 1994 for garment pressing and use of cleaners' agents. Note: 711 E El Camino Real is also listed in the City Directory as "Delia's Cleaners & Drapery Centers" in 1986.	Ramboll submitted a public records request to BAAQMD, who reported having no listings for the site. In addition, both the Fire Department and Building Department did not have any records pertaining to this address or a dry cleaner at the site. Based on the lack of agency listings at the 711 W El Camino Real address and a city directory listing in 1986 for a dry cleaner at 711 E El Camino Real, Ramboll has assumed this EDR listing is erroneous and no dry cleaner was historically located at the site.
Notes: * The site is also listed on the following databases related to regulatory compliance: HWTS and CalEPA Regulated Site Portal. Listings on these databases, by themselves, are not necessarily indicative of contamination. The database search report includes listings for past site occupants that may indicate past use or storage of chemicals or petroleum products.	

[3] EDR uses the term "radii" to refer to the ASTM terminology "approximate minimum search distance" in the environmental database report.

4.1.2 Database Review for Adjoining Properties

Based on a review of the environmental database report, Ramboll identified the adjoining properties listed in Table 4 on databases indicative of a potential contamination concern.

Table 4: Contamination-Related Database Listings for Adjoining Properties [1]

Listing and Location Relative to the Site	Summary of Information Contained in Database	Ramboll's Comments
Fluff Dry Cleaning 801-819 W El Camino Real (Across Castro Street to the west)	The property enrolled in the Voluntary Cleanup Program (VCP) on June 24, 2011 as a result of tetrachloroethylene (PCE) contamination in the soil as a result of past dry cleaning operations. The matter has not yet been granted regulatory closure.	This property was purchased and redeveloped by Greystar beginning in 2013. Ramboll was retained by Greystar to assist with subsurface sampling and to assist with the regulatory oversight process provided by DTSC during the remediation and redevelopment of the property. The soil underneath the former dry cleaner was excavated as part of redevelopment activities and a vapor mitigation system was installed underneath the new building. Based on the status of remediation efforts, this listing does not appear to represent a significant concern to the site.
Super Fluff Cleaners 803 W El Camino Real. (Across Castro Street to the west)	The Super Fluff Cleaners property is listed on the Drycleaner database, which is an EDR proprietary database that indicates that drycleaning operations may have been performed for 1991 through 2008. The Super Fluff Cleaners listing pertains to the above listing for Fluff Dry Cleaning.	See above.

Notes:

[1] Ramboll's analysis of adjoining properties was based on observations made during the site reconnaissance (as discussed in Table 2) and location information for off-site listings as presented in the database report. Also, for purposes of this analysis, Ramboll considers as "adjoining" properties that are adjacent, even if separated by a road or other physical barrier. Ramboll has not included a discussion of compliance-related databases in this table, as Ramboll considers it unlikely that off-site properties listed on compliance-related databases without indication of a release or chemical mishandling represent a potential risk for contamination to the site.

4.1.3 Database Review for Other Surrounding Properties

In its evaluation, Ramboll considered only non-adjoining properties listed on databases indicative of contamination, with open status, located potentially upgradient of the site to represent a potential risk for contamination to the site (as the issuance of regulatory closure suggests that impacts to the site from the noted off-site property are unlikely). Ramboll did not identify any non-adjoining property that represents a potential contamination concern to the site.

4.2 Historical Uses of the Site and Adjoining Properties

4.2.1 Past Uses of the Site

The site was developed for agricultural purposes until at least the early 1940s. Since the mid-1940s, the site has been used for commercial purposes and underwent several reconfigurations between 1948 and 1982. Site occupants during this time included a charcoal broiler restaurant (1950s to present) and a car dealership (1960s). Based on aerial photos, it appears a fueling station, likely with USTs, may have been located adjacent to the car dealership in the northwestern-most corner of the site. During the 2000s and 2010s, site occupants included a real estate business and unknown operations conducted by Laura-Lou, Inc and One Done Club. The current bank building was built between 1978 and 1982, and the current restaurant building was constructed between 1950 and 1956.

Both parcels have been owned by MetLife since 1990. Previous owners include individuals and other business entities. A summary of Ramboll's key observations from the available historical sources is presented in Table 6.

Table 6: Summary of Key Observations from Historical Sources for the Site

Historical Source	Key Observations Regarding Site History
Topographic Maps (1897 to 2012)	Roads adjacent to the site are visible on all maps starting in 1897. No structures are depicted on site except in the 1948 map, which shows two buildings in the northern portion of the site. On the 1897 through 1947 and 1953 through 2012 maps, no buildings are depicted on site. No concerns are noted.
Aerial Photographs and Satellite Imagery [1] (1939 to 2016)	On the 1939 photograph, the site appears to be cleared agricultural land. On the 1948 and 1950 photographs, the site appears to be developed with three large structures on the western portion of the site with surrounding parking areas. In the 1956 photograph, an additional large structure is located on southeastern portion of the site, what appears to be the current restaurant building on the eastern portion of the site, and three single-family homes on the southwestern portion of the site. The 1963 photograph shows a small structure in the northwest corner of the site that appears to have an adjacent fuel pump island. By 1963, the westernmost house has been demolished and remainder of the site looks the same in the 1974 photograph. In the 1982 photograph, the warehouses and homes on the western portion of the site have been demolished and the western portion of the site appears in its current orientation with the bank building and parking lot to the south. The southeastern portion of the site still has a warehouse. In the 1998 through 2012 photographs, the site appears in its current configuration. In the 2016 photograph, a small structure is located in the central-eastern portion of the site.
City Directories (1968 to 2014)	Site occupants have included the following entities: **615 El Camino Real W**: Clark's Charcoal Broiler (1968 to 2001), Laura-Lou, Inc. (2010 to 2014). **621 W El Camino Real**: Lon Hurst (2001), One Done Club (2001). **749 El Camino Real W**: Mancini Motors, Inc. (1968), Washington Mutual Bank (2001 to 2014).
Lien search report	The lien search report indicates that Metropolitan Life Insurance Company acquired both parcels in 1990 from Home Facilities Corporation. No liens or AULs are associated with the site.

Table 6: Summary of Key Observations from Historical Sources for the Site	
Historical Source	**Key Observations Regarding Site History**
Environmental Database Report Building Permits	615–749 West El Camino Real: **Clark's Charcoal Broiler (615 W El Camino Real)** is also known as Clarke's Burgers. **Peet's Coffee (695 W El Camino Real)** occupied a temporary modular unit on the site from 2015 to 2018.
Notes: [1] In addition to aerial photographs provided by the third-party provider, Ramboll viewed historical satellite imagery provided via Google Earth. Printed copies were not obtained, and imagery dates were not independently verified. The third party provider reported that Sanborn fire insurance map coverage is not available for the site.	

4.2.2 Past Uses of Adjoining Properties

The surrounding properties were developed for agricultural and residential purposes from at least the 1930s to late 1950s. The surrounding commercial areas were generally developed between the 1960s and 1980s. Uses have included (but are not limited to) alcohol warehousing, auto service stations, and a microwave physics laboratory.

4.3 Review of Local Agency Information

Ramboll visited or otherwise contacted local governmental agencies and regulatory bodies for information relating to the site. An overview of the findings of this review is presented in Table 7.

Table 7: Local Agency Information for the Site	
Agency Contacted / Document Reviewed	**Information Obtained**
Assessor	The following information was provided by the Assessor: <u>Western Parcel</u> The western parcel (1.88 acres) is identified with the APN 193-02-049. Its street addresses are 749-797 West El Camino Real. MetLife acquired the parcel in 1990. <u>Eastern Parcel</u> The eastern parcel (1.18 acres) is identified with the APN 193-02-050. Its street addresses are 615-695 West El Camino Real. MetLife acquired the parcel in 1990.

Table 7: Local Agency Information for the Site

Agency Contacted / Document Reviewed	Information Obtained
Building Department; EDR Building Permits	Records included the following Building and Fire Department permits (2008 to 2018): 615 W El Camino Real Upgrade hood and ducts (2009), plumbing renovations (2011), repave parking lot (2015). 695 W El Camino Real Installation of temporary modular building (Peet's Coffee) including fire alarm, temporary power pole, and signage (2015), demolish temporary modular building (2018). 749 W El Camino Real Plan checks for electric, mechanical, and plumbing (2008-2012), restripe the parking area and add warning surface on ramp (2008).
Fire Department	Of the records provided, the Fire Department had no information pertaining to underground storage tanks or emergency incidents at the site. Records included one inspection report detailing minor violations (i.e., litter outside of the dumpster and infrequency of fire inspections) for a temporary modular unit at 695 W El Camino Real. The previous minor violations do not pose an environmental concern to the site.
SCCDEH	Ramboll requested records from the SCCDEH for information regarding soil or groundwater investigations, underground storage tanks, contamination, hazardous materials inspections, or violations/permits for the site. SCCDEH reported having no records on file for the site addresses.
SCVWD	Ramboll requested records from the water district for information regarding flooding, contamination, underground storage tanks, and violations/permits for the site. Valley Water reported having no records on file for the address. A review of flood reports from 1955 to 2017 did not reveal any floods that impacted the site.
Mountain View City Clerk	Records for Clarke's Charcoal Broiler include maximum occupancy permits (2012-2020) and fire safety inspections with no outstanding violations (2013-2019). Records for Peet's Coffee & Tea in the modular building include fire safety inspections with no outstanding violations (2015-2019).
* Supplementary requests were made to the organizations to encompass all historical addresses (615-799 West El Camino Real). A response had not yet been received at the time of this report.	

4.4 Previous Environmental Assessments and Activities

Based on a review of historical site documents and interviews with facility personnel, prior environmental assessment, and sampling activities have been conducted at the site, as summarized below. Pertinent historical and site-related information contained in the prior reports has been incorporated into other sections of this report.

- **1990 Subsurface Investigation.** In 1990, BCM conducted a subsurface investigation at 749 West El Camino Real which involved the drilling of one soil boring to a depth of 25 feet in the grassed area on the east side of the bank structure. The boring was installed at the reported

location of historical USTs formerly located near the northwest corner of the site, which were reportedly removed at an unknown date prior to 1990, and associated with an automotive services station historically present on site. The 1990 Subsurface Investigation report did not contain any additional information regarding the historical service station or former USTs. Soil cores from the boring were field screened for odors, discoloration, and OVA readings. No OVA readings were noted. A soil sample was collected between 18 and 19 feet bgs and analyzed for TPH and BTEX. No TPH or BTEX were detected above detection limits. BCM concluded that the past use of USTs does not present an environmental concern at the site. Ramboll notes that the limited scope of this investigation is considered insufficient to allow for such a conclusion.

4.5 User-Provided Information

Ramboll provided Greystar with a User Questionnaire (consistent with Appendix X3 of the ASTM Standard) that requested information relating to environmental liens, activity use limitations (AULs), specialized knowledge of the site, site value diminution, chain-of-title, or any other commonly known or obvious indications of site contamination, that was not otherwise provided to Ramboll. The user did not provide any information that was not otherwise obtained and reviewed by Ramboll.

5. SITE RECONNAISSANCE

5.1 Methodology and Limiting Conditions

Ramboll conducted a visit to the site on February 25, 2020. During the site visit, observations of only the exterior portions of the site were made to evaluate if any RECs, as defined in Section 2, are present. Ramboll did not observe the interiors or roofs of the buildings.

5.2 General Site Setting and Observations

Ramboll made observations concerning the exterior issues specified in Sections 9.4.2 through 9.4.4 of the ASTM E1527-13 Standard. The presence or absence of each issue of environmental interest or concern is noted in Table 8. Additional information regarding observed and historical items is provided in the sections following the table.

Table 8: Summary of Site Reconnaissance Observations

ASTM Section	Issue	Observation
Interior and Exterior Issues		
9.4.2.1	Current use(s) of the site.	See Section 3.2
9.4.2.2	Past use(s) of the site.	See Section 4.2
9.4.2.3	Hazardous substances and petroleum products used, treated, stored, disposed of, or generated on the site in connection with identified present or past uses.	Exterior: Absent; Interior: Unknown*
9.4.2.4	Storage tanks: Underground storage tanks (fill ports, vent pipes, manholes). Aboveground storage tanks.	**Formerly present** Exterior: Absent; Interior: Unknown*
9.4.2.5	Odors (strong, pungent or noxious).	Exterior: Absent; Interior: Unknown*
9.4.2.6	Pools of liquid, standing surface water or sumps.	Exterior: Absent; Interior: Unknown*
9.4.2.7	Drums of hazardous substances or petroleum products (five-gallon, 55-gallon or totes).	Exterior: Absent; Interior: Unknown*
9.4.2.8	Hazardous substance and petroleum product containers (not necessarily in connection with identified uses).	Exterior: Absent; Interior: Unknown*
9.4.2.9	Unidentified substance containers suspected of containing hazardous substances or petroleum products.	Exterior: Absent; Interior: Unknown*

Table 8: Summary of Site Reconnaissance Observations

ASTM Section	Issue	Observation
9.4.2.10	Polychlorinated biphenyls (PCBs) Electrical equipment on site (e.g., transformers, capacitors). Electrical equipment known or likely to contain PCBs. Hydraulic equipment on site (e.g., elevators, truck dock lifts). Hydraulic equipment known or likely to contain PCBs.	(see Section 5.2.4) **Present** **Potentially Present** Exterior: Absent; Interior: Unknown* Unknown*
Interior Issues		
9.4.3.1	Heating/cooling systems.	Unknown*
9.4.3.2	Stains or corrosion on interior floors, walls or ceilings (except for staining from water).	Unknown*
9.4.3.3	Floor drains and interior sumps.	Unknown*
Exterior Issues		
9.4.4.1	Pits, ponds or lagoons on site or adjoining properties.	Absent
9.4.4.2	Stained soil or pavement.	**Present** (see Section 5.2.3)
9.4.4.3	Stressed vegetation (from other than insufficient water).	Absent
9.4.4.4	On-site solid waste disposal; areas apparently filled or graded by non-natural causes; or mounds or depressions suggesting solid waste disposal.	Absent
9.4.4.5	Wastewater or other liquid (including storm water) or any discharge into a drain, ditch, underground injection system or stream on or adjacent to the site.	Absent
9.4.4.6	Wells (including dry wells, irrigation wells, injection wells, abandoned wells, or other wells).	Absent
9.4.4.7	Septic systems or cesspools.	Absent
Non-Scope Considerations		
N/A	Asbestos Containing Materials	**Potentially Present** (see Section 5.2.4)
N/A	Lead-Based Paint	**Potentially Present** (see Section 5.2.5)

Table 8: Summary of Site Reconnaissance Observations

ASTM Section	Issue	Observation
N/A	Radon	**Potentially Present** (see Section 5.2.6)

Notes:

Observations noted in this table and discussed further below are based on information obtained during the site visit and from a review of the sources summarized in Section 4.

See the ASTM Standard for a detailed description of the issues included in each referenced ASTM section.

Per the ASTM Standard, fluorescent light ballasts likely to contain PCBs are not considered.

* Ramboll was unable to evaluate these issues because access to the interior areas of the site buildings was not provided during the site visit. In addition, no interviews were conducted with facility personnel or the site owner.

N/A – Not applicable.

5.2.1 Underground Storage Tanks

Based on visual observations of the exterior areas of the site, active USTs do not appear to be located at the site. However, as discussed in Section 4.4, USTs were reportedly formerly located in the northwest corner of the property and removed before 1990.

5.2.2 Polychlorinated Biphenyls

Two pad-mounted transformers are present near the southwestern site boundary. The units were not labeled as to their PCB content. Ramboll saw no indication of leaks or releases from electrical equipment observed during the site visit. Because the installation date of the units is unknown and may predate the 1979 federal ban on the manufacture of PCBs, it is possible that the transformer oils contain PCBs.

5.2.3 Stained Pavement

Ramboll observed evidence of minor pavement staining in the asphalt-paved parking area located in the center of the site. Pavement in the vicinity of the observed staining appeared to be in good condition, with no evidence of cracking.

5.2.4 Asbestos Containing Materials

The Chase bank building on the western parcel was constructed between 1978 and 1982, likely before asbestos was generally phased out of use in many building material applications during the 1980s. Similarly, the restaurant building on the eastern parcel was constructed between 1950 and 1956. In addition, a formal asbestos survey has not been conducted at the facility. Ramboll conducted visual observations of limited areas of the building exteriors at the site and noted the presence of materials that are commonly identified as suspect ACM (e.g., roof tiles). Materials observed by Ramboll did not appear to be extensively damaged, broken, or deteriorated.

5.2.5 Lead-Based Paint

Lead was a major ingredient in paint pigment prior to and through the 1940s. While other pigments were used in the 1950s, the use of lead in paint continued until the early 1970s. In 1978, the Consumer Products Safety Commission banned paint and other surfacing coating materials that are

"lead-containing paint." Based on their building dates, it is possible that lead-based paint was used historically on the restaurant building on the eastern parcel. Ramboll observed the exterior paint to be in fair condition.

5.2.6 Radon

Based on the environmental database report, the site is in an area categorized as Zone 2, which has average indoor basement radon levels between 2 and 4 picoCuries per liter (pCi/L). The USEPA's continuous exposure limit (the limit at which further testing or remedial action is suggested) is 4.0 pCi/L. This continuous exposure limit applies to residential, not commercial, properties. According to the California Radon database, of 35 properties surveyed in the same zip code as the site (94040), none had radon levels above the continuous exposure limit. Similarly, a USEPA survey conducted in the same zip code as the site found the average radon level of a first floor room at three properties was 0.600 pCi/L, below the continuous exposure limit.

6. FINDINGS, OPINION, AND CONCLUSIONS

Ramboll performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of the site in April 2019. The objective of the ESA was to identify RECs, as defined in the ASTM Standard. A list of key definitions presented in the ASTM Standard is provided in Section 7 at the end of this report. Any exceptions to, or deletions from, this practice are described in Section 6.2.

6.1 Findings, Opinions, and Conclusions

6.1.1 Recognized Environmental Conditions

This assessment has revealed no evidence of recognized environmental conditions in connection with the site.

6.1.2 Other Findings

The following additional finding related to potential contamination concerns was identified:

- **Former USTs without Closure Documentation.** As part of this assessment, Ramboll was unable to speak with and facility personnel or site owners who could provide additional information regarding former site operations, configurations, and/or investigations. According to the 1990 Subsurface Investigation report, prior to 1990 more than one UST was excavated and removed from the northwestern portion of the site, reportedly in association with a former on-site automotive service station. The report does not provide any information regarding oversight of the UST removals by a regulatory agency. A soil boring was installed in the area of the former USTs in 1990. Soil screening did not observe any odors, staining, or elevated OVA readings. A soil sample collected from the boring did not detect any TPH or BTEX above laboratory reporting limits. Because Ramboll's review did not identify documentation of a release, a suspected release, or a potentially material threat of a release of a hazardous substance or petroleum product related to this matter, it is not considered a REC; however, Ramboll notes that the limited scope of the historical investigation is considered insufficient to conclude that no residual impacts are present at the site in relation to the reported former USTs.
- **Historical Agricultural Use of the Site.** Based on Ramboll's review of aerial photographs, the site may historically have been used for agricultural purposes from at least the 1930s to late 1940s. Ramboll was not provided with any specific information regarding historical agricultural chemical use, although pesticides or other agricultural chemicals may have been applied on the site and it is possible that residual concentrations of agricultural chemicals may be present in soil and potentially groundwater. Ramboll notes that the use of such substances in this region would have been widespread and ubiquitous. While the matter is not considered a REC, the potential presence of these compounds in the site subsurface cannot be ruled out. However, the potential presence of these compounds is likely minimized based on the past development in the 1950s and 1960s (e.g., leveling and grading activities). Ramboll also notes that this matter has not been a focus of regulatory scrutiny, and nearby cleanup cases have been closed with known residual concentrations of pesticides in soil.

6.1.3 *De Minimis* Conditions

De minimis conditions are those that do not represent a material risk of harm to public health or the environment and that generally would not be the subject of enforcement action if brought to the

attention of appropriate governmental agencies. Ramboll identified the following *de minimis* conditions related to the site:

- **Pavement Staining.** Ramboll observed multiple areas of exterior pavement where oil stains were apparent. The stains were limited in areal extent, the underlying pavement/flooring appeared to be intact, except for small cracks in the paved asphalt, and no stains appeared to reach floor drains or storm water drains. As such, Ramboll considers this matter to represent a *de minimis* condition.

6.1.4 Non-Scope Considerations

Ramboll identified the following findings that relate to non-scope considerations (as discussed in Section 2.2), as detailed below:

- **ACMs.** The bank building on the western parcel was constructed between 1978 and 1982, likely before asbestos was generally phased out of use in many building material applications during the 1980s. Similarly, the restaurant building on the eastern parcel was constructed between 1950 and 1956. A formal asbestos survey has not been conducted at the facility. Ramboll conducted visual observations of limited areas of the building exteriors at the site and noted the presence of materials that are commonly identified as suspect ACM (e.g., roof tiles). Materials observed by Ramboll did not appear to be extensively damaged, broken, or deteriorated. Prior to renovation or demolition activities, federal regulations require the completion of a comprehensive ACM survey for building materials that will be affected by the planned renovation or demolition.
- **Lead-Based Paint.** Lead was a major ingredient in paint pigment prior to and through the 1940s. While other pigments were used in the 1950s, the use of lead in paint continued until the early 1970s. In 1978, the Consumer Products Safety Commission banned paint and other surfacing coating materials that are "lead-containing paint." Based on their building dates, it is possible that lead-based paint was used historically on the building on the restaurant building on the eastern parcel. Ramboll observed the exterior paint to be in fair condition.
- **Radon.** Based on the environmental database report, the site is in an area categorized as Zone 2, which has average indoor basement radon levels between 2 and 4 pCi/L. The USEPA's continuous exposure limit (the limit at which further testing or remedial action is suggested) is 4.0 pCi/L. This continuous exposure limit applies to residential, not commercial, properties. According to the California Radon database, of 35 properties surveyed in the same zip code as the site (94040), none had radon levels above the continuous exposure limit. Similarly, a USEPA survey conducted in the same zip code as the site found the average radon level of a first-floor room at three properties was 0.600 pCi/L, below the continuous exposure limit.

6.2 Analysis of Data Gaps

The ASTM Standard defines a data gap as "a lack of or inability to obtain information required by the practice despite good faith efforts by the environmental professional to gather such information." A data gap is only significant if other information obtained during the ESA, or professional experience, raises reasonable concerns and affects the ability of the environmental professional to identify whether a given issue is a REC. The ASTM Standard requires that the ESA report identify and comment on significant data gaps.

Limiting conditions and deviations to the ASTM Standard for the assessment are discussed below.

- Due to confidentiality considerations, interviews with current and former site owners, occupants, tenants and facility personnel were not conducted. Without this information, details (e.g., about current operations, hazardous material storage, utilities) were not available for this report. However, Ramboll reviewed other historical sources regarding former uses of the property.
- During the site visit, interior areas of all structures at the site were not observed. The exterior areas were observed from perimeter areas and Ramboll walked through the parking and landscaped areas during site reconnaissance. In addition, Ramboll did not observe the roof of the buildings due to access and safety constraints.
- Historical information, such as aerial photographs, was not readily available to characterize the site from the present back to the site's obvious first developed use or 1940, whichever is earlier. The earliest readily available historical source that would indicate specific site uses is an aerial photograph dated 1939, which suggests that at least a portion of the site was already developed for agricultural uses. ASTM defines agricultural site use as a "developed" site use.
- Based on information in the 1990 Subsurface Investigation report, a Phase II ESA may have been completed before 1990 for Home Savings of American by Kimbrell Environmental Services, Inc for which data was not provided to Ramboll.

None of the exceptions, deletions, deviations, or site reconnaissance limitations noted above are considered to represent significant data gaps, with the exception of the lack of access to all interior areas, a lack of site interview, and the previous site investigation report that was not available for Ramboll's review. The effect of this significant data gap on Ramboll's conclusions with respect to conditions at the property is discussed in Section 6.1.

7. ASTM DEFINITIONS

The following definitions are presented in the ASTM Standard:

REC - Recognized Environmental Condition:

The presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: 1) due to 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.

CREC - Controlled Recognized Environmental Condition:

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.

HREC - Historical Recognized Environmental Condition:

A past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls.

***De minimis* Condition:**

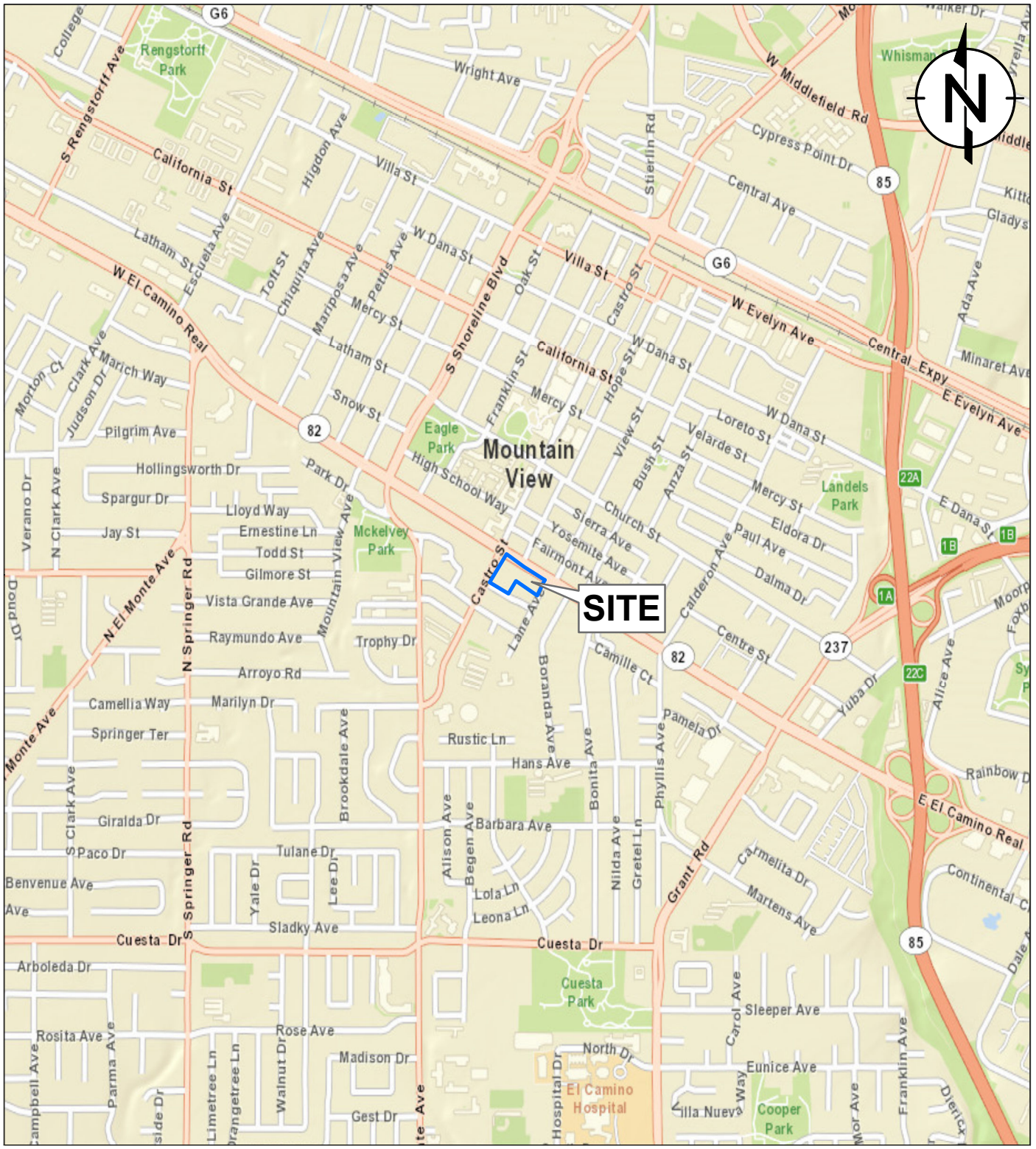
A condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

Data Gap / Significant Data Gap:

A lack of or inability to obtain information required by the practice despite good faith efforts by the environmental professional to gather such information. A data gap is significant if other information and/or professional experience raises concerns involving the data gap.

Please note that the term "other finding" is not defined by ASTM; rather, Ramboll uses the term to connote areas of contingent risk that are not clearly defined by the ASTM Standard.

FIGURES



LEGEND:

SITE BOUNDARY (APPROXIMATE)

0 0.5 1
SCALE IN MILES

0 2,000 4,000 6,000
SCALE IN FEET

SOURCE: Sources: Esri, DeLorme, NAVTEQ, USGS, NRCAN, METI, iPC, TomTom

QUADRANGLE KEY MAP

RAMBOLL

Site Location Map

615 - 749 W El Camino Real
Mountain View, California

FIGURE
1

DRAFTED BY: RS | DATE: 3/4/2020 | 1690016638-001

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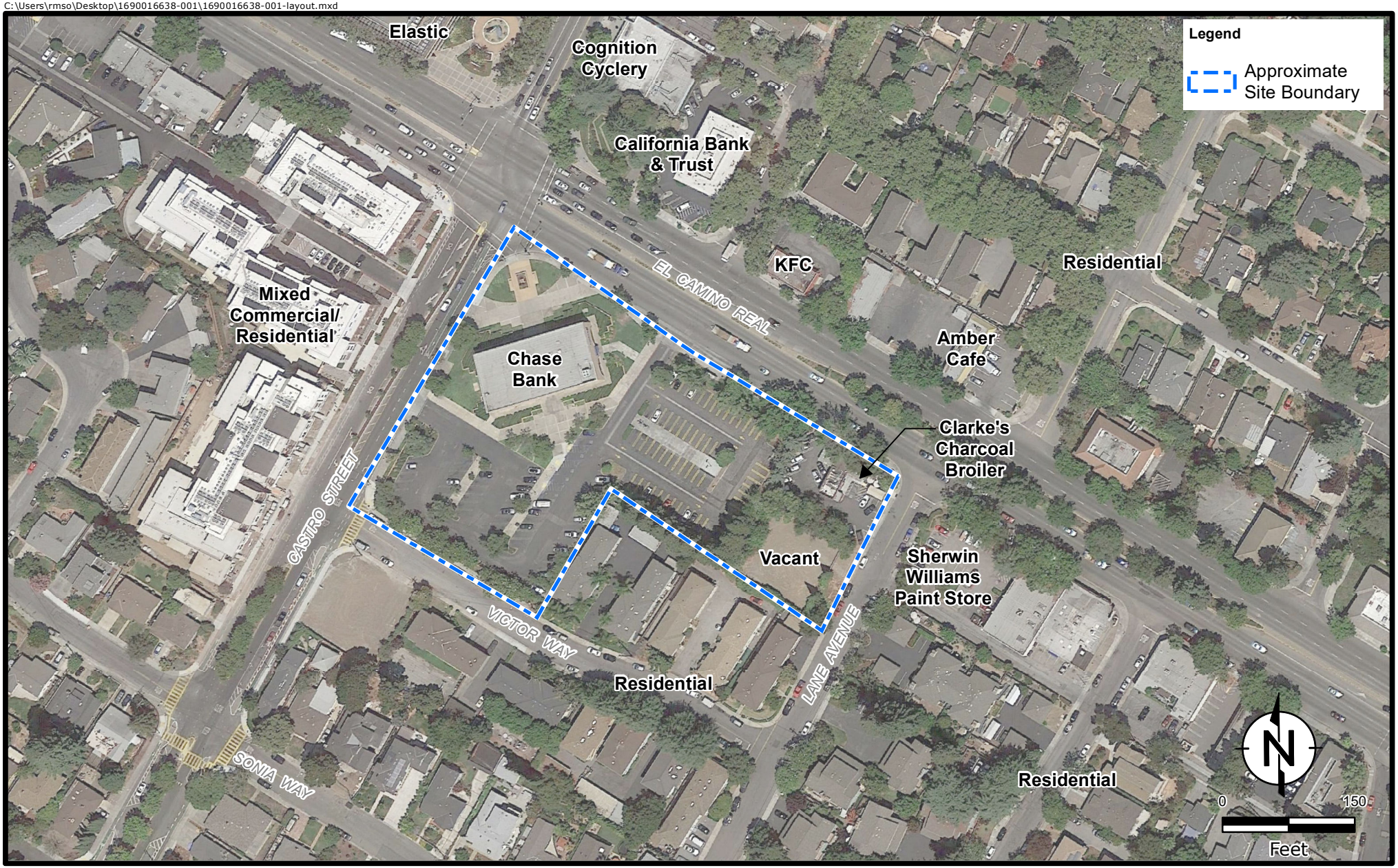

RAMBOLL

DRAFTED BY: RS | DATE: 3/5/2020

Site Layout

615 - 749 W El Camino Real

Mountain View, California

FIGURE

2

1690016638-001

APPENDIX A
SITE PHOTOGRAPHS

Photo 1: View of the bank from the northwestern corner of the site at the intersection of West El Camino Real and Castro Street.

Photo 2: View of Chase Bank, landscaped areas, and parking from the northeastern site boundary.

Photo 3: View of Clarke's Charcoal Broiler and driveway that provides access to Parcel 2 from West El Camino Real.

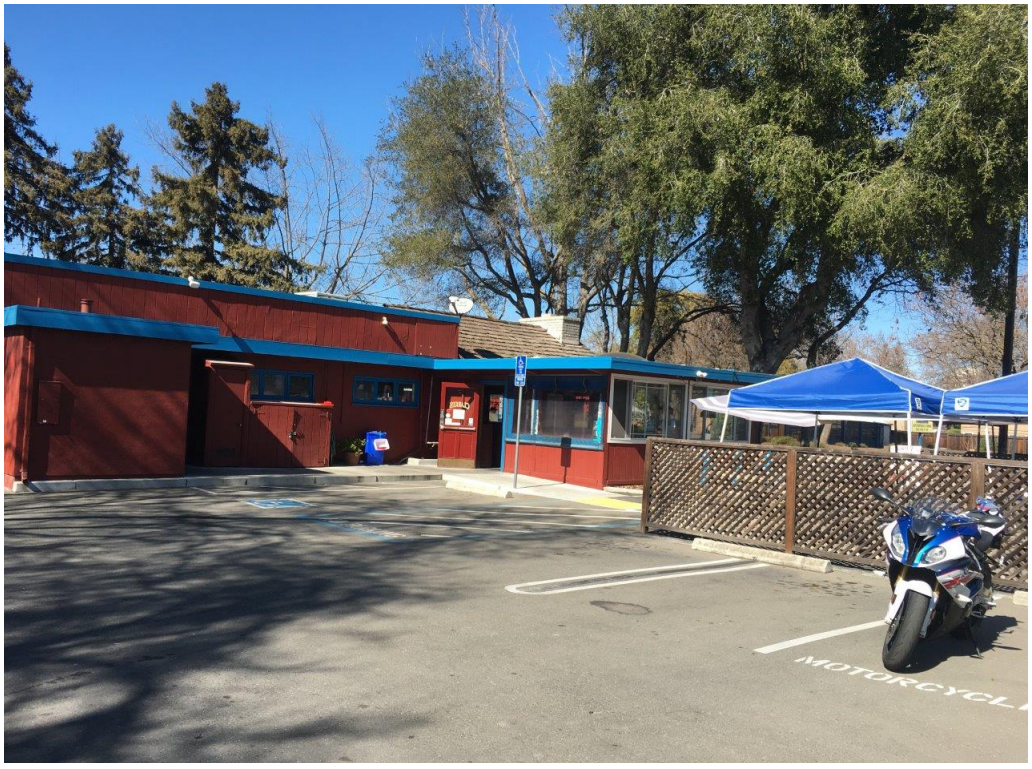

Photo 4: View of parking at Clarke's Charcoal Broiler from the southeastern site boundary.

Photo 5: View of unpaved vacant lot in the southeastern portion of Parcel 2.

Photo 6: View of general trash and recycling collection area in the paved parking lot southeast of Chase Bank.

Photo 7: View of an unlabeled pad-mounted transformer along the northwestern site boundary.

Photo 8: View of an unlabeled pan-mounted transformer along the northwestern site boundary.

Photo 9: View of minor cracks in the asphalt-paved parking area in the central portion of the site.

Photo 10: View of oil staining present in the paved parking areas.

Photo 11: View of storm drain at the driveway that provides access from Castro Street.

Photo 12: View of the paved parking area from the driveway off of Castro Street.